

REDESIGNATION

Re: PL 20200128 John Beck and Korrie Ainsworth

Previously the council had recommended that the property be redesignated as either S-FUD OR B-LWK instead of I-LHT.

However B-LWK has to have the house at the front of the property and the industrial activity at the rear 50%. Unfortunately there is a good 2 storey house with double attached garage and an outdoor swimming pool as well the yard is well landscape with a grill and fire pit. The shop and storage are at the front half. Also since landscapers work in the winter clearing snow they usually leave at 2-3 am and in the B-LWK the work period is from 8 am and 7 pm.

S-FUD is similar to the present zone R_RUAL in particular both have HOME BASE BUSINESS (type II) which is not enough for the proposed use of landscaping business that will like expand once COVID is reduced.

With the present land of 8.98 acres made up of basically 3 triangles, attached summary and drawings attached A-C, each of the drawing for each zone show the area in red that can be built on the diagrams.

The zoning for S_FUD and B_LWK have a large area that can't be built on. Were as I_LHT has a great area to build on plus can be built up to the railway right of way for future development. This would require development permits to do so.

Diagram 'D' shows the present layout of the land from an air photo which shows the house pool etc. at the rear of the property. The owner realizes if the land become I-LHT and the house burnt it could not be rebuilt under the new zoning.

Diagram 'E' shows the property and surrounding neighbours sent letters of support of this application. C.P.RAIL didn't object nor did the CITY OF CALGARY object.

The City of Calgary has announced a proposed annexation of this land and all the land from the C.P.RAILINE north to Glenmore trail and east to range road 282.

Also, Simpson Ranching that is located directly east of this property is proposing an industrial area structure plan for about 2000 acres which is included in the City of Calgary's proposed annexation.

All of the above indicate that this property should be redesignated I-LHT for industrial use.

The present owners have owned lived on the property since 1998.

Thank you for your time and consideration on this redesignation.

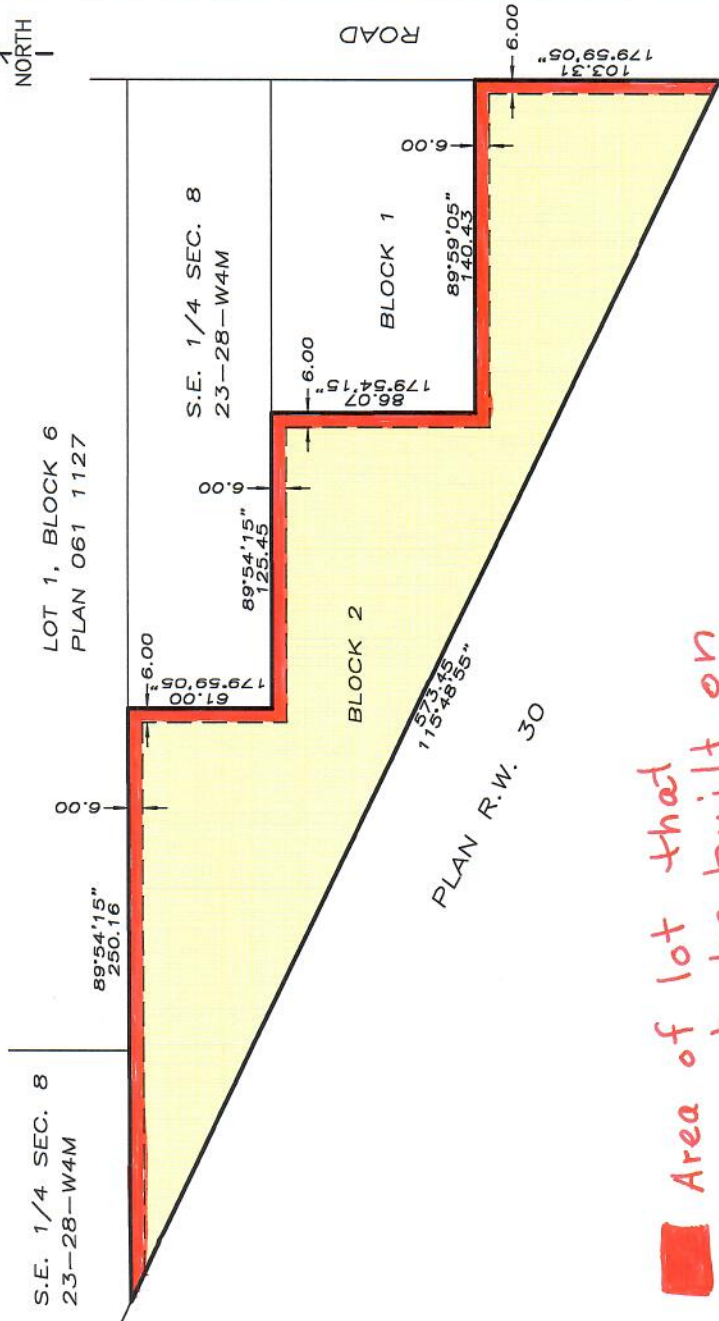
Comparison of 3 zone designations

John Beck and Korrie Ainsworth Property

Description	I-LHT	S-FUD	B-LWK
operations	none	none	8am to 9pm only
set back from property line			
front	6 meters	45 meters	45 meters
side	6 meters	6 meters	6 meters
rear	6 meters	15 meters	15 meters
set back from railroad	0 meters	6 meters	6 meters
maximum building height	20 meters	12 meters	10 meters
locations of house	none	none	front half
permitted uses	light industrial	very limited	very limited

A

SKETCH PLAN SHOWING LAND ZONING SETBACKS
FOR ZONING DESIGNATION I-LHT



LEGAL DESCRIPTION :

BLOCK 2 (the "Property")
 PLAN 911 1084
 CLIENT : SCHNEIDER (the "Client")
 CIVIC ADDRESS :
231105 RANGE RD. 284
ROCKY VIEW COUNTY, ALBERTA

LEGEND :

All dimensions are in metres and decimals thereof.
 Subject property is outlined thus : _____
 Zoning Setback is outlined thus : _____
 Property boundary is established by Plan only, and no field survey was completed.

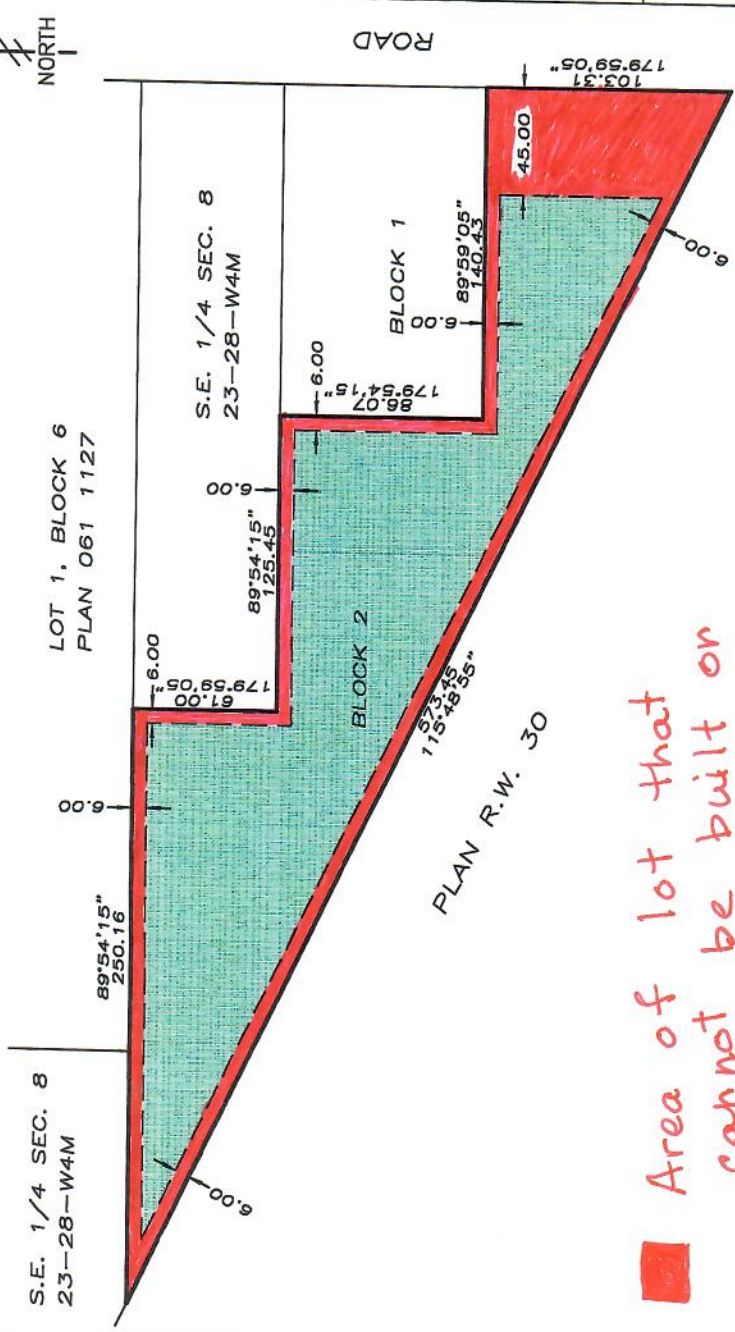
Dated at Calgary, Alberta
 this 2 day of JULY, 2021.

W. PANG SURVEYS INC.
 W. Pang, Surveyor
 Calgary, AB T2H 2K4
 TEL: 242-8040
 FAX: 242-8017
 www.pangs-surveys.com
 FILE: 2021-2719 Drawn by: P.C.

SCALE = 1:2000



SKETCH PLAN SHOWING LAND ZONING SETBACKS
FOR ZONING DESIGNATION S-FUD



LEGAL DESCRIPTION :

BLOCK 2 (the "Property")
 PLAN 911 1084
 CLIENT : SCHNEIDER (the "Client")
 CIVIC ADDRESS :
231105 RANGE RD. 284
ROCKY VIEW COUNTY, ALBERTA

LEGEND :

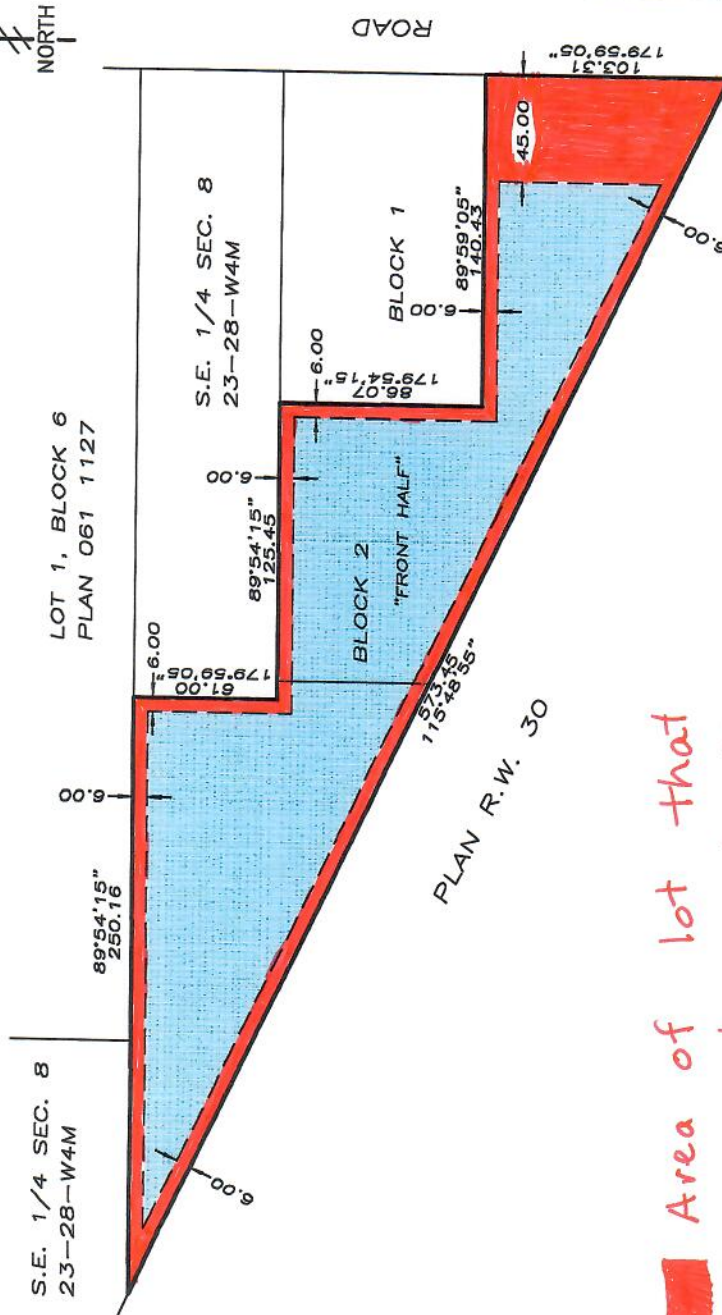
All dimensions are in metres and decimals thereof.
 Subject property is outlined thus : _____
 Zoning Setback is outlined thus : _____
 Property boundary is established by Plan only, and no field survey was completed.

Dated at Calgary, Alberta
 this 2 day of JULY 2021.

W. PANG SURVEYS INC.
 210, 5540 Westford Trail S.W.
 Calgary, AB T2E 2E4
 Tel: 403-242-8017
 Fax: 403-242-8017
 info@pangsveys.com
 FILE: 2021-2119 (Form 89, P.C.)

SCALE = 1:2000
 0 10 20 30 40 50 100m
 © COPYRIGHT W. PANG SURVEYS INC. 2021.

SKETCH PLAN SHOWING LAND ZONING SETBACKS
FOR ZONING DESIGNATION B-LWK



Area of lot that cannot be built on

LEGAL DESCRIPTION :

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 PLAN 911 1084
 CLIENT : SCHNEIDER (the "Client")
 CIVIC ADDRESS :
231105 RANGE RD. 284
ROCKY VIEW COUNTY, ALBERTA

LEGEND :

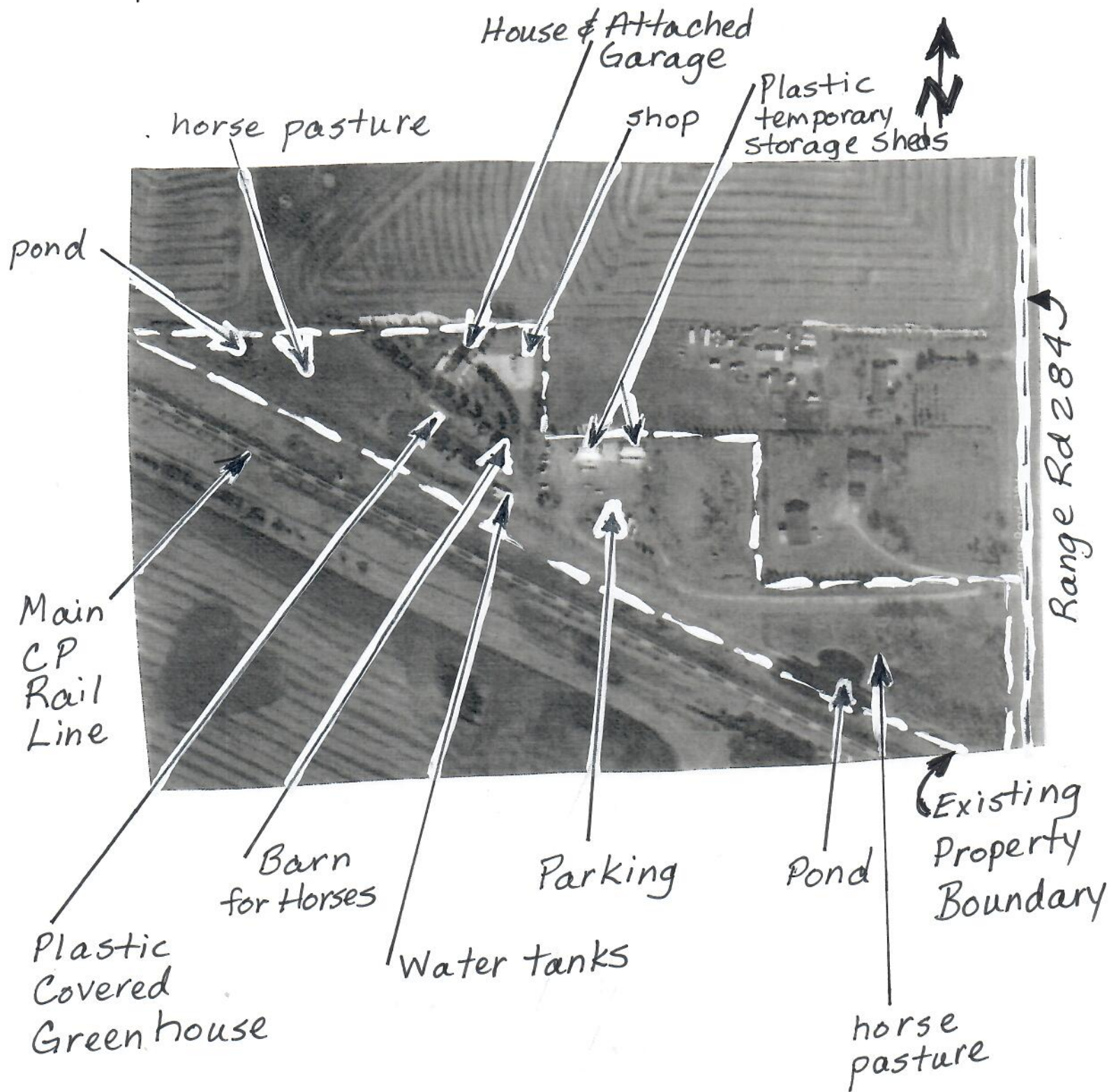
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W. PANG SURVEYS INC.
 210, 5900 Macleod Trail S.W.
 Calgary, AB T2H 2G4
 TEL: 242-8040
 FAX: 242-8041
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 FILE: 2021-2119 (Form by P.C.)

SCALE = 1:2000
 0 10 20 30 40 50 100m
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Application # PL20200061 Existing Business Concept Plan



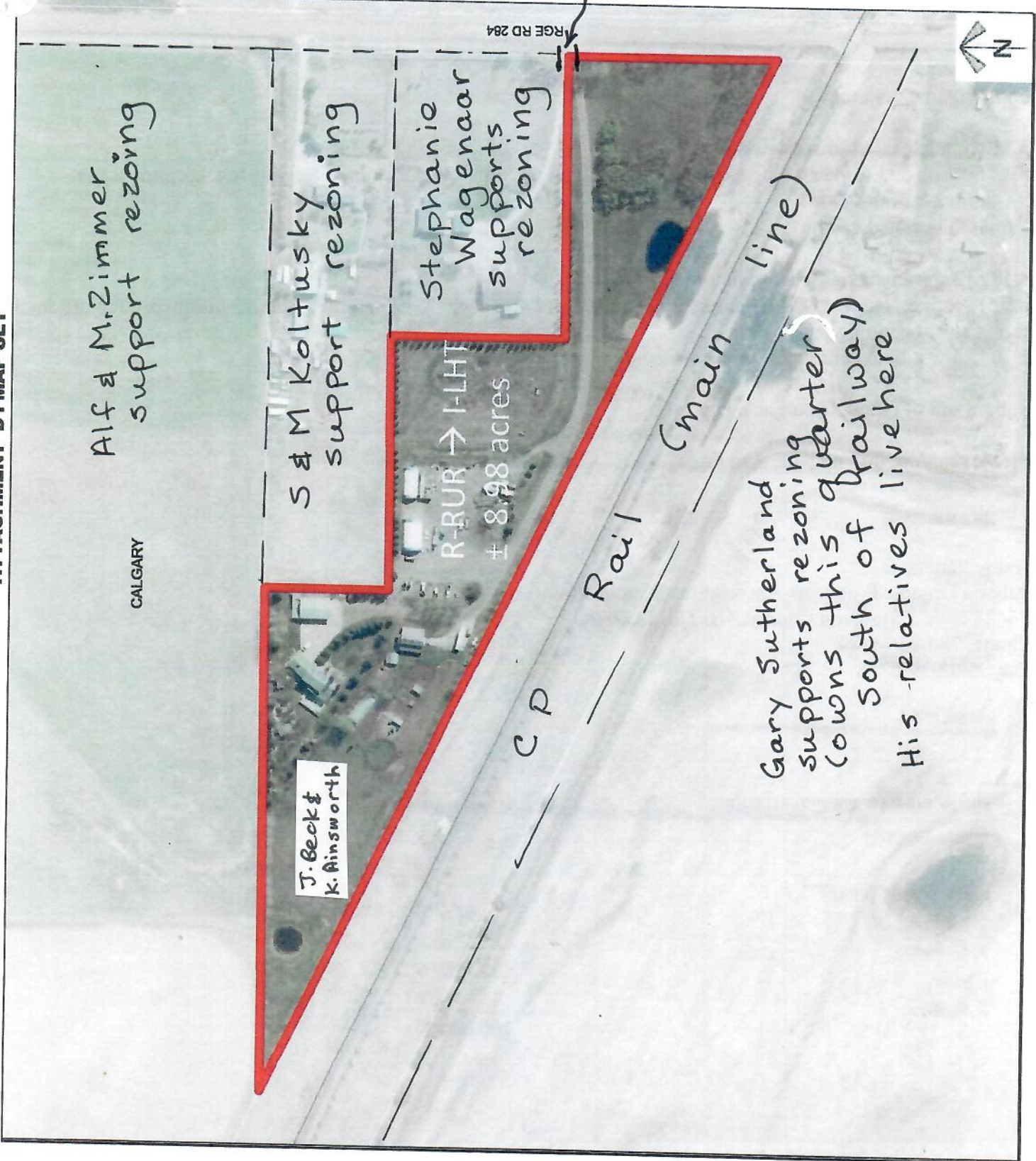


Development Proposal

Redesignation Proposal

To redesignate the subject lands from Residential, Rural District (R-RUR) to Industrial, Light District (I-LHT) in order to facilitate the operation of a landscaping business.

Division: 4
Roll: 03308007
File: PL20200061
Printed: Dec. 10, 2020
Legal: A portion of SE-08-23-244
Page 106 of 687



Alf & M. Zimmer
support rezoning

S & M Koltusky
support rezoning

Stephanie
Wagenaar
supports
rezoning

R-RUR → I-LHT
± 8.98 acres

shared
driveway

CP Rail
(main line)

Gary Sutherland
supports rezoning
(owns this quarter)
south of (railway)
His relatives live here

J. Beck &
K. Ainsworth

