

Green Creek Development Corp.

August 31, 2017

Town of Okotoks
5 Elizabeth Street
PO Box 20, Station Main
Okotoks, Alberta
T1S 1K1

Attention: Planning Services

Dear Sirs:

Re: Units 1- 5, 112 Southbank Blvd, Okotoks Alberta

Please be advised that we are applying for a change in the Land Use Bylaw for the above said property. We are requesting a change to the bylaw to include Retail Store Warehouse to the approved uses.

Our example will be to allow a business such as a hot tub retailer/wholesaler. They will have a retail, wholesale, repair, parts, storage and office space. Traffic would be at a minimum as it is a higher end purchase.

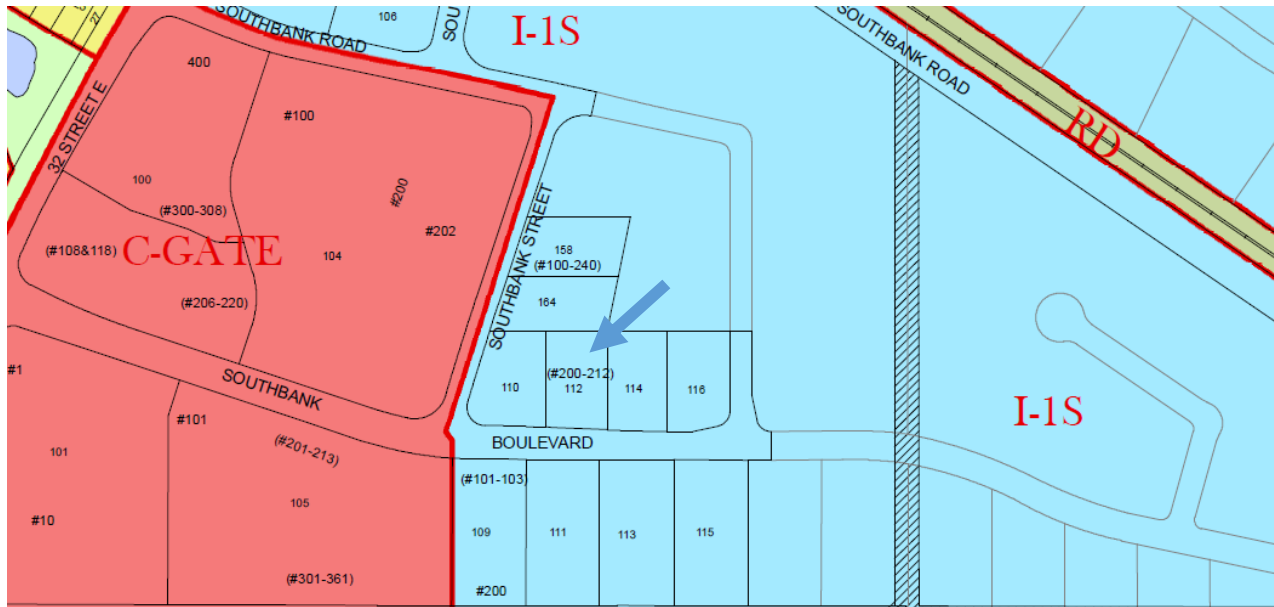
Currently the Land Use Bylaw does not include this designation for our property. In the same district another developer has been granted a site specific easement and we feel we should be granted the same opportunities as our neighbours. We would also suggest that this be applied district wide to keep the playing field fair and even.

I would even add that the proposed use is already listed in most commercial districts and most industrial districts.

If you have any questions, please do not hesitate to contact myself.

Yours truly,
GREEN CREEK DEVELOPMENT CORP.


Andrew C. Darrach, Treasurer



Application for Land Use Bylaw 40-98 Amendment
 112 Southbank Boulevard / Plan 151 2605; Units 1 through 5
 Lot Area: 1.0 acre (0.405 ha)

Land Use Classification: South Business Industrial (I-1S) District
 Proposed Amendment: Addition of "Retail Store-Warehouse" to the listed uses of the district on a site-specific or district-wide basis.

Land Uses within 90m of the Site:

1. 158 Southbank Street – Medical Office Building
2. 164 Southbank Street – Vacant. Approved as Manufacturing Plant, Industrial Service Shop, Offices, Eating Establishment, Drinking Establishment. Conditions provide for change of use to other listed uses in the future, considering parking ratios.
3. 104 Southbank Boulevard – Commercial Building (Retail Store) and Gas Bar
4. 110 Southbank Boulevard – Car Washing Establishment
5. 112 Southbank Boulevard (subject site) – Automotive Repair and Service Shop, Vehicle Rental Facility, Recreation Facility – Private. Conditions provide for change of use to other listed uses in the future, considering parking ratios.
6. 114 Southbank Boulevard – Vacant. Approved as Eating Establishment and Offices.
7. 116 Southbank Boulevard – Vacant. Approved as Medical Office Building.
8. 105 Southbank Boulevard – 3 Commercial Buildings
9. 109 Southbank Boulevard – Two-storey office building and Industrial Building including Offices, Medical Clinics, all I-1S listed uses with parking ratio of 1/37m² or less. LUB was amended under Bylaw 19-15 to add Retail Store-Warehouse on a site-specific basis as a listed use in a portion of the front building only.
10. 111 Southbank Boulevard – Vacant.
11. 113 Southbank Boulevard – Vacant.
12. 115 Southbank Boulevard – Storage Yard – Mini Storage