

Applicant Submission

Company Name (if applicable):

Global Raymac Surveys, Inc.

LOC Number (office use only):

Applicant's Name:

Chris Larsen

Date:

July 5, 2023

The owners of 6939 32nd Avenue, NW (Lots A and B, Plan 6478FN) wish to purchase a portion of Road Plan 041 4278 to the west. The intent is to have the land in the proposed road closure match the land use of the adjacent lots A and B. These adjacent lots currently have a direct control district (97Z2006) that was created under the previous land use bylaw. This application is to have an I-C land use applied to lots A and B.

The I-C land use district for these parcels has mostly the same intent as the previous 97Z2006 land use district. The owners wish to add on to the Fountain Tire building (situated on Lot C) westward into Lot B by adding more vehicle bays and to update it aesthetically to align with new buildings across 32nd Avenue. In addition, the remainder of Lot B, Lot A and the road closure area would be used as parking. The use of this building was "automotive specialty" under the previous Land Use Bylaw. Under the new Land Use Bylaw, it would be Auto Service - Major. Any uses will be in line with the Bowness Area Redevelopment Plan.

Once the Land Use Redesignation and the Road Closure Bylaw are approved, the land in the road closure will be consolidated with the adjacent parcel, Lots A and B.