



Attachment 3

Current and Proposed Regional Land Use Designation and Overlay Maps

ATTACHMENT 3: CURRENT AND PROPOSED REGIONAL LAND USE DESIGNATIONS AND OVERLAY MAPS

Site Context

The subject site is a single 1.3 hectare parcel at 7880 128 Street, located on the east side of 128 Street and south of 80 Avenue. It is bounded by commercial uses to the north, and industrial uses to the east, west, and south. A direct rail connection exists on the site, connecting to the Southern Rail (Newton) line.

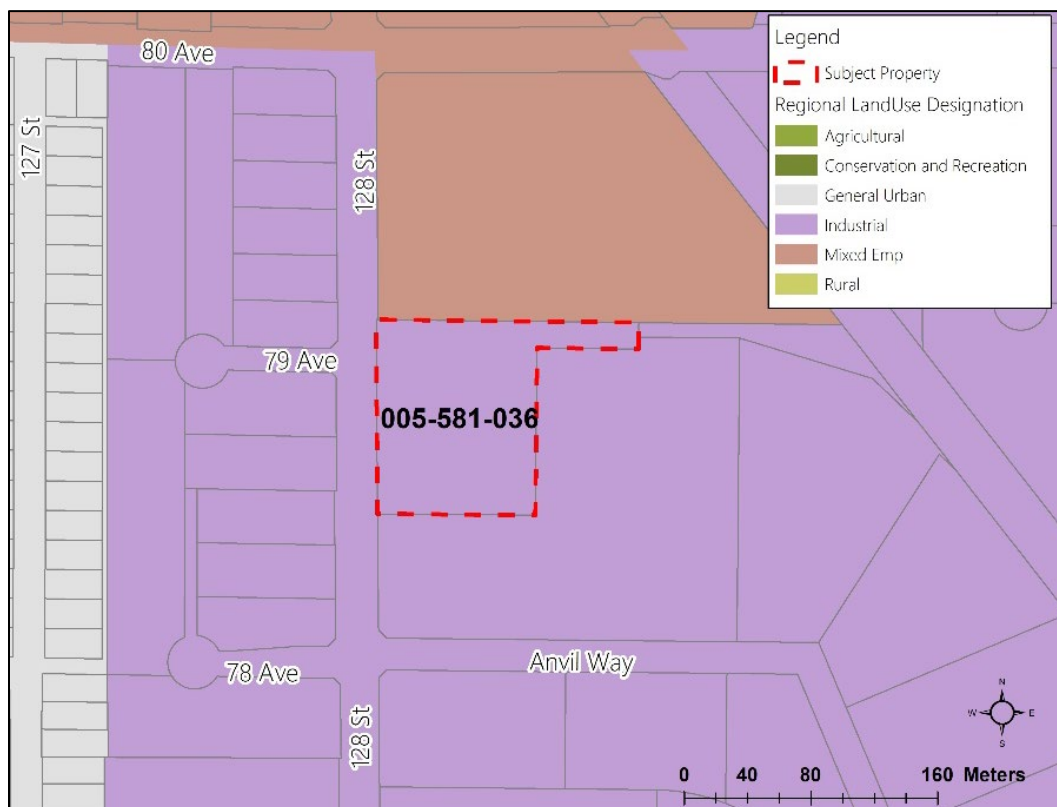


Current and Proposed Regional Land Use Designations and Overlay Maps

The subject site is a single parcel that is approximately 1.3 hectares in size. It is bounded by commercial uses to the north, and industrial uses to the east, west, and south. A direct rail connection exists on the site, connecting to the BC Hydro (Newton) Railway. The diagram below shows the regional land use designation of the RGS that are applicable to this application. The RGS land use designations include:

Industrial: Intended for heavy and light industrial activities, including: distribution, warehousing, repair, construction yards, infrastructure, outdoor storage, wholesale, manufacturing, trade, e-commerce, emerging technology-driven forms of industry, and appropriately related and scaled accessory uses.

Employment: intended for light industrial, commercial, and other employment-related uses to help meet the needs of local and regional economic activities, and complement the planned functions of Urban Centres and Frequent Transit Development Areas.



Proposed Regional Land Use Designation

The diagram below shows the proposed amendment to the RGS, changing the regional land use designation of the subject property to Employment.

