

Applicant's Submission

This application for land use redesignation and outline plan approval is located within the Stoney Area Structure Plan and consists of +/- 21.8 hectares (+/- 54 acres). Melcor Developments Ltd. own the lands that are subject to this outline plan application.

The site is vacant and represent the remaining undesignated land in the Stoney Industrial area located west of Deerfoot Trail. The land use bylaw 1P2007 provides for a very high degree of differentiation in industrial, business and commercial land use classifications. The current land use within the outline plan area is Special Purpose – Future Urban Development (S-FUD) District. This application proposes:

- DC (I-C) Industrial Commercial
- I-C Industrial Commercial
- C-COR3 Commercial Corridor - 3
- S-UN and S-SPR for ER and MR dedications along Nose Creek and the valley wall; and
- S-CRI (PUL) for the regional service storm water facility approved on the adjacent lands

The direct control district is to accommodate an additional use of Place of Worship – Large and Distribution Centre; neither which are currently listed in the I-C district. The addition of these uses is in response to market demand to accommodate such facilities while respecting the industrial character of the area as outlined in the ASP.

The valley wall, Nose Creek channel and floodway will be dedicated as ER.

The proposed land uses are entirely compatible with and complementary to the surrounding lands which have all been approved for similar land use classifications in full conformity with the Stoney Industrial Area Structure Plan.

In addition, no changes are proposed to an approved regional service storm water management facility that is designed to service the subject site. An existing dry pond for drainage associated with Country Hills Blvd. is to be retained and reconfigured. Both storm water management facilities have been approved in previous outline plan approvals.

All streets within the outline plan are sized to meet forecast transportation capacities. Complete Streets Guidelines have been applied to the plan.

On behalf of Melcor Developments Ltd., Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission and approval for the land use to be redesignated to industrial, commercial and special purpose districts by City Council.