

Proposed Amendments to the Saddle Ridge Area Structure Plan

1. The Saddle Ridge Area Structure Plan attached to and forming part of Bylaw 3P84, as amended, is hereby further amended as follows:

(a) In Section 4.5.1 Industrial, in the second paragraph, delete the following text:

“Accordingly, lands north of 80 Avenue NE should only be redesignated or redeveloped for fully serviced industrial uses.”

and replace with the following text:

“Accordingly, lands north of 80 Avenue NE should be developed for predominantly industrial uses and limited local commercial uses.”

(b) In Section 4.5.1 Industrial, delete Policy 1 in its entirety and replace with the following:

"1. Lands north of 80 Avenue NE should be redesignated, subdivided or developed for fully serviced industrial uses and limited local commercial uses. The parcel located at 9020 – 36 Street NE is appropriate for a range of commercial uses. Local commercial uses within the Industrial area:

(i) means the use of land, buildings or structures for the purpose of providing retail goods and services on a limited scale to primarily local employees or patrons in the area and may include, but is not limited to, restaurants, convenience stores, service stations and gas bars, and financial institutions;

(ii) should be located at the intersection of two roads;

(iii) should not comprise a site exceeding 1.6 hectares of land at the corner of an intersection; and

(iv) should not, in the aggregate, comprise sites totalling more than 1.6 hectares of land at one or more corners of the same intersection.”