



Z20-0016

729 Fitzpatrick Road

Rezoning Application



# Proposal

- ▶ To consider an application to:
  - ▶ Rezone the subject property from A1- Agriculture to the I2 – General Industrial zone and P3 – Parks and Open Space zone, to facilitate the use of the subject property for an industrial development, and;
  - ▶ Dedicate a portion of the property as parkland.

# Development Process



December 20, 2019

Development Application Submitted



Staff Review & Circulation



March 31, 2020

Public Notification Received



**June 15, 2020**

Initial Consideration



Public Hearing  
Second & Third Readings

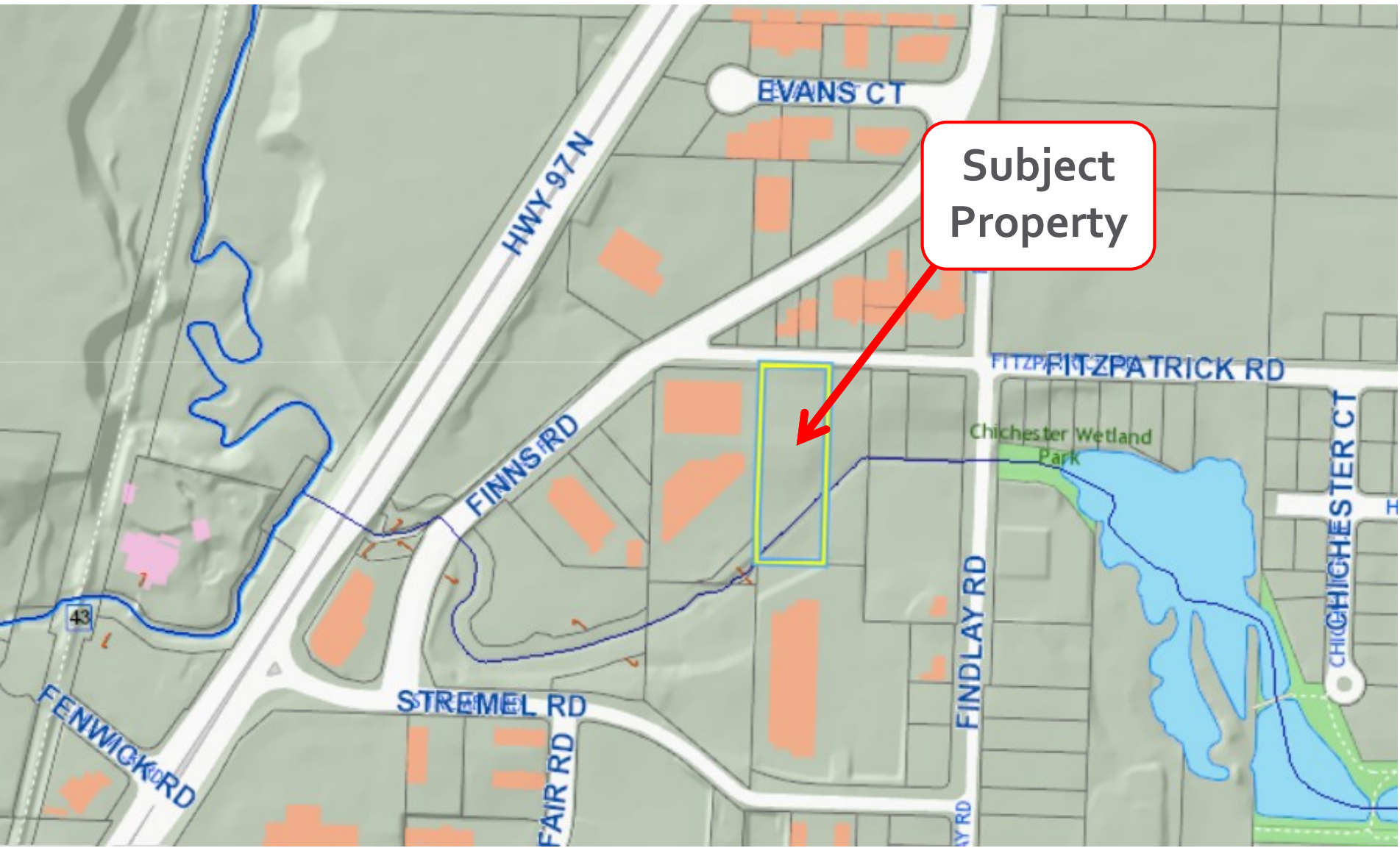


Final Reading



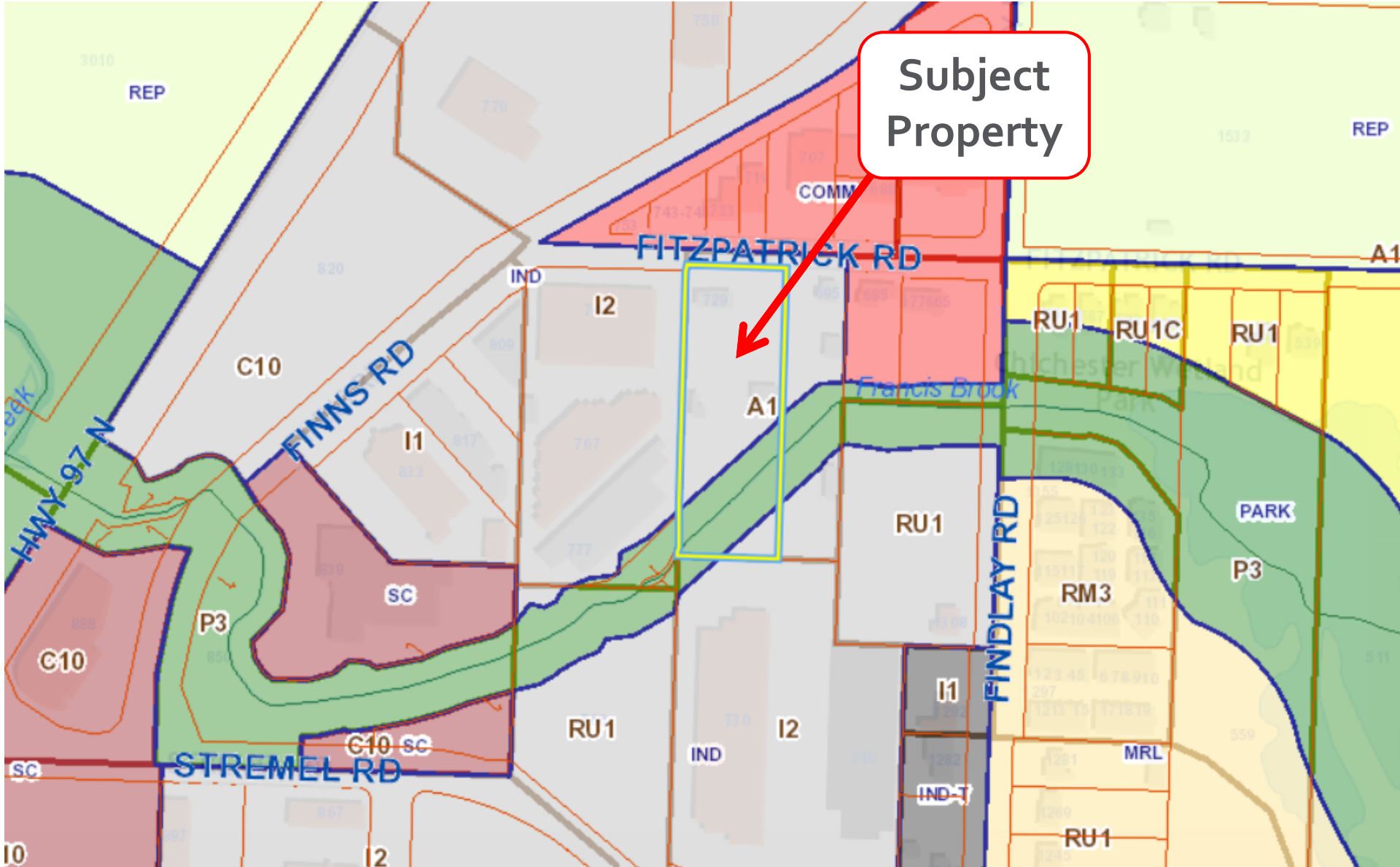
Council Approvals

# Context Map



Subject Property

# Zoning and OCP Future Land Use





# Subject Property Map and Project Details



# Development Policy

- ▶ Meets the intent of the Official Community Plan
  - ▶ Industrial Land Use Policies - *Focus industrial development to areas suitable for industrial use*
  - ▶ Provide Parks for a Diversity of People and a Variety of Uses – *Dedication of Linear Parks*
- ▶ Natural Environment DP for Francis Brook

# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning of the subject property
- ▶ Meets the intent of the Official Community Plan
  - ▶ Industrial Land Use
  - ▶ Provide Parks for a Diversity of People and a Variety of Uses
- ▶ Recommend the Bylaw be forwarded to Public Hearing





## *Conclusion of Staff Remarks*

# Subject Property Map and Project Details

