

# Rezoning Application

3020 Appaloosa Rd

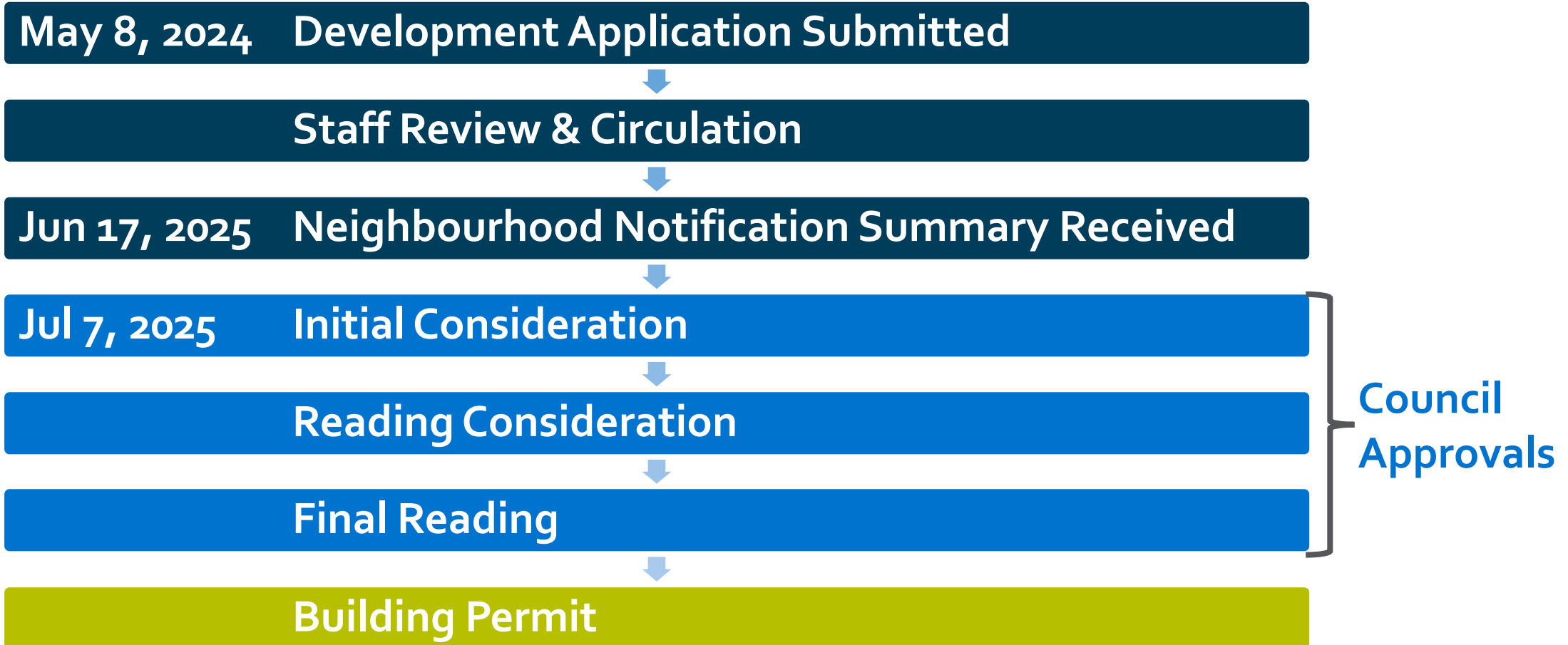
Z24-0018



# Purpose

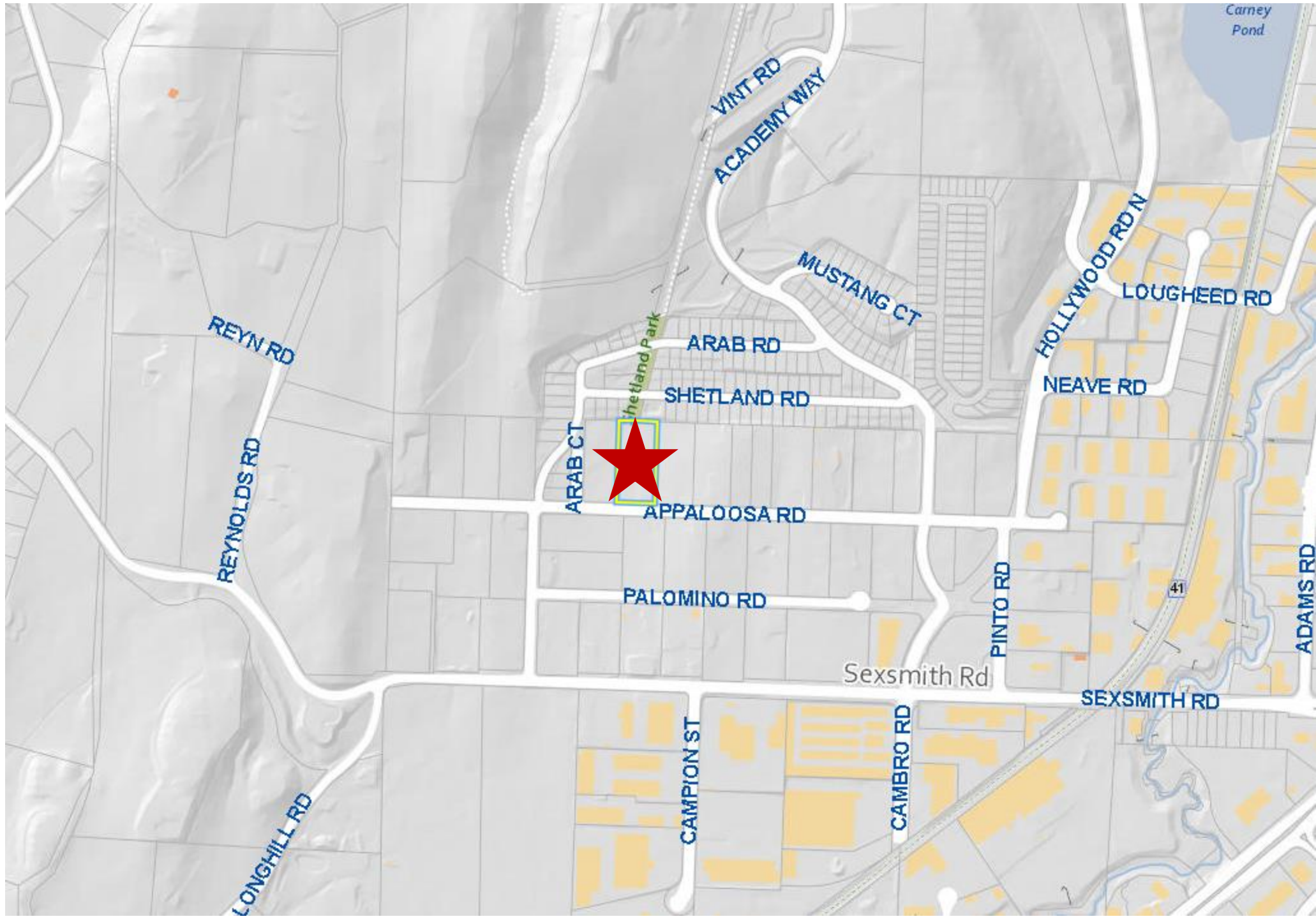
To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate the construction of an industrial development.

# Development Process



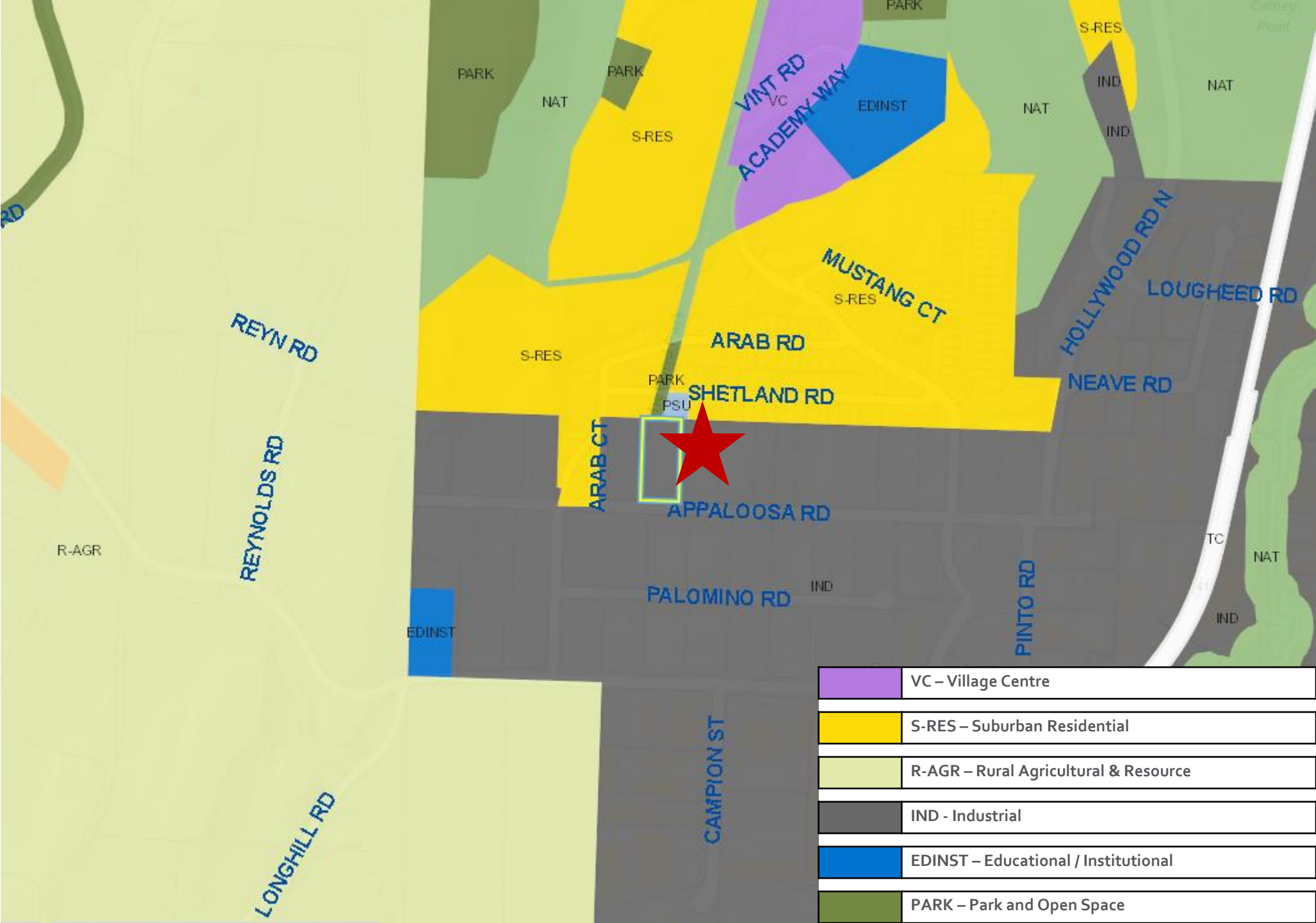


# Context Map





# Context Map: OCP Future Land Use



	VC – Village Centre
	S-RES – Suburban Residential
	R-AGR – Rural Agricultural & Resource
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space



# Subject Property Map



# "I2" General Industrial Zone

## Purpose:

- To provide a zone for general industrial uses.
- General Industrial Use includes processing & manufacturing; storage; repairing and testing of materials and goods; terminals for distribution of materials and goods; and training of personnel for industrial operations.

## Summary of Uses:

- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

# "I2" General Industrial Zone

Regulation	Maximum Permitted
Maximum Height (with bonus)	16.0 m
Potential Floor Area	11,109 m <sup>2</sup>
Maximum Site Coverage of Buildings	65%



# OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Dark Green
10 min bike to public school	Yellow
20 min bus to urban/village centre / employment hub	Dark Green
Retaining trees and/or adding trees	Light green
<b>OCP Climate Resilience Consistency</b>	Light green

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria

# OCP Objectives & Policies

- Future Land Use Designation – IND – Industrial
- Support the continued development of industrial lands.
  - General Industrial Uses

# Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Future Land Use – IND
  - OCP Objectives in Chapter 5: The Gateway
    - Supporting General Industrial Uses
  - Comprehensive planning and infrastructure in neighbourhood.
  - Development Permit required