

Applicant's Submission

Stantec Consulting Ltd. ('Stantec') is pleased to submit the attached Land Use Redesignation (LUR) application for Glacier Ridge on behalf of Ronmor Developers Inc. ('Ronmor'). The LUR application pertains to the lands located within the Glacier Ridge Area Structure Plan (ASP), civically addressed as 15454 Symons Valley Road NW, and legally described as:

MERIDIAN 5 RANGE 2 TOWNSHIP 26
SECTION 1
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE NORTH EAST OF THE ROADWAY ON PLAN 1060Q
CONTAINING 43.1 HECTARES (106.6) ACRES MORE OR LESS
EXCEPTING THEREOUT THE ROAD WIDENING ON PLAN 5447JK
CONTAINING .733 HECTARES (1.81 ACRES) MORE OR LESS.

The following LUR is being proposed as part of this application: S-FUD to S-CRI and S-UN.

15454 Symons Valley Road NW is currently included within LOC2017-0368 (the Glacier Ridge Outline Plan and Land Use Redesignation application). However, as part of this submission we are requesting that the subject lands be removed from the LOC2017-0368 application, and be reviewed independently. The proposed 9.90 hectare (24.47 acre) S-CRI district will accommodate a storm pond as part of initial phases of the Glacier Ridge Outline Plan. This storm pond location is adjacent to the Symons Valley corridor, and is in alignment with the approved Glacier Ridge Master Drainage Plan (MDP). There is also 2.95 hectares (7.30 acres) of proposed Environmental Reserve (ER) within the S-UN parcel.

Allowing the storm pond site to proceed to a Land Use approval independently will facilitate the subdivision and purchase of these lands by the pre-determined July closing date. Development of this pond will reduce the City-funded capital requirements for the storm trunk to approximately \$0.5M from \$3.9M. Not only does this option result in a \$3.4M capital infrastructure savings to the City, it also reduces City maintenance costs (1 pond vs. 3).