

Applicant's Submission

This application is for a proposed Land Use Redesignation in the Community of Mayland, from Industrial – General (I-G) to Industrial – Commercial (I-C), to provide increased flexibility in showroom, display and office areas.

The site is located at 220 Manning Road NE and has a total area of approximately 2.17 acres. The site, currently vacant, is located to the East of Deerfoot Trail and North of Memorial Drive on Manning Road. The developed sites to the North, South and West across Manning Road NE are designated Industrial – Business (I-B) and include office and self-storage uses. Development is primarily industrial to the East to Barlow Trail NE and South to Memorial Drive NE. The low density residential of Mayland Heights begins within 200m to the North of the subject site, buffered by a green belt.

The subject site is identified within the Municipal Development Plan as Industrial – Employee Intensive, which provides for a mix of industrial uses including warehousing and mixed industrial/office development and is intended for a higher labour concentration than typical industrial areas.

The intent of this application is to provide increased flexibility in showroom, display and office areas, while retaining the industrial designation. Industrial businesses often require these areas to be larger than the Industrial – General (I-G) rules allow. Showroom and display areas are particularly restricted, and negotiating relaxations at the development permit stage creates uncertainty and hurdles for new tenants. We recognize the intent of these rules may be to avoid the erosion of industrial land use into other forms of land use, and as such, are providing a concurrent development application with this proposal.

The proposed Industrial - Commercial land use redesignation is in keeping with the industrial intent of the area and is intended to provide additional flexibility to the operational requirements of a variety of businesses in what is intended to be a quality multi-tenant development. As such, we would respectfully request your support of this application.