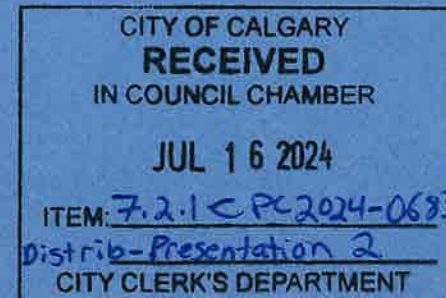


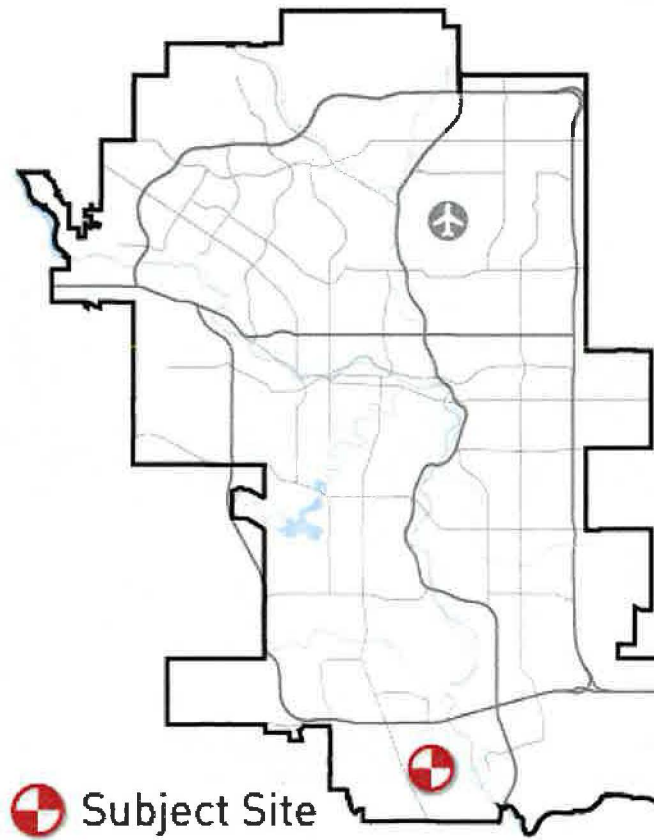
PACIFIC INVESTMENTS WALDEN BLVD PROPOSED LAND USE AMENDMENT

PUBLIC HEARING-LOC2024-0007
JULY 16, 2024



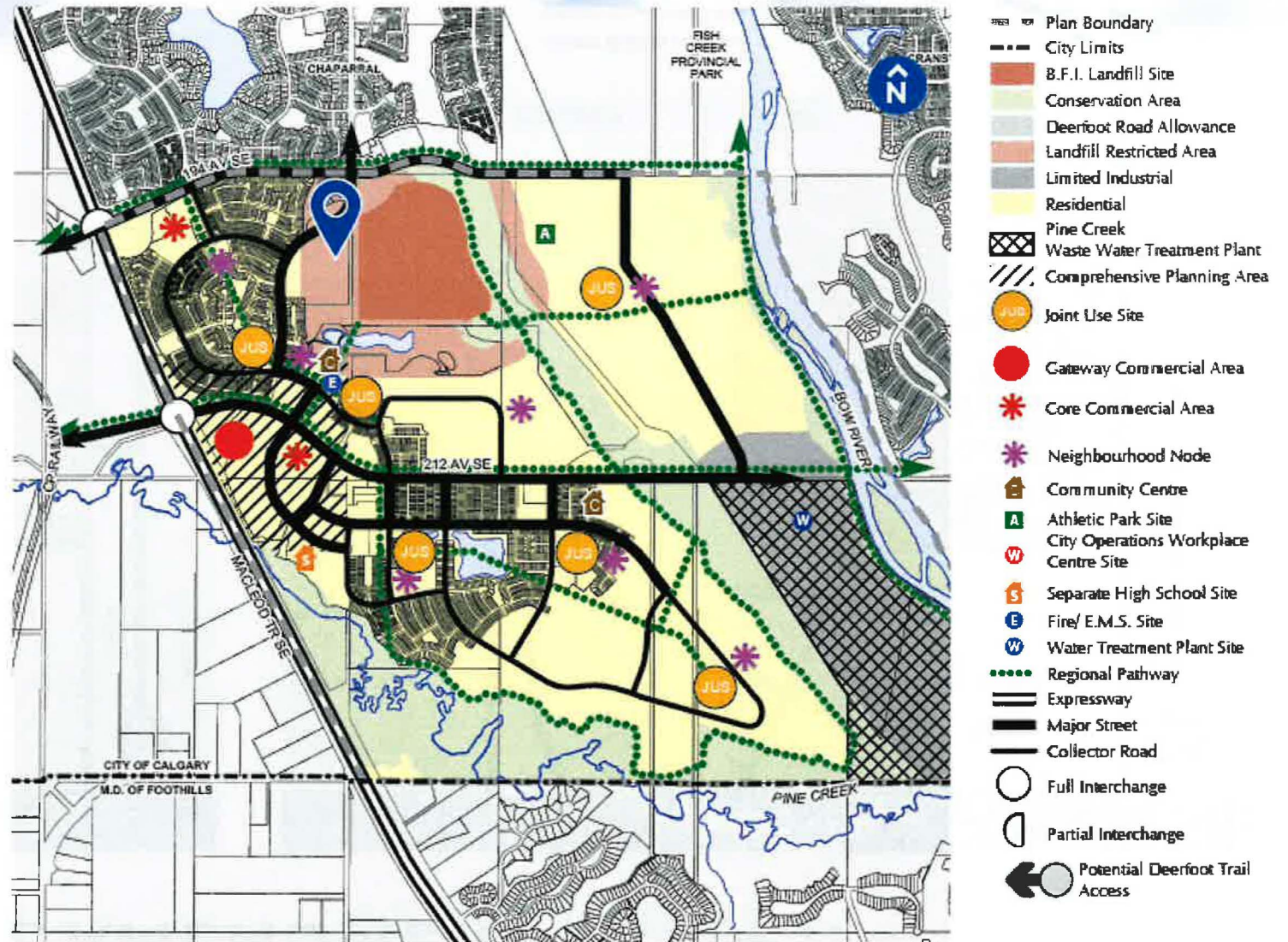
20
24

SITE LOCATION



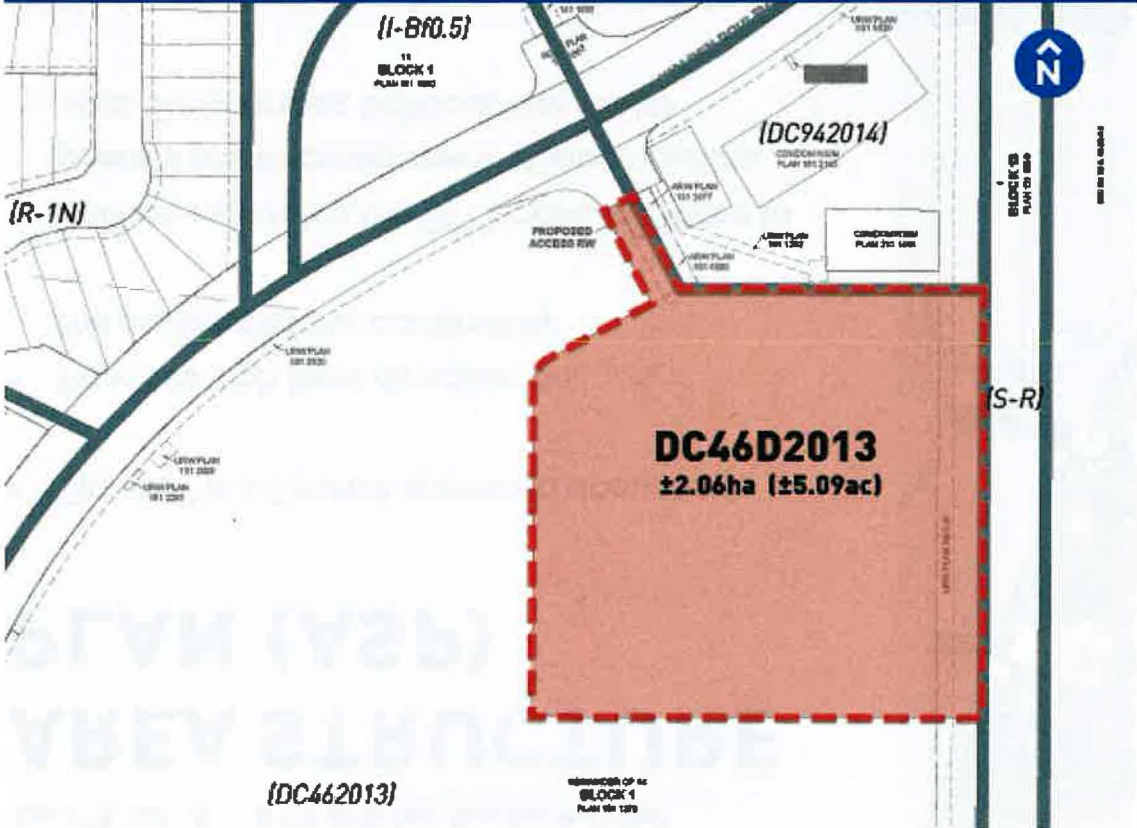
EAST MACLEOD AREA STRUCTURE PLAN (ASP)

- The ASP is a Council approved document
- Provides high level direction on the buildout of the community
- Policies regarding the BFI landfill site were to prevent the encroachment of incompatible uses (Residences, Schools, Hospitals)
- Under Provincial regulation, commercial uses are allowed within the landfill setback



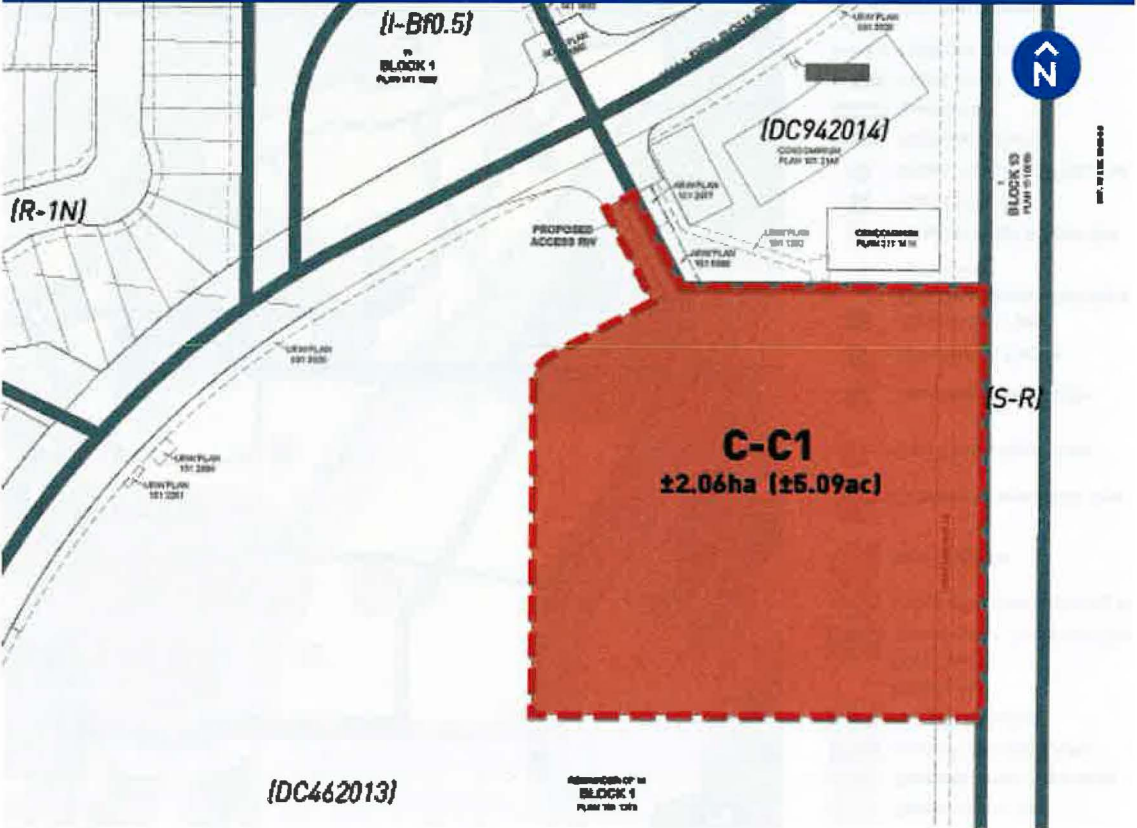
PROPOSED LAND USE AMENDMENT

EXISTING



- Existing Land Use
- Direct Control (DC46D2013)

PROPOSED

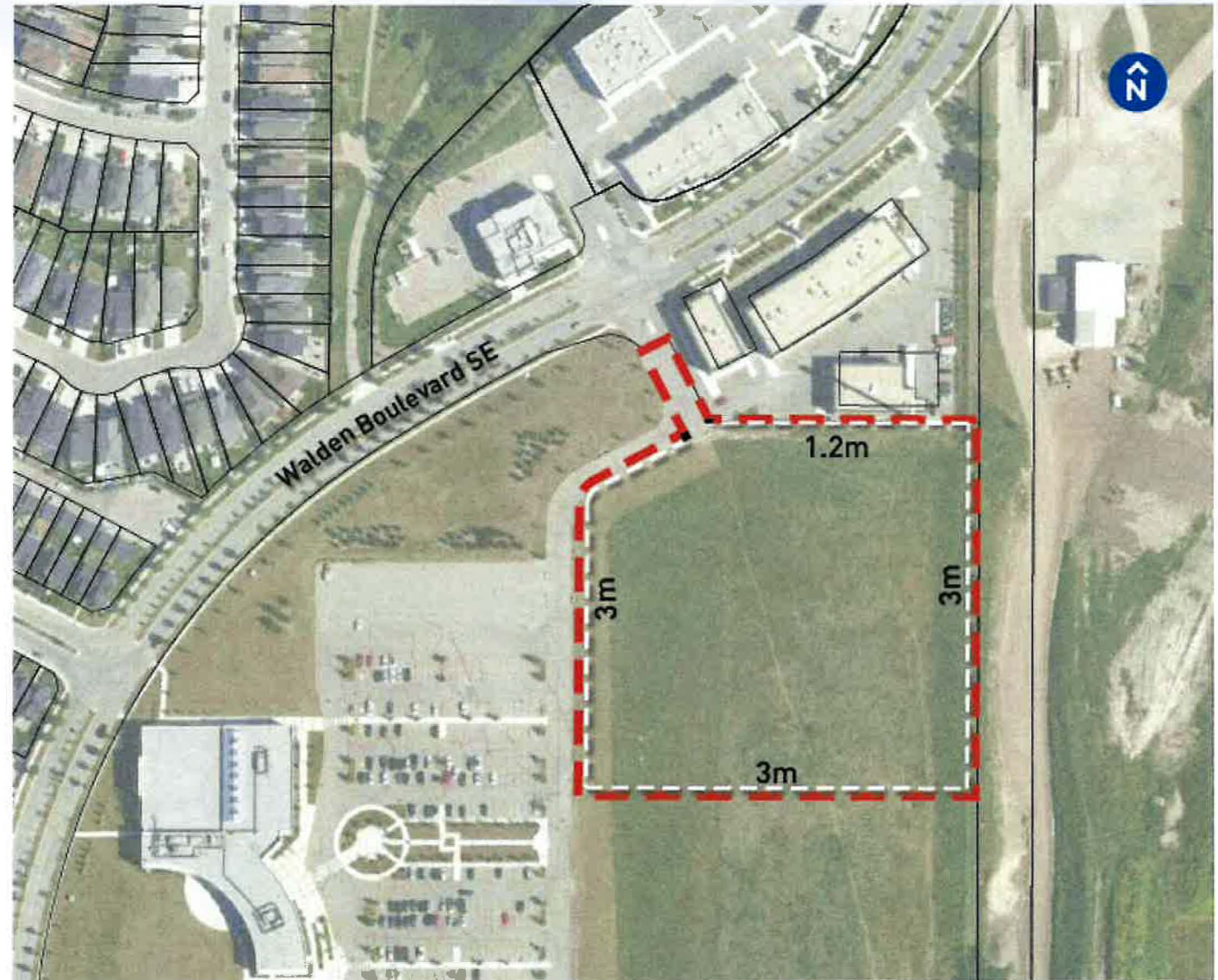


- Existing Land Use
- Commercial - Community 1 District (C-C1)

SUBDIVISION APPLICATION

Associated subdivision application has been submitted to subdivide the ±5.09 ac parcel from the whole ±35.93 ac parcel.

- Access will be shared with the adjacent commercial property
- Any variances for incompatible uses as a consequence of the landfill setback are determined through the **Subdivision and Development Regulation**
- All technical requirements have been resolved for this application



SUMMARY

- New use on undeveloped, vacant land
- New small to mid scale commercial development that is appropriate for the neighbourhood
- Similar scale and use to adjacent successful commercial developments
- Consistent with the goals of the local East Macleod Area Structure Plan which strives to guide the development of complete communities.



QUESTIONS OR COMMENTS?



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