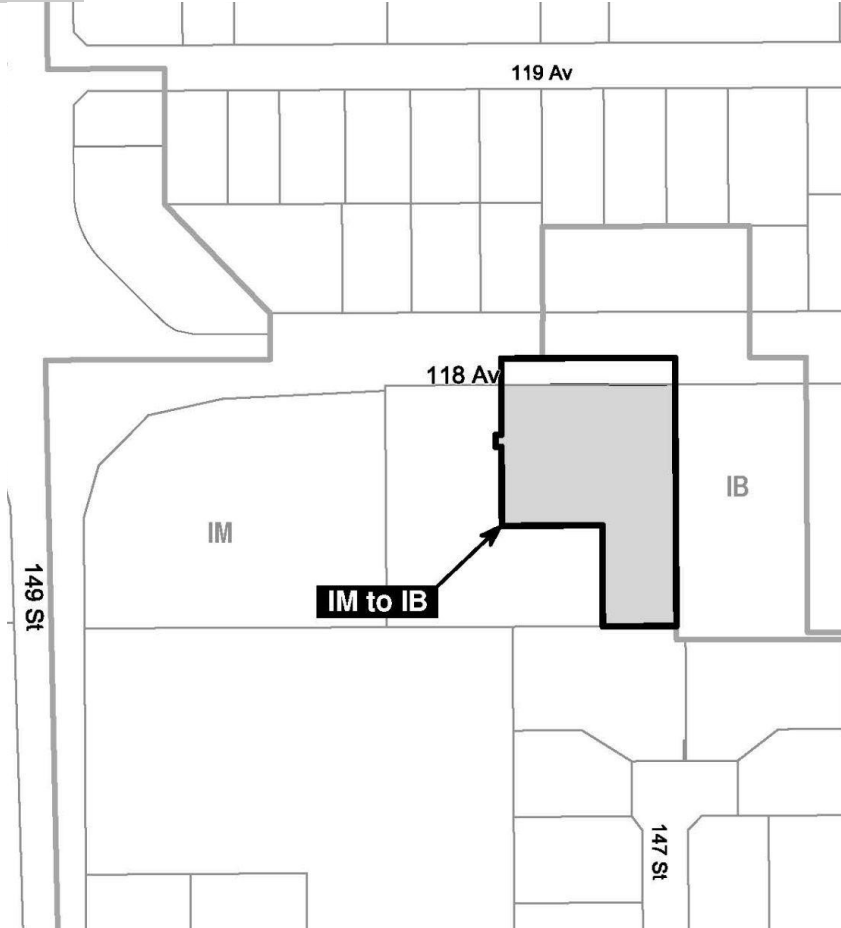


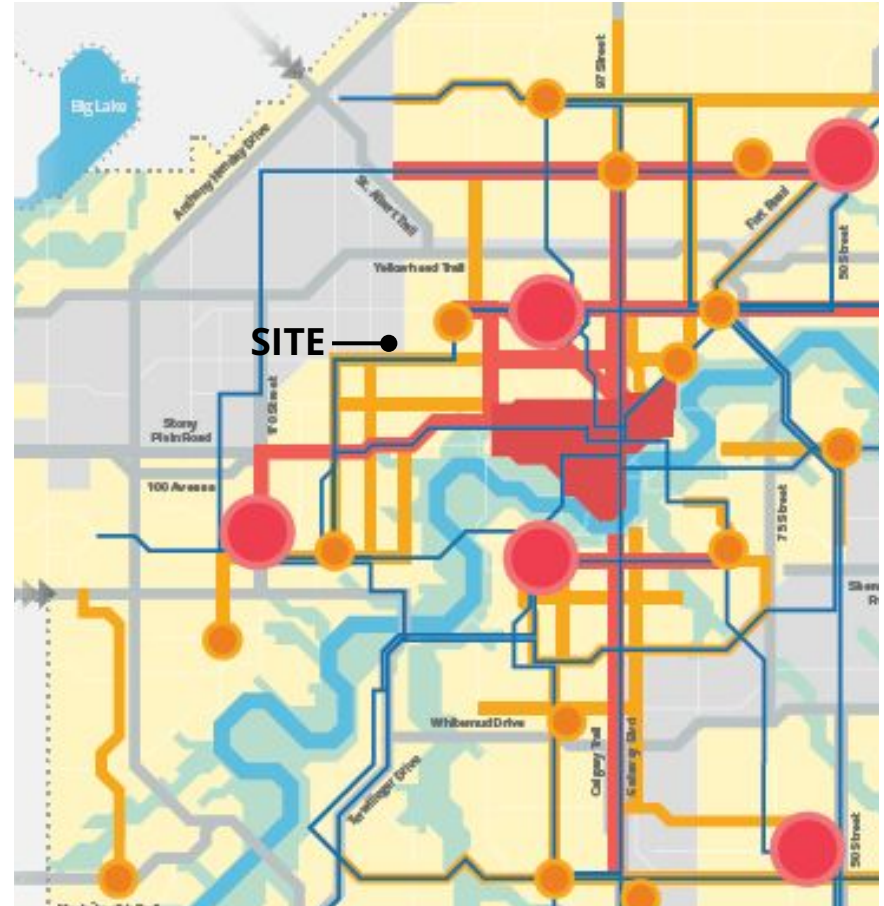


ITEM 4.3  
CHARTER BYLAW 20208  
HUFF BREMNER ESTATE INDUSTRIAL

DEVELOPMENT  
SERVICES  
August 16, 2022



# REZONING MAP



## THE CITY PLAN



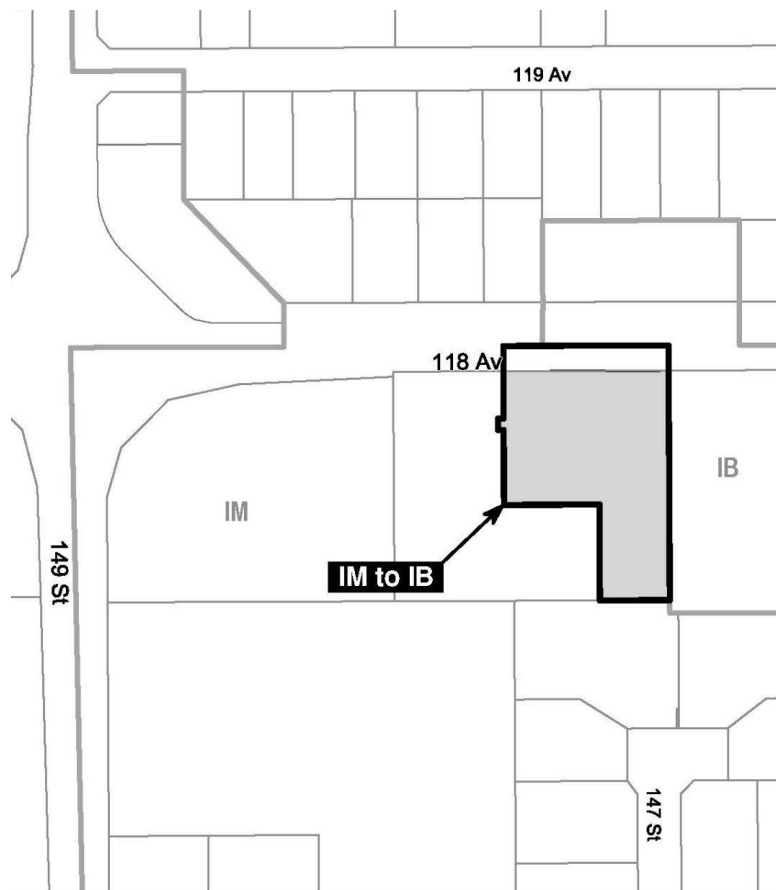


VIEW OF THE SITE LOOKING SOUTH FROM 118 AVENUE NW



VIEW FROM 118 AVENUE NW TO THE SECOND BUILDING AND THIRD BUILDING AT THE REAR OF SITE

# 4 PROPOSED ZONING



REGULATION	IM Current Zoning	IB Proposed Zoning
Max. Height	18.0 m	12.0 m
F.A.R (Floor Area Ratio)	2.0	1.2
Setbacks Front Side Rear (Lane)	3.0 m 0.0 m 0.0 m	6.0 m 0.0 m 0.0 m





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**