




























# ITEM 3.3 CHARTER BYLAW 19962 DAVIES INDUSTRIAL WEST

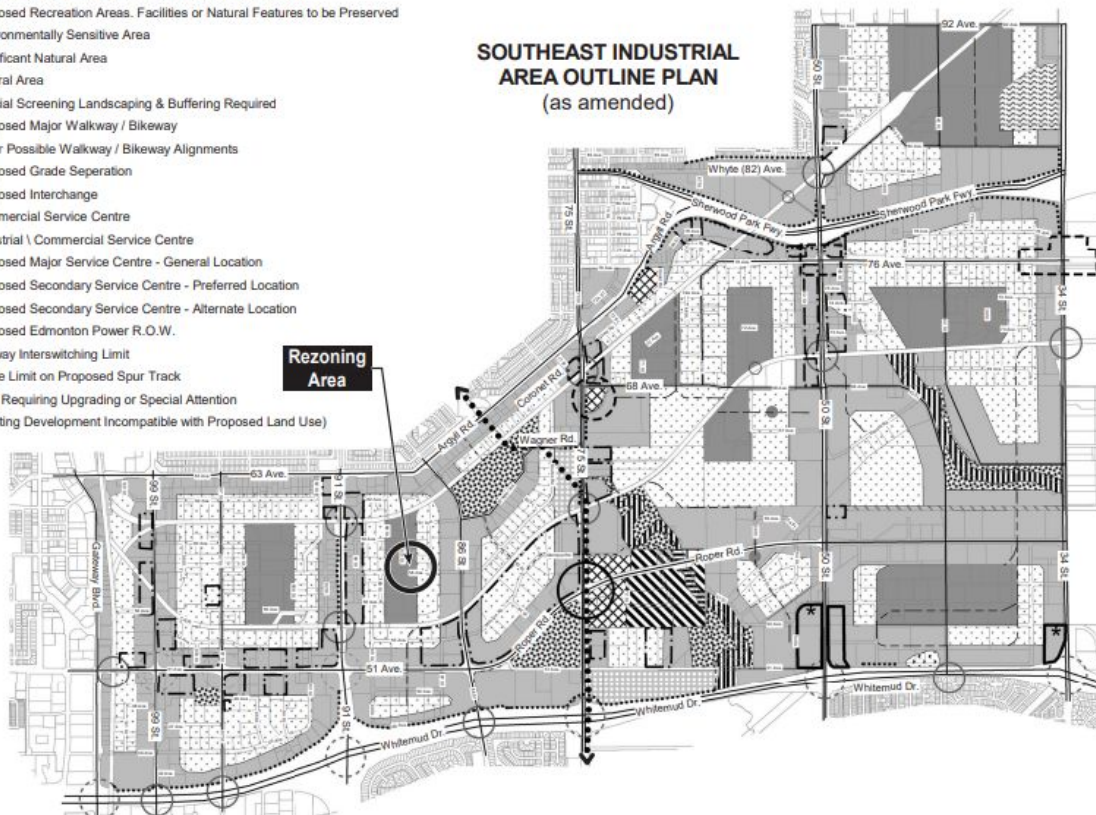
DEVELOPMENT SERVICES  
FEBRUARY 23, 2022

-  High Standard Industrial Development (M-1)
-  Medium Industrial Development (M-2)
-  Heavy Industrial Development (M-3)
-  Industrial Business Development
-  Commercial \ Industrial (Warehouse Sales)
-  Potential Future Recreation, Open Space or Industrial Business
-  Metropolitan Recreation Zone (Along Mill & Fulton Creeks)
-  Proposed Recreation Areas. Facilities or Natural Features to be Preserved
-  Environmentally Sensitive Area
-  Significant Natural Area
-  Natural Area
-  Special Screening Landscaping & Buffering Required
-  Proposed Major Walkway / Bikeway
-  Other Possible Walkway / Bikeway Alignments
-  Proposed Grade Separation
-  Proposed Interchange
-  Commercial Service Centre
-  Industrial \ Commercial Service Centre
-  Proposed Major Service Centre - General Location
-  Proposed Secondary Service Centre - Preferred Location
-  Proposed Secondary Service Centre - Alternate Location
-  Proposed Edmonton Power R.O.W.
-  Railway Interswitching Limit
-  4 Mile Limit on Proposed Spur Track
-  Area Requiring Upgrading or Special Attention  
(Existing Development Incompatible with Proposed Land Use)

-  Proposed Roadways
-  Stormwater Management Facility
-  Urban Transit Facility
-  Transit Oriented Service Centre
-  Valley Line LRT



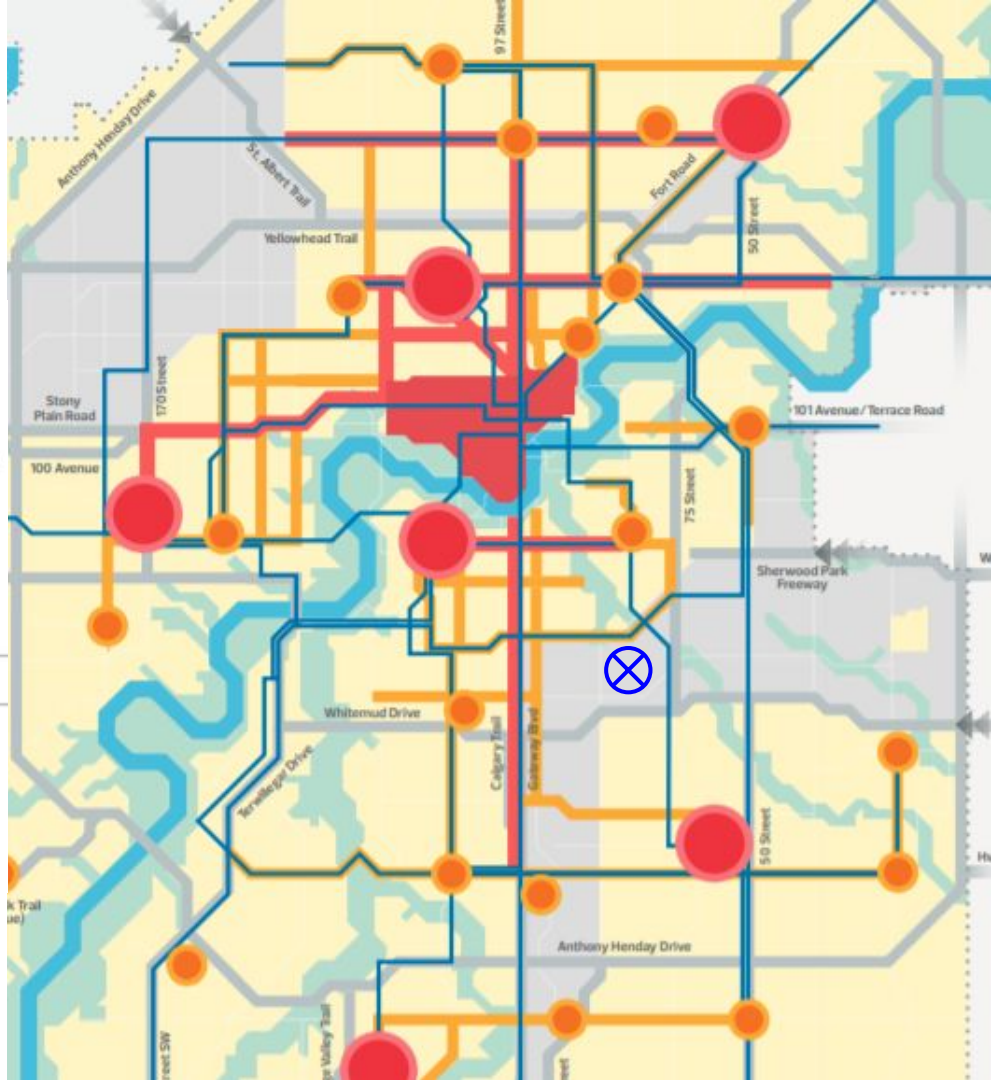
### SOUTHEAST INDUSTRIAL AREA OUTLINE PLAN (as amended)















ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

# 7 PROPOSED ZONING



## IM and IB COMPARISON

	<b>IM</b> <i>Current</i>	<b>IB</b> <i>Proposed</i>
<b><u>Building and Structures</u></b>	Medium Industrial	Industrial Business
<b>Height</b>	18 m+	12.0 m
<b>Front Setback</b>	3.0m	6.0 m
<b>Interior Side Setback</b>	0 m	0 m
<b>Flanking Side Setback</b>	0 m	0 m
<b>Rear Setback</b>	0 m	0m
<b>FAR</b>	2	1.2