

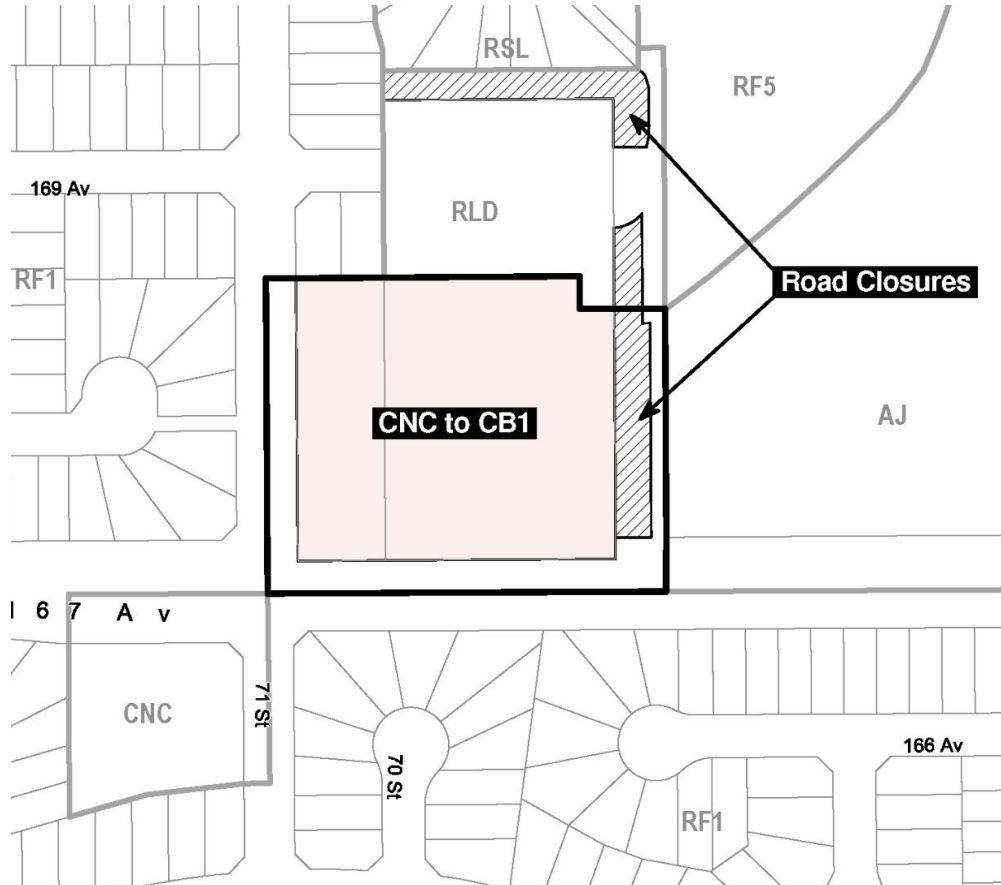


ITEMS 3.1 & 3.2  
BYLAW 20289 & CHARTER BYLAW 20313  
SCHONSEE

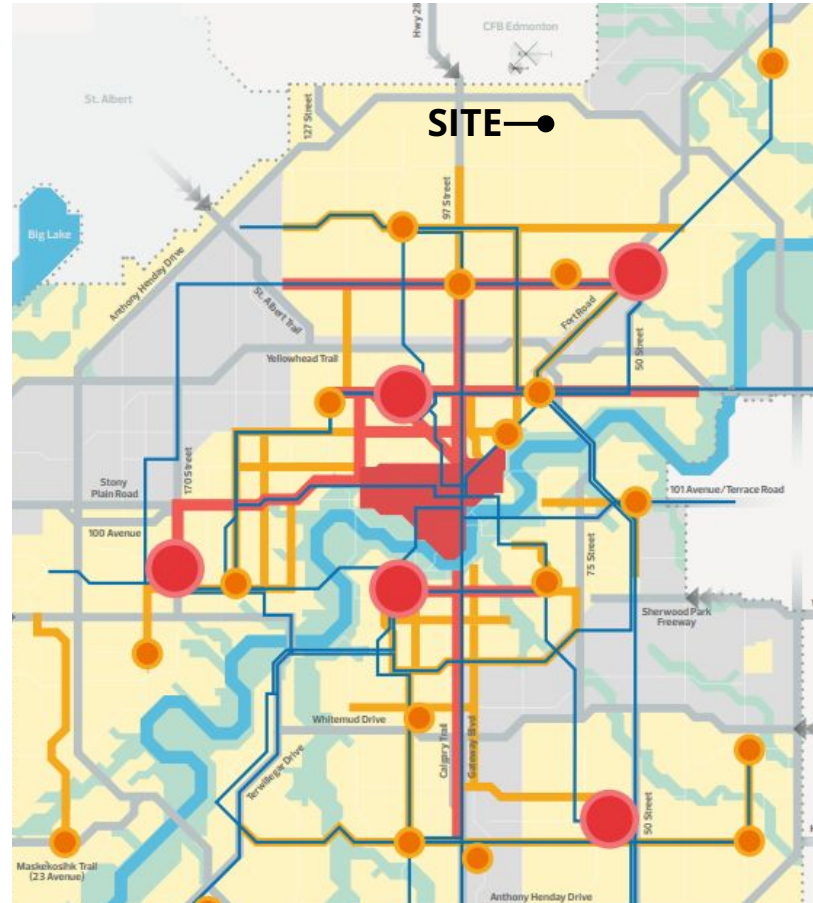
DEVELOPMENT  
SERVICES  
November 1, 2022



## POLICY REVIEW



REZONING &amp; ROAD CLOSURE MAP

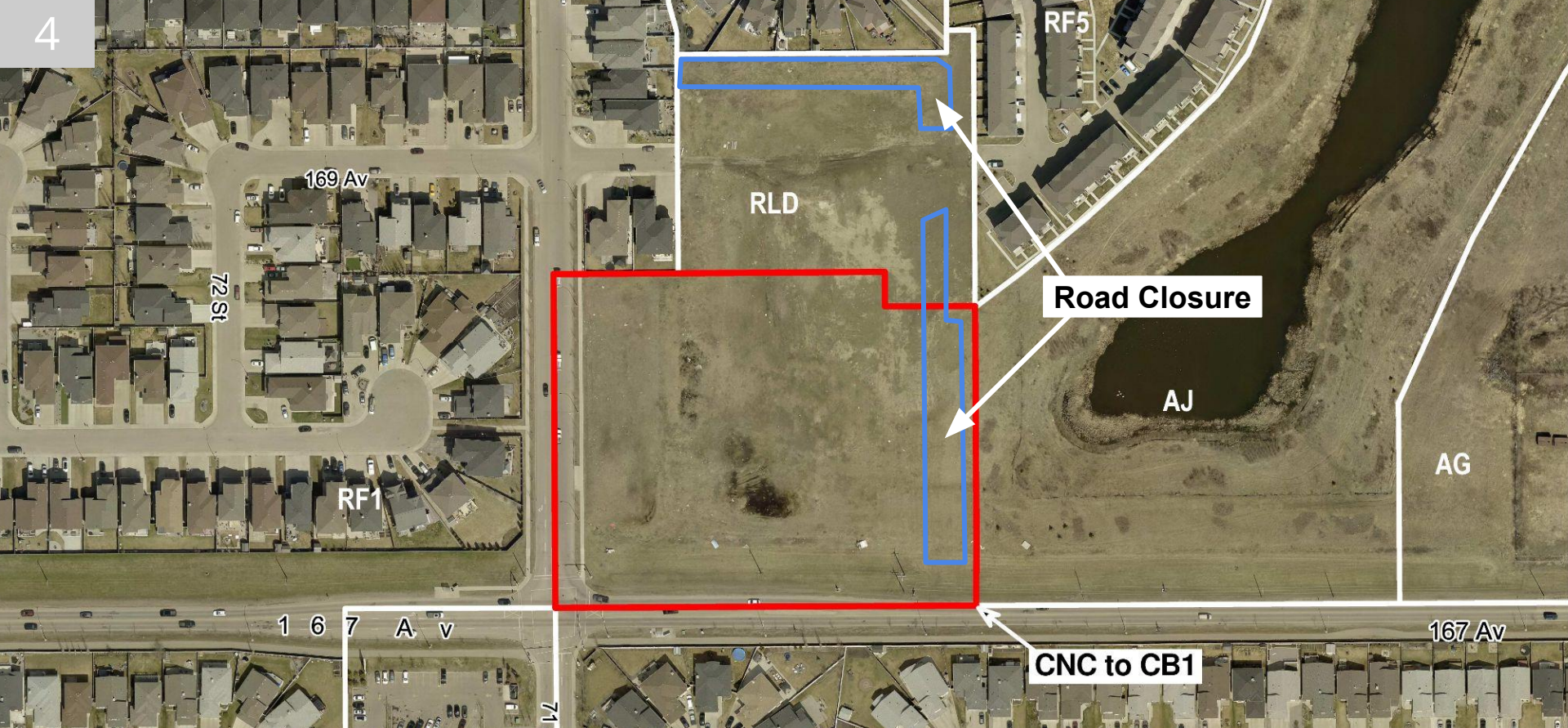


THE CITY PLAN

# 3 PROPOSED ZONING



REGULATION	CNC Current Zoning	CB1 Proposed Zoning
<b>Principal Building</b>	Commercial structure with opportunities for Multi-Unit Housing above-grade	
<b>Max. Height</b>	10.0 m	12.0 m
<b>Max. Floor Area Ratio (FAR)</b>	1.0	2.0
<b>Setbacks</b>		
North	3.0 m	3.0 m
East	3.0 m	3.0 m
West	4.5 m	3.0 m
South	4.5 m	3.0 m



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

