

**MEMORANDUM**

**TO:** Mayor and Council  
**FROM:** Will Balsler, Junior Planner, Development Officer  
**DATE:** December 16, 2020  
**RE: First Reading on amendment to Land Use Bylaw to rezone PID 25394859, Fort Lawrence Road.**

**Background:** On December 7, 2020, Planning and Development staff received an application from Rajwinder Kaur Atwal, President of Sharp Light Logistics Inc. (the "applicant") regarding the property at PID 25394859, Fort Lawrence Road (the "subject property").

The subject property is owned by Sharp Light Logistics Inc. and is located along Fort Lawrence Road adjacent to the interchange at Exit 1 on the Trans Canada. The application is for a rezoning to permit the development of a Transportation Services Operation – principally a mobile office and parking for their trucks. From the Land Use Bylaw:

***TRANSPORTATION SERVICES***  
*means a building, structure, land, or part thereof used for the purpose of transporting any kind of item or thing by truck or other vehicle, including, but not limited to, loading facilities, storage, and maintenance facilities, but does not include the transport of people.*



**Regulatory and Land Use Context:**

Current Zone: Agriculture

Proposed Zone: Highway Commercial

The subject property is designated as Resource on Schedule A of the Municipal Planning Strategy (MPS). The current Agriculture zoning of the property does not allow Transportation Services.

The neighboring properties are cleared fields and agriculture operations, zoned as Agriculture [AG]. There is a dwelling adjacent to of the property, zoned as Agriculture. A cluster of dwellings some 200 metres North along the Fort Lawrence Road is zoned Country Residential [RCou].

Rezoning the subject property to Highway Commercial would allow the development of a Transportation Services Operation, and is supported by Policy 4-39 of the Municipal Planning Strategy (MPS):

*Policy 4-39: Council shall, in the Land Use By-law, establish the Highway Commercial Zone, intended to permit uses that serve the travelling public and uses that require quick access to major transportation routes. Permitted uses shall include emergency services, and a limited range of commercial services. Zone standards shall be flexible to accommodate the needs of different highway uses, and to recognize that some highway commercial areas have access to central services, while others do not.*

And by MPS Policy 5-35:

*Policy 5-35: Council shall consider proposals to rezone lands in the Resource Designation to any other zone permitted in that designation. Council shall not approve such a rezoning unless Council is satisfied:*

*(a) if the proposed zone is the Highway Commercial Zone, the lands are located at an interchange of Highway 104;*

**Next Steps:** If the amendment passes first reading, staff will prepare advertisements for the public hearing to be held prior to second reading.

**Recommendation: Give first reading to the proposed amendments to the Land Use Bylaw and call a public hearing for January 20, followed by a second reading.**

**Alternative:** Council can decide to reject the proposed amendment, or request that further information be provided.

