

Applicant Submission

2019 October 31

To Whom It May Concern,

The landowner of 716 41 Avenue N.E. wishes to rezone their parcel of land from I-G (Industrial General) to DC/I-G (Direct Control/Industrial General).

To provide you site context and history on this parcel of land. My client has owned the property since 2007 and took over ownership from the original building owner who had owned it since the 1960's. My client has made a substantial investment in the purchase of the land as well as incurring additional expenses in renovating the building to its current state from that of the 1960's. My client also has an excellent relationship with the adjacent business and land owners and supports the local businesses by using many of the service providers in the area.

Trucksport Inc has outgrown its current business model. In order to continue thriving in the current economic uncertainty this business is required to evolve. The current I-G zoning only allows for "Vehicle Sales - Minor", which is not sufficient based on the anticipated volume of vehicle sales. The land use re-designation that we are requesting keeps the current zoning of I-G as the base district, with the additional use of "Vehicle Sales – Major", resulting in a DC/I-G (Direct Control/Industrial General). The additional use of "Vehicle Sales – Major" which can be accommodated by a DC/I-G (Direct Control/Industrial General) will allow this family owned business to continue operating for many years to come.

We feel our proposed use is beneficial to the area and complimentary to the existing types of businesses located in the Greenview Industrial area. The immediate businesses located North, East, South and West of the site include Image Line Painting to the North, First Student Charter to the East, Telus Communications Inc. to the South and Sam's Bistro to the West.

The proposed rezoning of this parcel to DC/I-G (Direct Control/Industrial General) would be in strategic alignment with the following policies:

- South Saskatchewan Regional Plan (2014)
The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.
- Interim Growth Plan (2018)
Aligns with the policy direction of the Interim Growth Plan. The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Should you or your office require any further clarification on the plans please feel free to contact me.