

**LAND USE REDESIGNATION (GREAT PLAINS)  
BYLAW 3D2014**

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**SUMMARY/ISSUE**

To redesignate 0.97 ha  $\pm$  (2.39 ac  $\pm$ ) located at 5330 – 72 Avenue SE (Plan 0110151, Block 8, Lot 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 3D2014.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ADOPT** the proposed redesignation of 0.97 hectares  $\pm$  (2.39 acres  $\pm$ ) located at 5330 – 72 Avenue SE (Plan 0110151, Block 8, Lot 4) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District, in accordance with the Corporate Planning Applications Group recommendation; and
2. Give three readings to the proposed Bylaw 3D2014.

components under Land Use Bylaw 1P2007.

In addition to this general bylaw provision, the proposed I-C district will allow for limited in size standalone retail uses and a number of other service based uses such as medical clinics.

Although appropriate intensities of non-permitted uses listed in the proposed district will be determined at the development permit stage, the proposed district is appropriate on this parcel as the I-C district: retains a range of industrial oriented activities such as, fabricating and manufacturing; allows for additional support commercial uses; will be located on the periphery of a larger I-G precinct and adjacent to a major thoroughfare; and is in keeping with applicable municipal policies.

**ATTACHMENT(S)**

1. Proposed Bylaw 3D2014
2. CPC Report LOC2013-0042

**APPLICANT(S)**

Brown & Associates Planning Group

**OWNER(S)**

Tull Properties Ltd

**INVESTIGATION**

This land use application proposes to redesignate an approximately one hectare large parcel of land from an Industrial – General (I-G) District to an Industrial Commercial (I-C) District to allow for additional commercially oriented uses.

Sales and display areas of limited size generally associated with some types of industrial uses are already allowable