

Applicant Submission

October 18, 2024

We at Manu Chugh Architect Ltd respectfully submit our Land Use Amendment application to re-designate the property described below from its current Land Use (**S-FUD**) District to an **industrial-commercial (I-C) District**.

Legal description

Meridian 5 Range 1 Township 25 Section 24

Municipal address

11124, 15th Street NE
Calgary, Alberta

The site is 3.49 Acs (1.41 Ha) and is not developed with any permanent structure.

My client wishes to develop the property for his own uses and his business calls for the development of the site for permitted and discretionary uses as listed under **I-C Land Use District** including the following (but not limited to)

- Auto body and paint shop
- Auto service (major and minor)
- Vehicle rental (major and minor)
- Vehicle sales (major and minor)
- Large vehicle sales
- Recreation vehicles Sales, etc.

Stoney industrial **Area Structure Plan** (revised) identifies the site as business/industrial area on the land use structure map.

Water, sanitary sewer and storm water mains are available to service the subject site.

However, under the current land use Bylaw (**1 P 2007**) Land Use (industrial-commercial (**I-C**)) with its permitted and discretionary uses is considered the most suitable district to serve my clients needs.

Based on the above and in conclusion, we respectfully request DART, Calgary Planning Commission and the City Council's support and approval for our subject Land Use Amendment.