

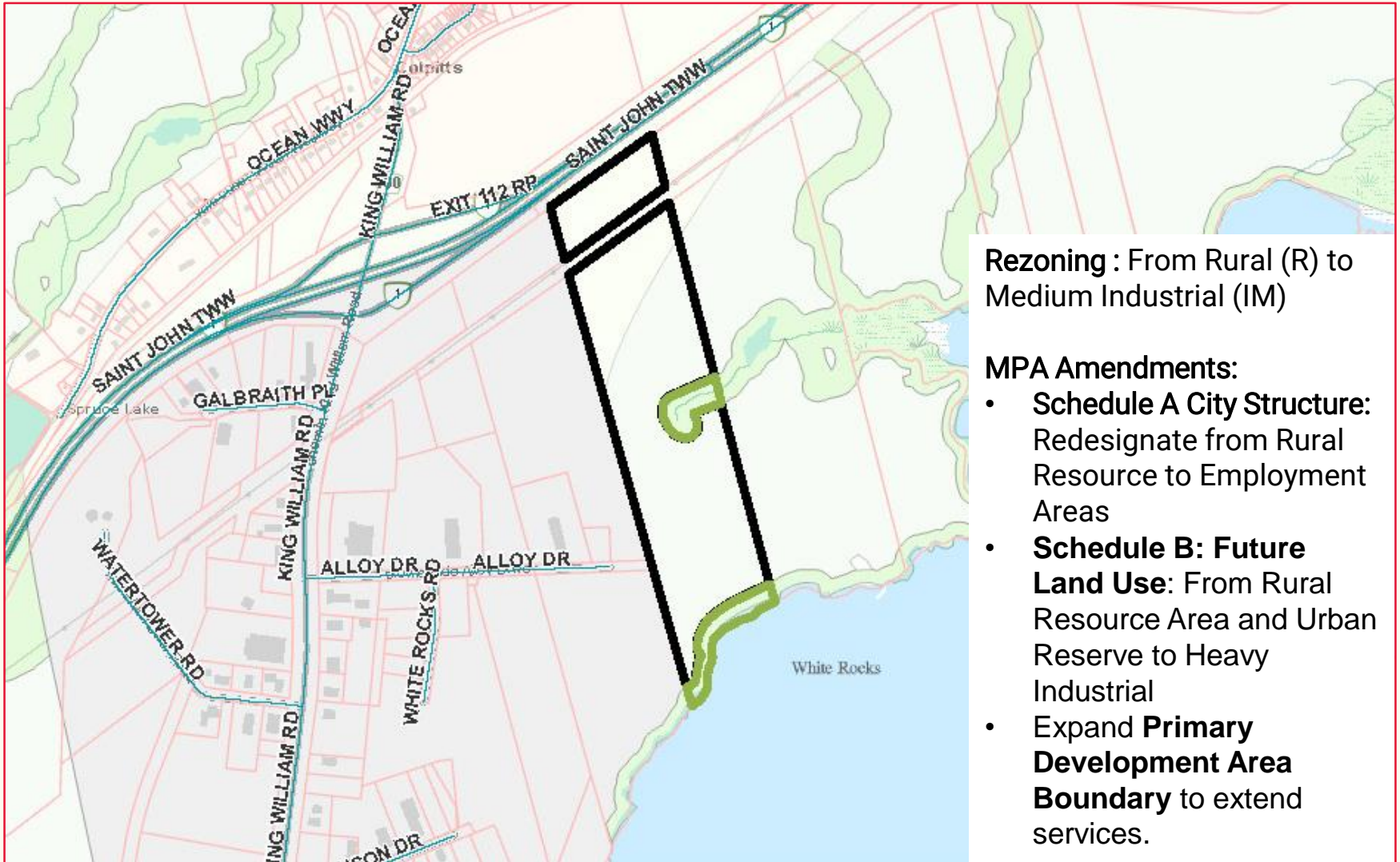
**Small City,
Big Heart.**

**0 Alloy Drive
(PID 55032924)**

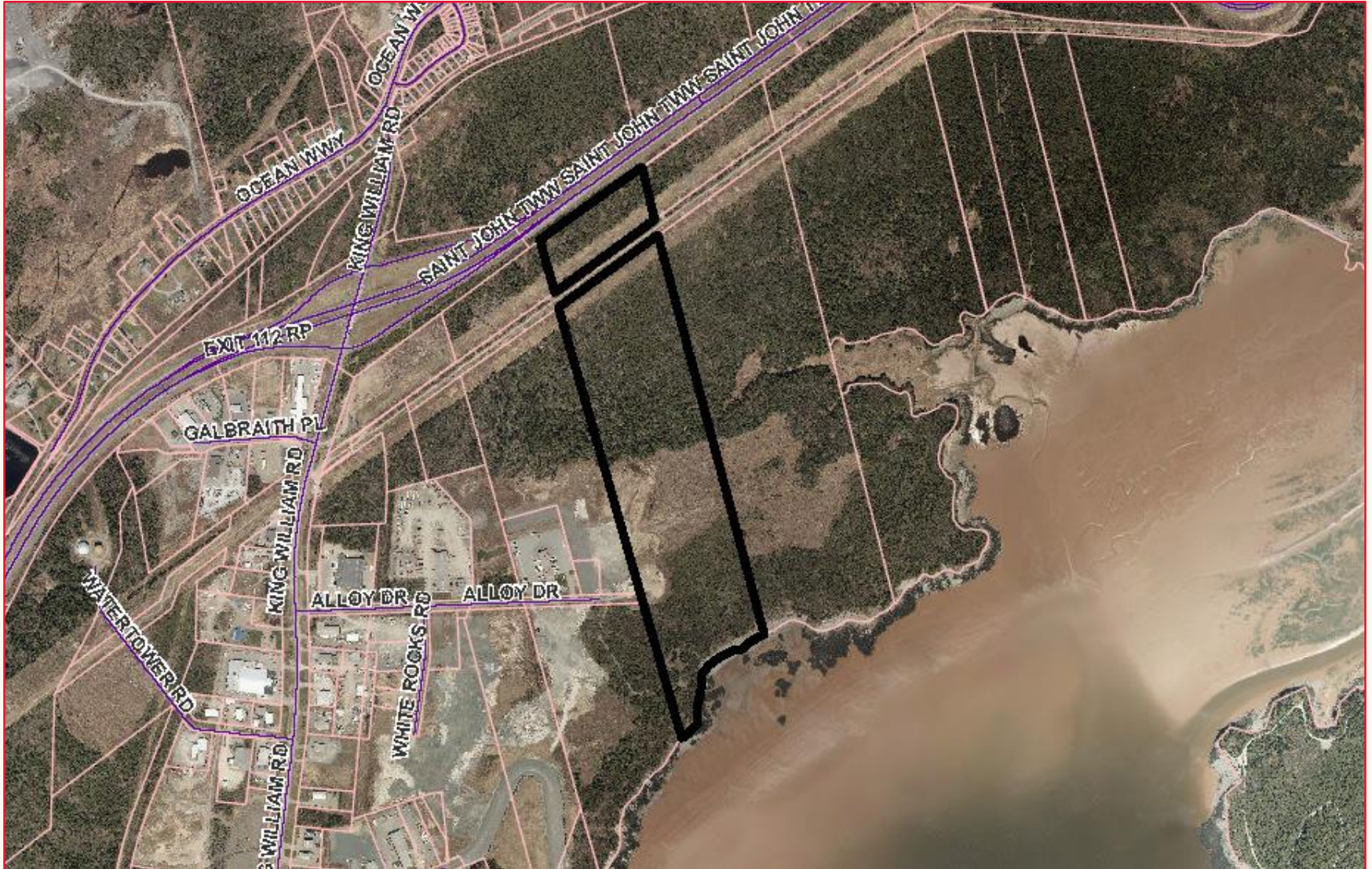
Public Hearing Presentation
Common Council
December 9, 2024



PROPOSAL



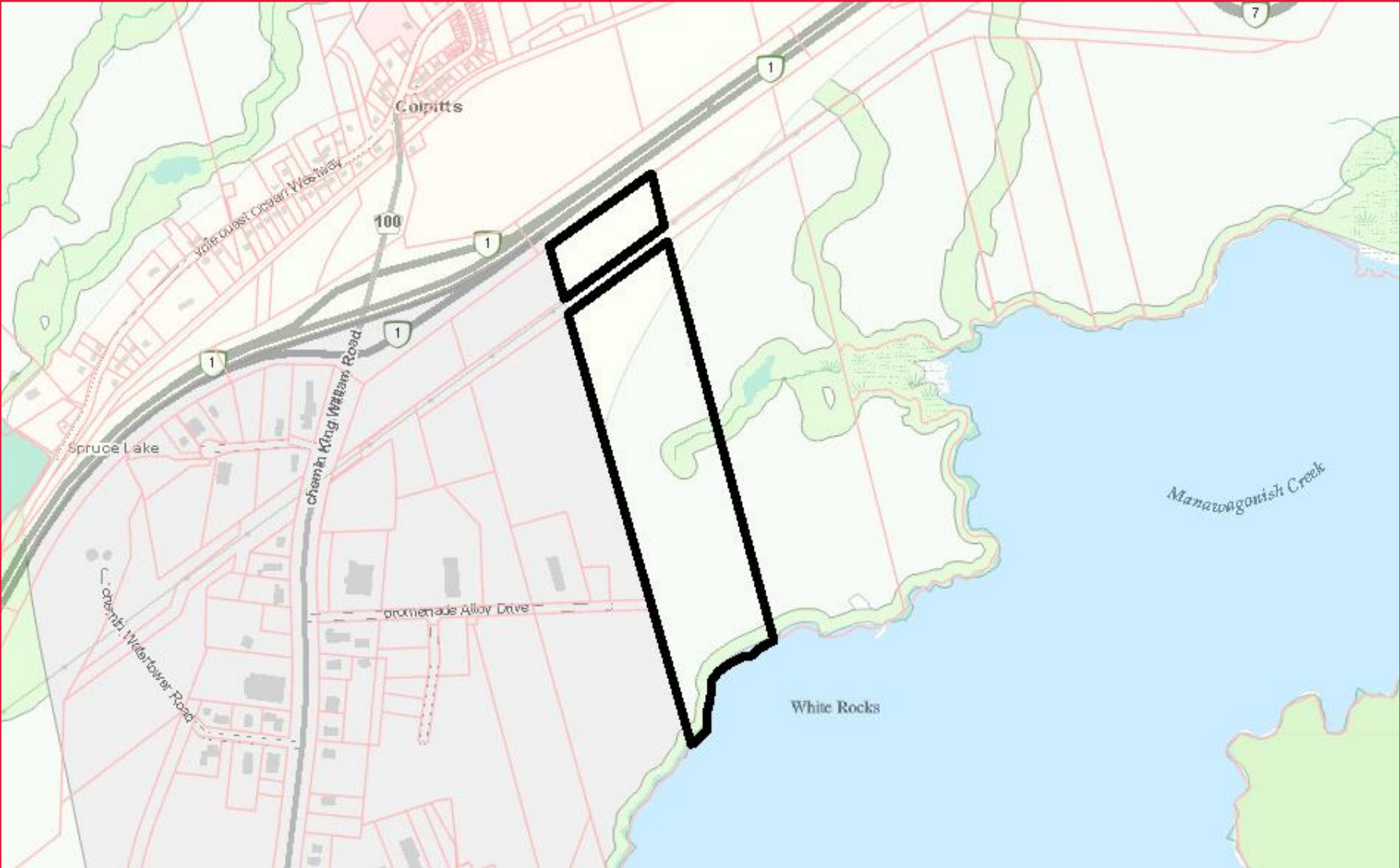
SITE LOCATION



SITE AND NEIGHBOURHOOD



MUNICIPAL PLAN



PROPOSED MUNICIPAL PLAN



MUNICIPAL PLAN POLICIES

Redesignation aligns with Municipal Plan policies:

Policy LU-4

Market demand for additional serviced industrial land

Policy LU-8

PDA boundary expansion required to support municipal servicing extension to new areas

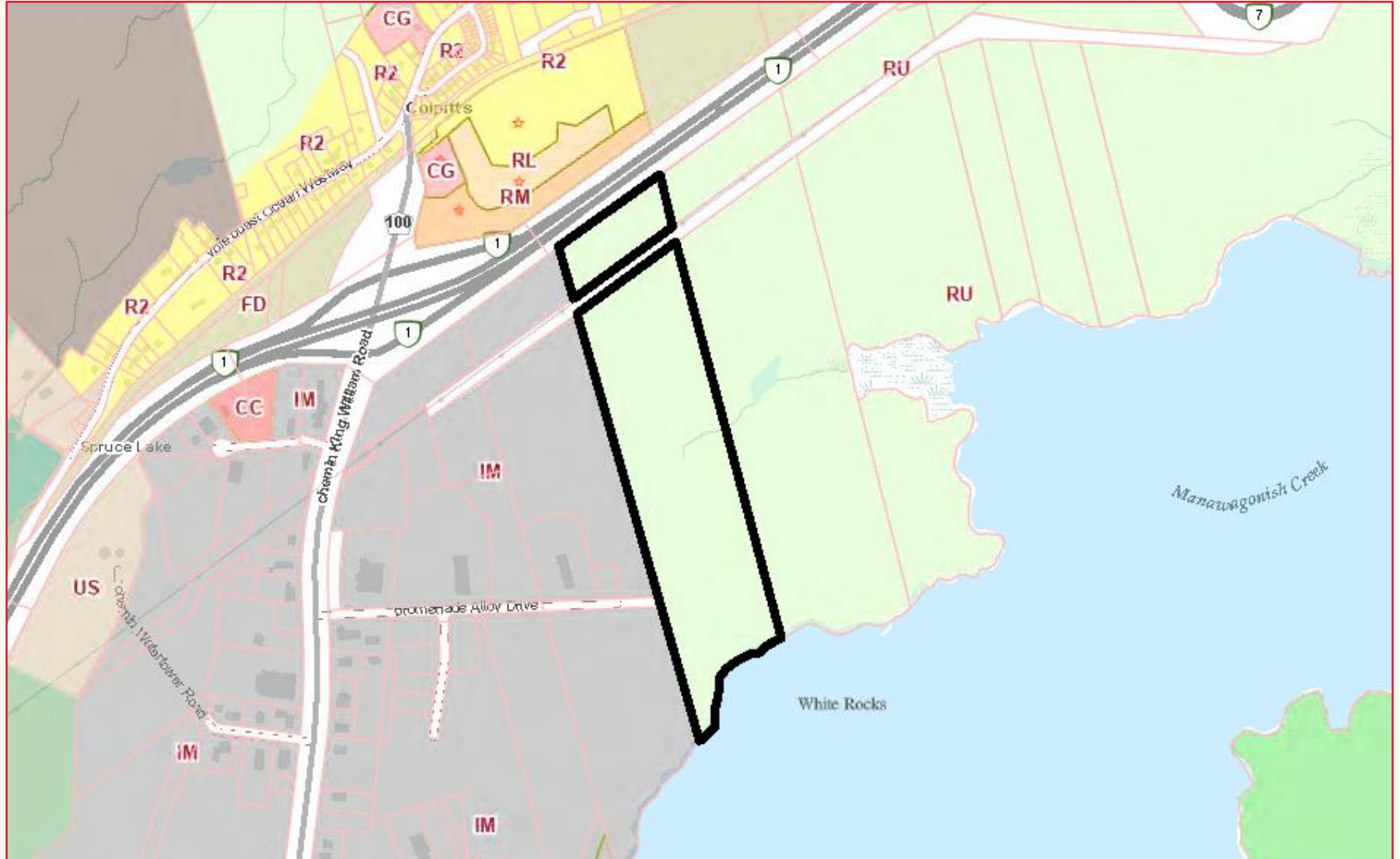
Policy LU-80.1

“Heavy Industrial” designation in Municipal Plan required to support Medium Industrial zoning under the Zoning Bylaw

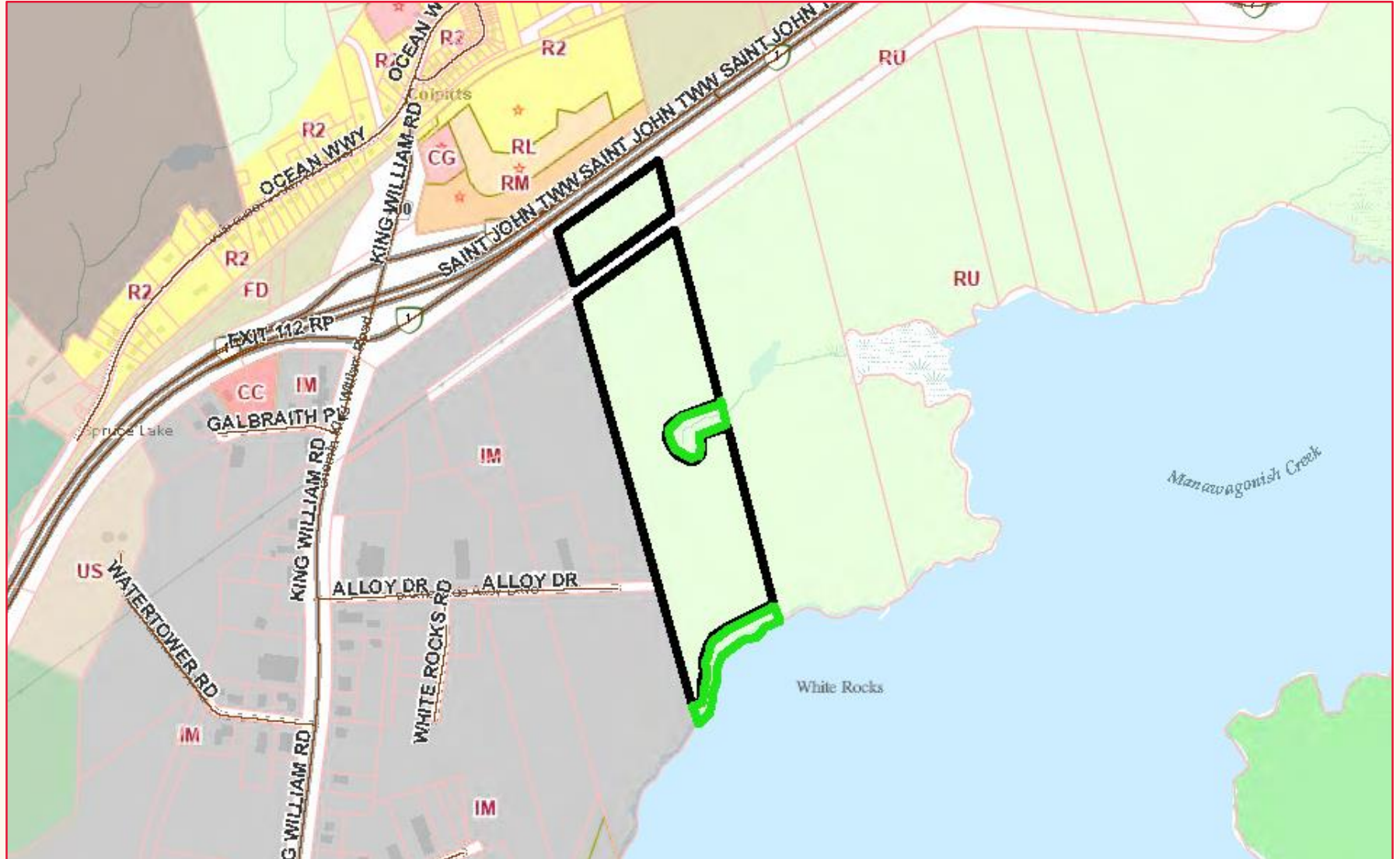
Policy LU-110

Avoid redesignation, and protect environmentally significant natural areas

ZONING



PROPOSED ZONING



SECTION 59 CONDITIONS

- Prohibit the Scrap and Salvage Yard use from the Medium Industrial (IM) zone.

ENGAGEMENT

Letters were sent to landowners within 100 metres of the subject property on November 4, 2024.

Public Notice was posted on November 14, 2024.

PAC & STAFF

RECOMMENDATION

- Amend the Municipal Plan by:
 - Redesignating the Parcel on Schedule A
 - Redesignating the Parcel on Schedule B
- Rezone 25.19 ha from Rural (R) to Medium Industrial (IM)
- Rezone 2.32 ha from Rural (R) to Park (P)
- Section 59 Condition prohibiting the Scrap or Salvage Yard use in the Medium Industrial (IM) zone.

PAC RECOMMENDATION

“That Common Council direct City Staff to initiate an amendment to the City’s Zoning By-Law to delete Scrap or Salvage Yard as a permitted use in the Medium Industrial (IM) zone.”

Staff recommend Council approve the PAC recommendation and have staff bring back a report to Council with a proposed amendment to the Zoning By-law.

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