

Applicant Submission

Applicant's Name: Real Estate and Development Services – Mike Carnegie

Date: September 14, 2022

In June 2022, Real Estate and Development Services (RE&DS) received Council approval for a large industrial Outline Plan and Land Use Redesignation (LUR) application in the Community of Great Plains / Starfield (LOC2017-0305).

RE&DS is undertaking a small LUR immediately adjacent to LOC2017-0305 to redesignate 3.74 ha (9.24 ac) of Special Purpose Future Urban Development (S-FUD) to Industrial - General (I-G). This land will then be consolidated into Phase 1 of the Great Plains/Starfield development (also known as Area 6) and will support RE&DS with a more complete subdivision plan, which we would then market and sell the land as part of that first phase of work.

This application is an oversight from LOC2017-0305 and the land should have been included in RE&DS previous, larger Outline Plan and Land Use application.

The proposed land is vacant, directly below Peigan Trail SE and abuts the Peigan Wetland Complex as well as one private land owner, GP Fuels. All of the previous technical and environmental studies from LOC2017-0305 still govern for this land, and there are no roadways or utilities required to service this land. We acknowledge there is a 30m ER buffer that marks the east end of the future property line, and is based off of the work of Tannas Conservation (see approved BIA) to delineate the wetland in 2020.