

LAND USE TYPES – Lewis Farms Industrial

My name is Darcy Paulichuk. I live at 20834 – 96A Avenue. On behalf of LEHARF (Lewis Estates Homeowners Against Rezoning Lewis Farms), we have reviewed the recommended land uses for Area A using Direct Control 1 zoning and are very concerned to some of the suggestions. These include:

- Animal Hospitals and Shelters
- Automotive Repair and Service
- Bars & Neighbourhood Pubs
- Convenience Retail Stores
- Liquor Stores
- Rapid Drive-Through Vehicle Services
- Restaurants
- Veterinary Services

See attached for table summarizing these land uses.

The reason for our concern is that these types of developments will generate several undesirable issues for adjacent residential residents. These include:

- Noise issues
- Smell issues
- Late Hours
- Security
- Highly inappropriate directly adjacent to single-family dwellings

We strongly encourage the City to remove these proposed allowed land uses for Area A.

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LAND USE	Acceptable	Not Acceptable	Comments
Animal Hospitals and Shelters		X	Noise is very concerning (ie. Barking).
Auctioneering	✓		
Automotive & Minor Recreation Vehicle Sales/RentalsEquipment Repair	✓		
Automotive Repair and Service		X	Noise is very concerning.
Bars & Neighbourhood Pubs		X	Noise. Very inappropriate adjacent to residential.
Breweries, Wineries & Distilleries	✓		
Business Support Services	✓		
Child Care Services	✓		
Convenience Retail Stores		X	Lots of traffic and thus lots of noise; late hours.
Equipment Rentals	✓		
General Industrial	✓		
General Retail stores	✓		
Liquor Stores		X	Lots of traffic and thus lots of noise; late hours.
Professional, Financial and Office Support Services	✓		
Rapid Drive-Through Vehicle Services		X	Noise is very concerning.
Religious Assembly	✓		
Restaurants		X	Noise, Smell, Lots of Traffic and Late Hours.
Veterinary Services		X	Noise is very concerning (ie. Barking).
Warehouse Sales	✓		