

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Amendment (LUA) application for Creekside on behalf of Timothy A Duffin, Catherine A Duffin, John David Duffin, and 2007 United Lands Corp. Please note that Anthem United / UAC II Corp. is representing the entire ownership group for the purposes of this application. The LUA application pertains to the lands located within the neighbourhood of Creekside, in the community of Pine Creek, civically addressed as 507 - 210 Avenue SW and legally described as:

PLAN 1013290

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 71.327 HECTARES (176.25 ACRES) MORE OR LESS

The Subject Lands are located within the approved Pine Creek Outline Plan ('OP') and currently designated as Residential – One Dwelling (R-1s), which allows for single detached homes with the potential for secondary suites. The LUA intent is to redesignate lots along Creekside Drive SW from R-1s to Residential – Low Density Mixed Housing (R-G) to allow for a wider variety of low density residential development.

The housing types included with R-G are similar in nature to R-1s, and as such still fall within the anticipated densities and proposed neighbourhood form approved in the Pine Creek OP. Prior unit calculations for the subject lands under the R-1s designation were anticipated at 85 total units. Total lots within the subject lands under the R-G District are estimated at 135.