

Appendix D – Example discretionary use applications delegated to Development Officer or deferred to Council.

Proposed Use	Zone	Neighbourhood Context	Public Concerns Raised?	Council or Development Officer Decision?	Reason
Planned Group of Apartment Buildings	RH	Greenfield residential neighbourhood, no developed residential lots in vicinity	No	Development Officer	Zoned as RH, accommodates high rise residential, there is no established residential neighbourhood in the vicinity. No concerns raised.
Planned Group of Apartment Buildings	RH	Greenfield residential, established residential in the vicinity	Yes, significant	Council	Zoned as RH, accommodates high-rise residential, but presence of existing residential development in vicinity has caused sensitivity of the development site as evidenced by high levels of concern by the public.
Major Manufacturing facility	IH	Industrial	No	Development Officer	Not adjacent to residential neighbourhood, few concerns raised, but are able to be addressed by Conditions of approval.
Medium scale industrial office	IL	Industrial	No	Council	OCP requires Council's approval of medium scale industrial office.
Residential uses in MLM Zone	MLM	Greenfield Mixed (existing commercial)	No	Council	OCP requires Council waive the growth plan phasing requirement for this location.
Hazardous Materials Storage Facility	IH	Industrial	No.	Development Officer	No concerns raised by public. Hazardous materials issues can be managed as a technical process, subject to conditions.
Retail, 1500 square metres	MLM	Greenfield, Planned Mixed Use, no adjacent residential	No	Development Officer	Development conforms to planned development context, no existing residential in vicinity, technical matters can be managed through conditions and review process.
Retail, 500 square metres	ML	Infill, adjacent to mature residential neighbourhood	Yes	Council	Significant concerns raised by public, including traffic and parking on adjacent streets; adjacent existing neighbourhood.

