

Applicants Submission

LOC 0240
App. Sub.

Reasons for the Application

The applicant is proposing this land use amendment to redesignate the parcel located at 11125 38 Street NE in the community of Stoney 3.

The current parcel is governed by DC Bylaw, which is frozen in time to the rules of the previous land use bylaw 2P80 as in effect at the time of the passing of the DC Bylaw.

The proposed redesignation will allow to bring the land use designation of the subject parcel under a stock land use District (I-C District) of the current Land Use Bylaw 1P2007 and allows for more flexible uses than the current DC Bylaw. The application allows for a larger arrange of commercial and industrial uses than the current DC District, among others Cannabis Stores. The I-C District of Land Use Bylaw 1P2007 provides more flexibility than the correct uses allowed under the DC Bylaw.

The lands to the immediate north and east of the subject parcel were originally also part of the existing DC Bylaw, but already have been redesignated under Land Use Bylaw 1P2007 to the I-C District. Therefore, the proposed land use redesignation is compatible with the land use district of the lands to the immediate north and east of the subject parcel.

The proposed land use redesignation complies with the MDP and ASP.

The applicant respectfully request your support for the proposed land use redesignation.