



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



 **July 14, 2020**

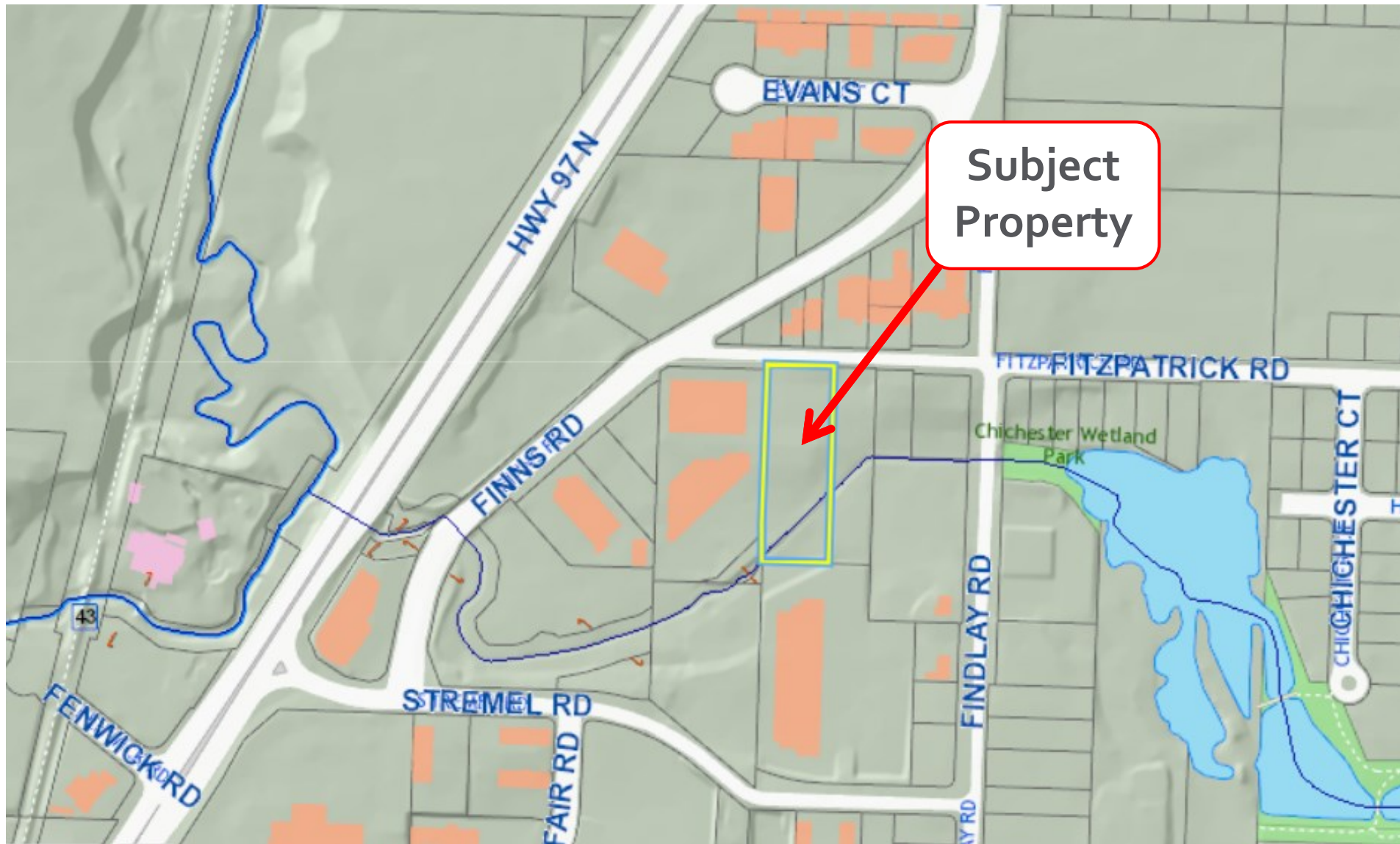
Public Hearing
Second & Third Readings



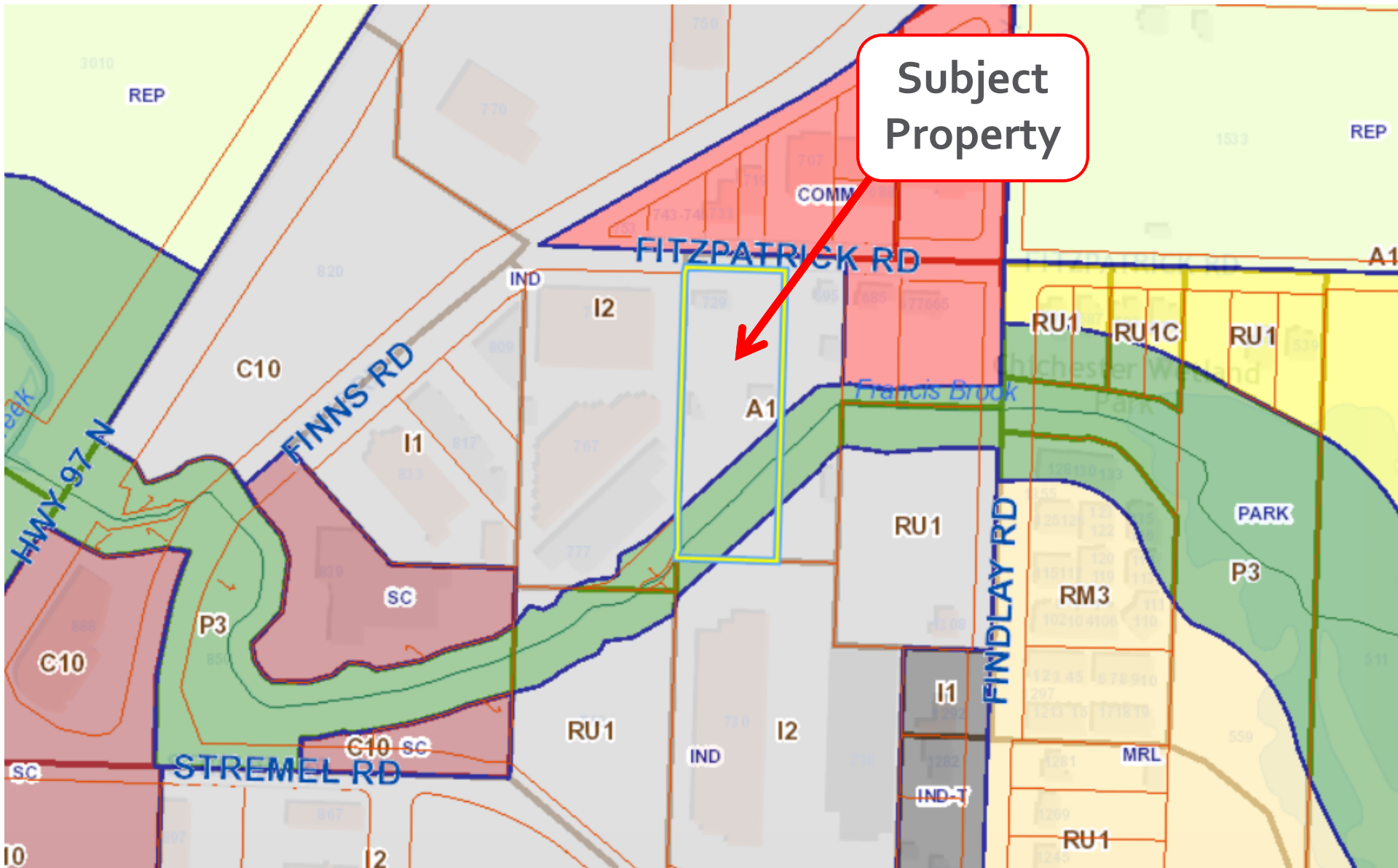
Final Reading

Council
Approvals

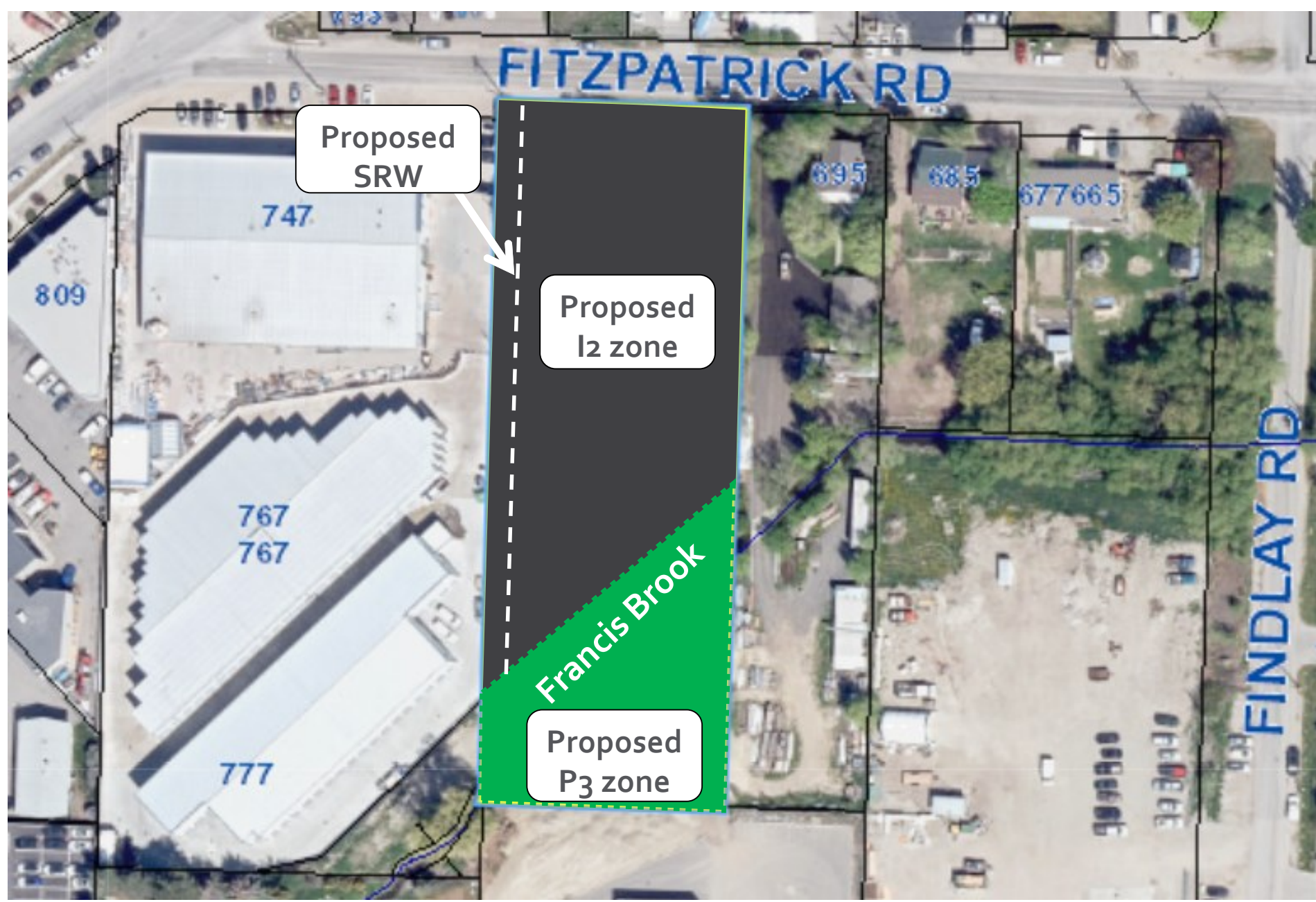
Context Map



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 receives 2nd & 3rd readings



Conclusion of Staff Remarks

Subject Property Map and Project Details

