

# Applicant Submission

Applicant's Name: City of Calgary, Real Estate and Development Services – Sandra Procyk

Date: February 13, 2025

In July 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 (Bylaw 97D2022 - LOC2017-0305).

RE&DS is undertaking a small LUR immediately adjacent to LOC2017-0305 to redesignate 2.59 ha (6.40 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) to the immediate west.

The subject land is vacant, located immediately south of Peigan TR SE and abuts the Peigan Wetland Complex as well as one private land owner, GP Fuels. All previous technical and environmental studies completed to support LOC2017-0305 were reviewed and updated as required to confirm an I-G land use is viable for this parcel. No additional infrastructure is required to service this land. RE&DS engaged with Parks to ensure the proposed I-G boundary did not encroach into environmentally sensitive areas.