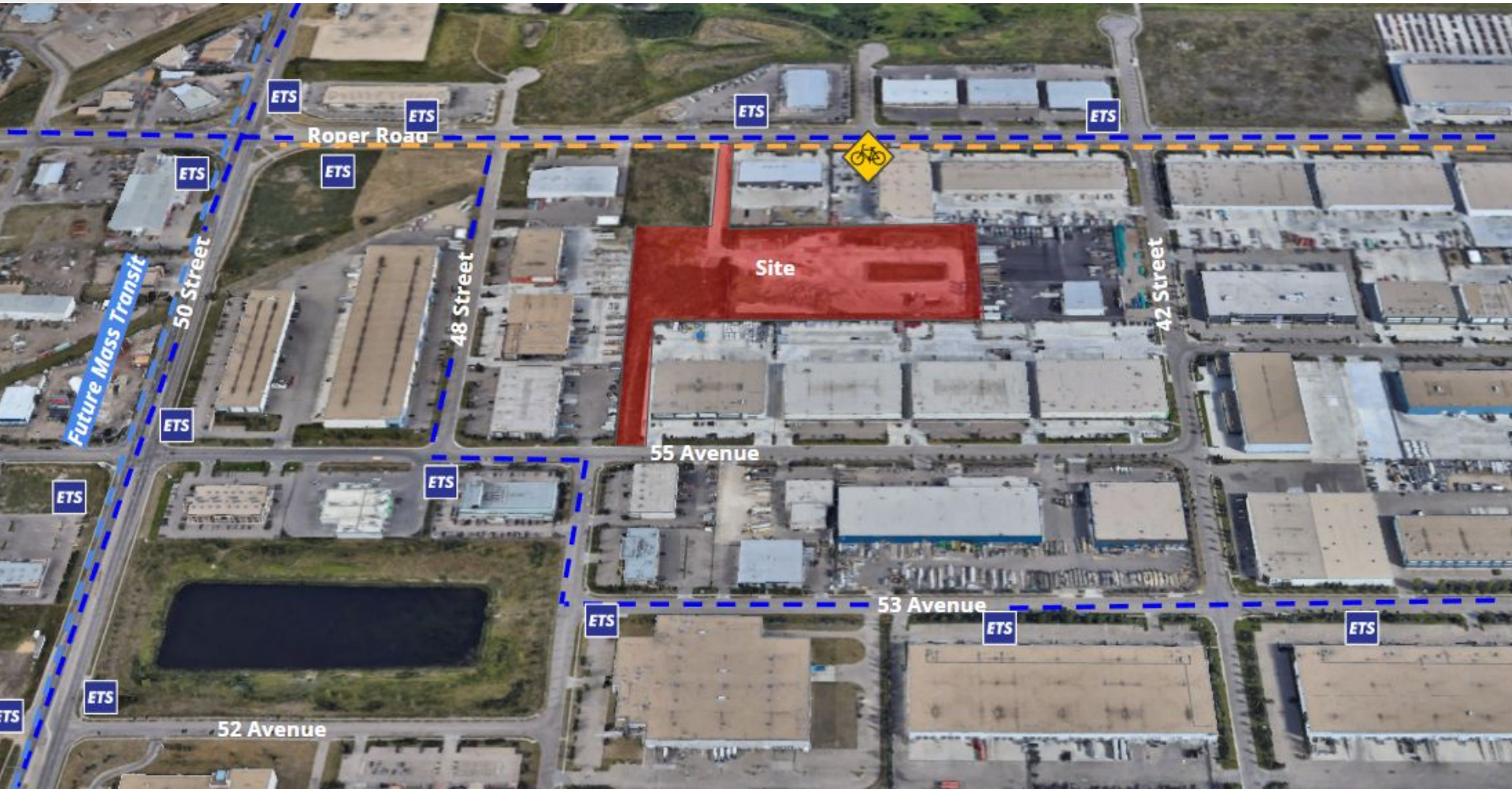


ITEMS 3.2 & 3.3
BYLAW 20680 & CHARTER BYLAW 20681
PYLYPOW INDUSTRIAL

DEVELOPMENT
SERVICES
December 11, 2023





No Comments



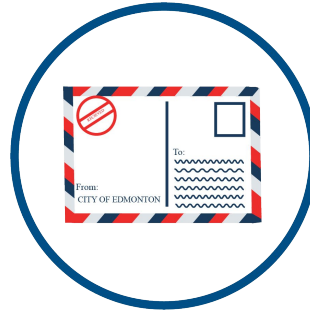
CITY WEBPAGE
July 7, 2023



MAILED NOTICE
September 7, 2023



SITE SIGNAGE
October 3, 2023



PUBLIC HEARING
NOTICE
November 16, 2023



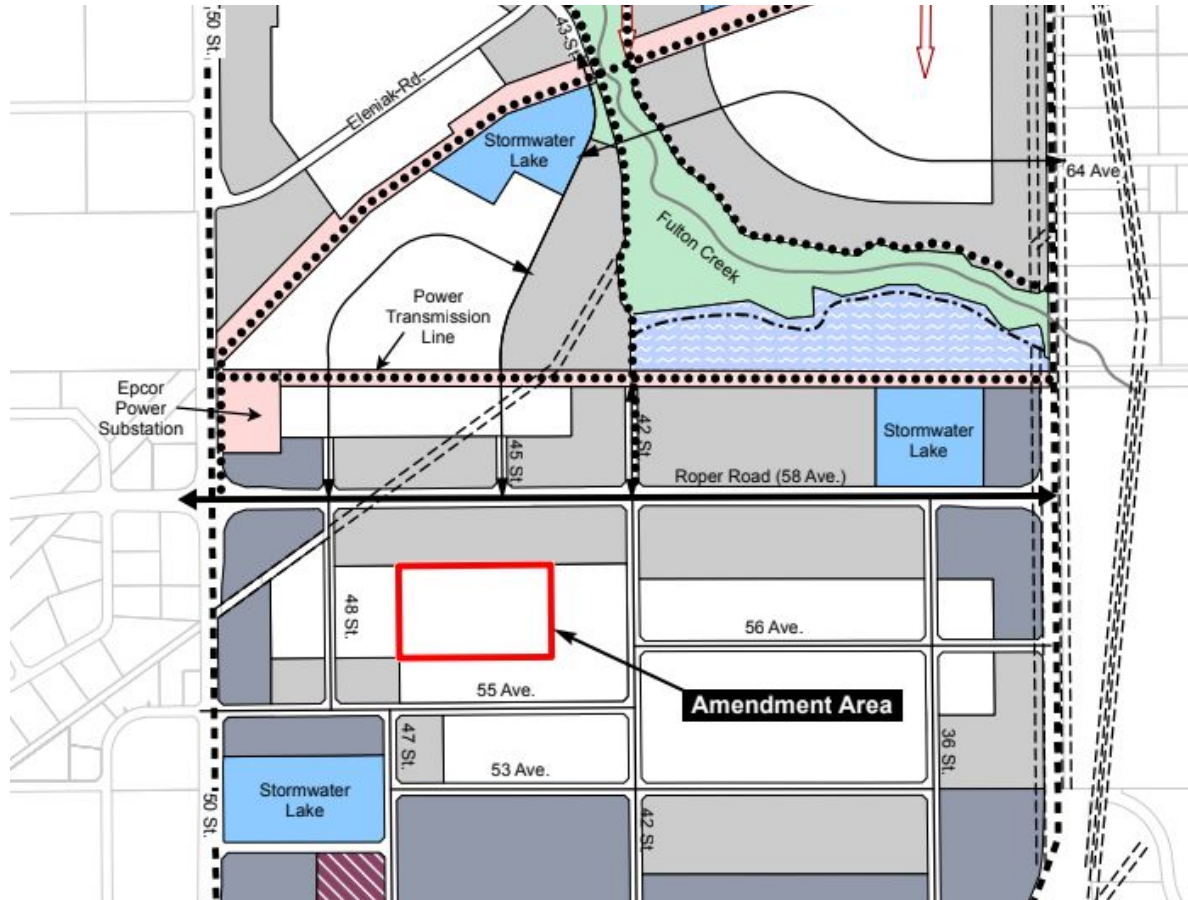
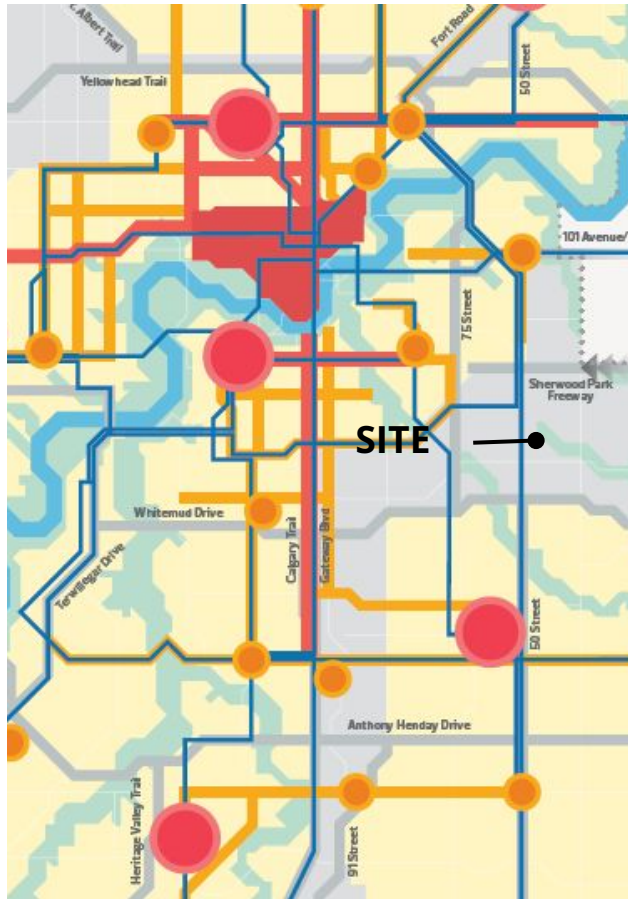
JOURNAL AD
November 24 &
December 2, 2023

PROPOSED ZONING



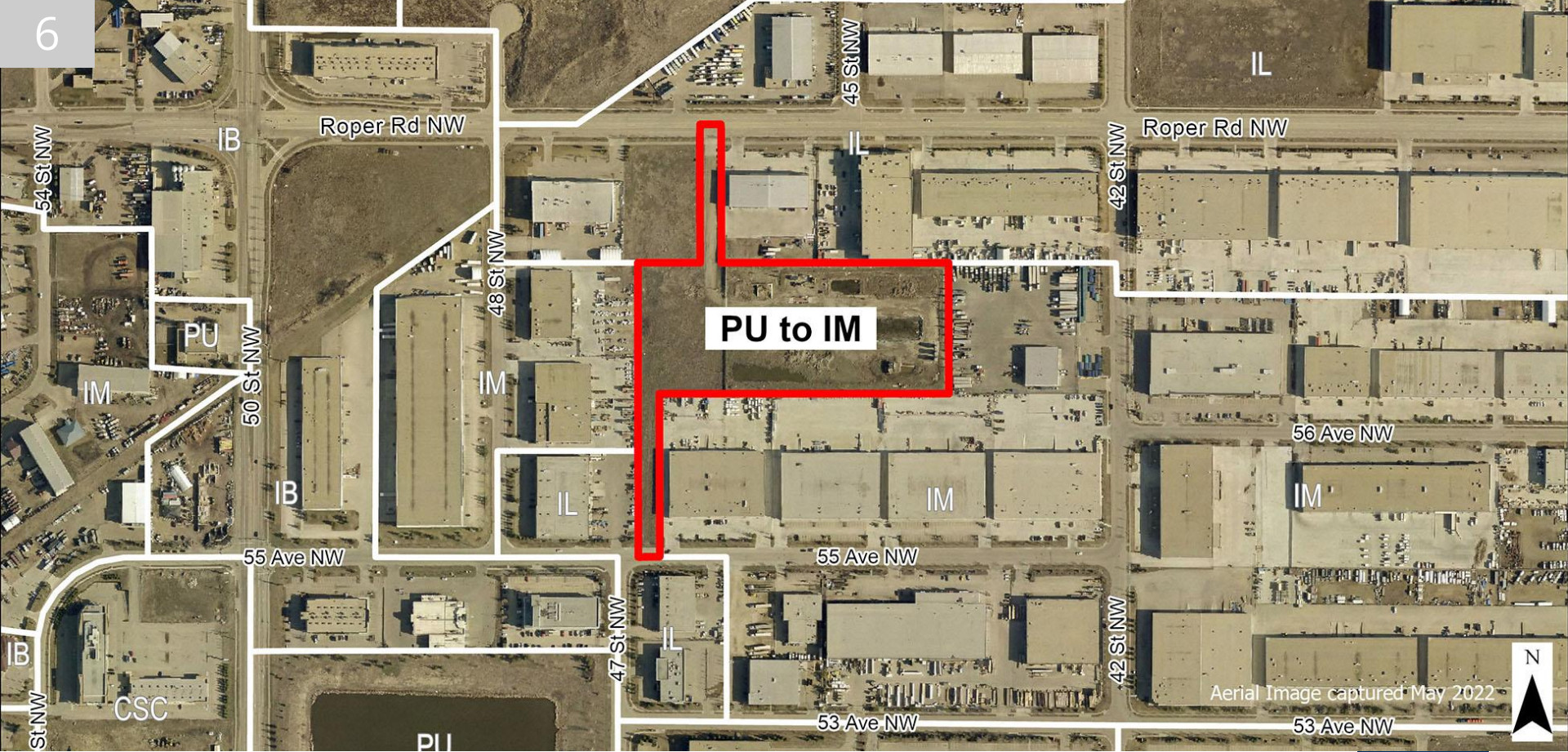
REGULATION	PU Current Zoning	IM Proposed Zoning	IM ZB 20001 Equivalent
Height	18.0 m	18.0 m	18.0 m
Floor Area Ratio	N/A	2.0	2.0
Front Setback	6.0 m	3.0 m	3.0 m
Side Setback	4.5 m	0.0 m	0.0 m (abutting an industrial zone) 6.0 m (abutting a non industrial zone)
Rear Setback	7.5 m	0.0 m	0.0 m

5 POLICY REVIEW



THE CITY PLAN

PLYPOW INDUSTRIAL ASP



Aerial Image captured May 2022

ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**

Edmonton