

**LAND USE REDESIGNATION (EASTFIELD)
BYLAW 7D2014**

SUMMARY/ISSUE

To redesignate 0.63 ha \pm (1.55 ac \pm) located at 3698 – 44 Avenue SE (Plan 9811936, Block 6, Lot 6) 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 7D2014.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed redesignation of 0.63 hectares \pm (1.55 acres \pm) located at 3698 – 44 Avenue SE (Plan 9811936, Block 6, Lot 6) 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 7D2014.

for the sale of more vehicles and the opportunity for complimentary business in a multi bay building.

The existing I-G district does not allow for Vehicle Sales - Major. The only district that allows for the discretionary use of Vehicle Sales - Major is the I-C district. The I-C district is characterized by locations on the perimeter of industrial areas with light industrial uses that are unlimited in size on parcels located within 200 metres of a major street or expressway. The site is located on the edge of the Eastfield Industrial area and is less than 200 metres from Peigan Trail SE.

The site would retain its industrial status and would reflect the surrounding development context. The proposed district is in conformance with and implements the policies of the Municipal Development Plan and Southeast Industrial Area Structure Plan. In addition the proposal allows for the possibility of improving existing site conditions as part of a new development permit.

ATTACHMENT(S)

1. Proposed Bylaw 7D2014
2. CPC Report LOC2013-0011

APPLICANT(S)

Roger White Architecture

OWNER(S)

Shehzad Butt

INVESTIGATION

This land use amendment application seeks to redesignate the subject land from Industrial General (I-G) District to Industrial Commercial (I-C) District to allow for Vehicle - Sales Major and other complimentary uses.

The site is currently developed with a small vehicle sales and storage business and the owner wishes to expand the business to allow