



# Z19-0072 2996 Sexsmith Rd

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the I6 – Low Impact Transitional Industrial zone to allow for outdoor storage on the subject property

**A1**  **I6**

# Development Process

February 22, 2019

Development Application Submitted



Staff Review & Circulation



September 11, 2020

Public Notification Received



**February 22, 2021**

Initial Consideration



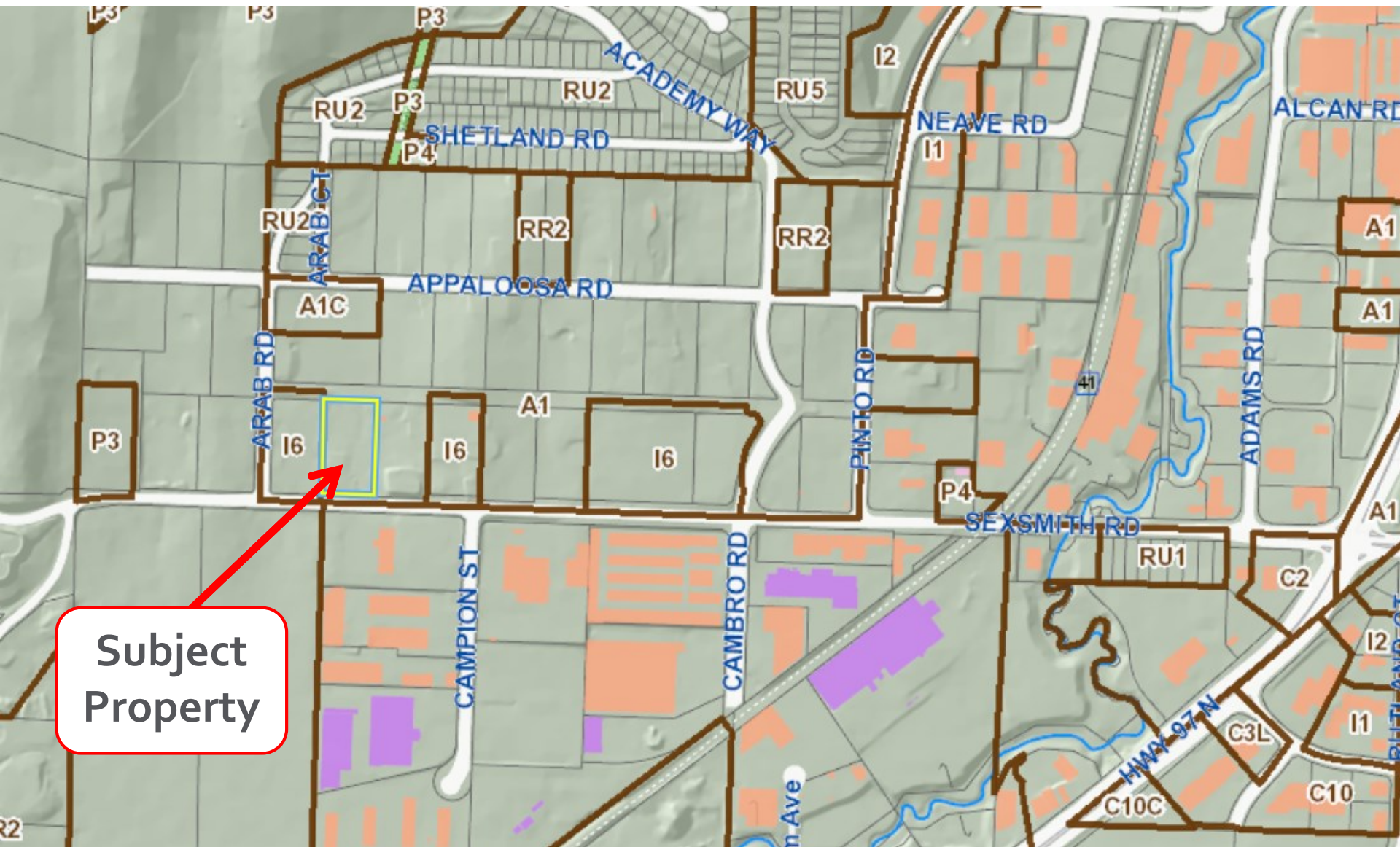
Public Hearing  
Second & Third Readings



Final Reading

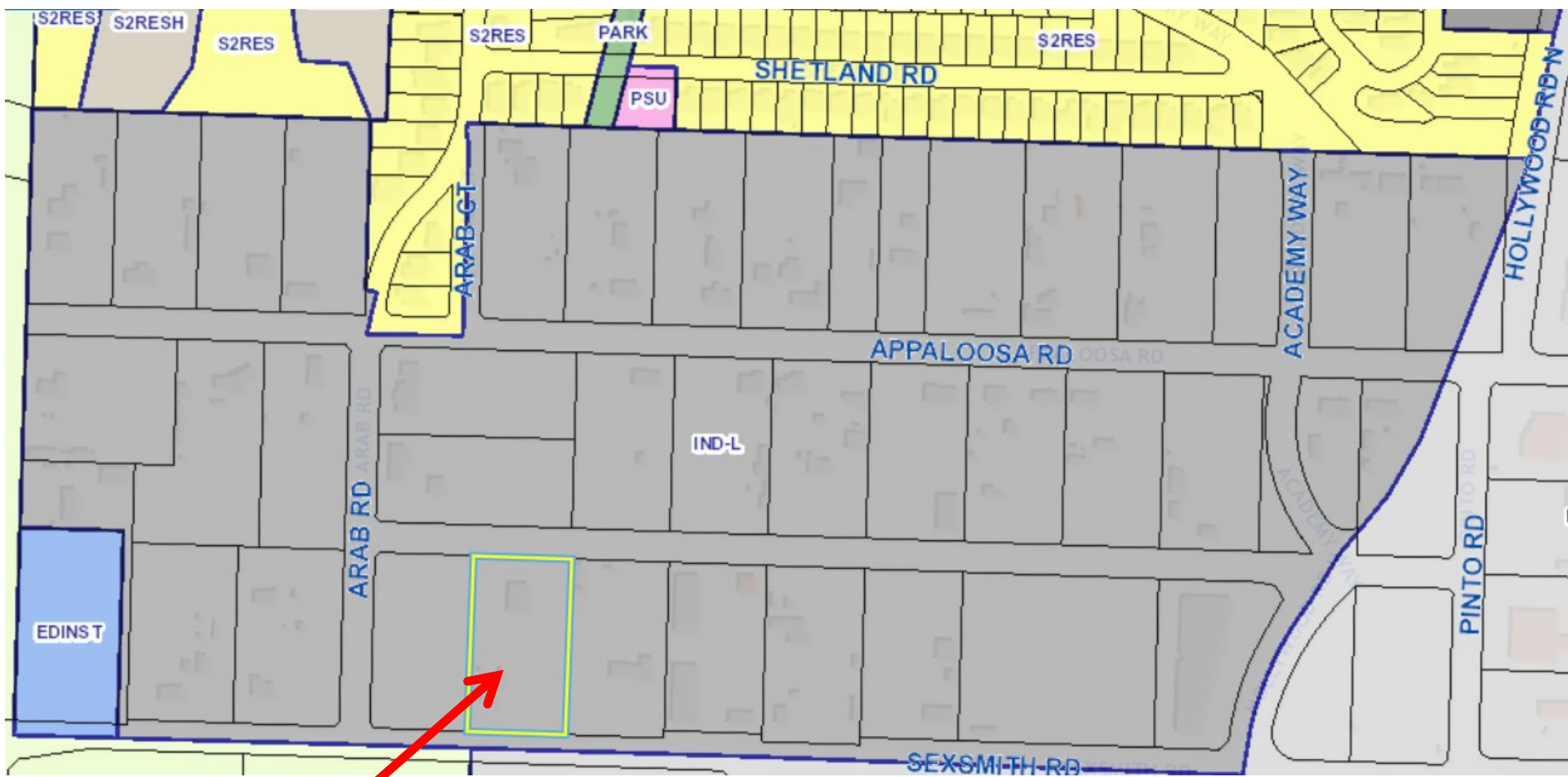
Council  
Approvals

# Context Map and Zoning





# OCP Future Land Use



**Subject  
Property**

# 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.
  - ▶ *Industrial Supply Protection* - Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning of the subject property
- ▶ Meets the intent of the Official Community Plan
  - ▶ Industrial Land Use
- ▶ Recommend the Bylaw be forwarded to Public Hearing





## *Conclusion of Staff Remarks*

# Subject Property Map and Project Details

