



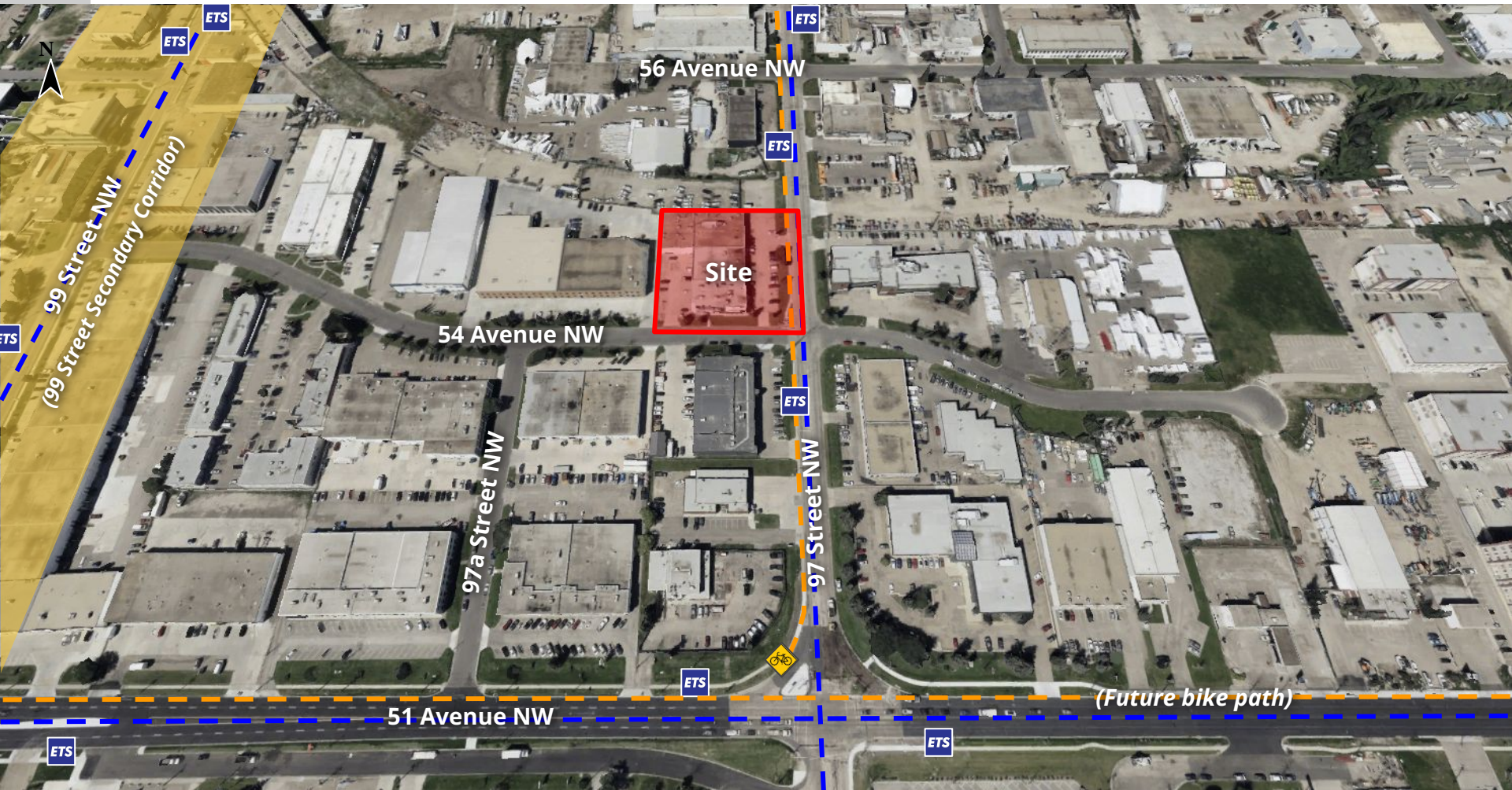
**ITEM 3.14**

BYLAW 21121  
CORONET INDUSTRIAL

DEVELOPMENT  
SERVICES  
APRIL 28, 2025

Edmonton







# 3 PROPOSED ZONING



REGULATION	IM Current Zone	DC Proposed Zone
Typical Uses	Industrial  Limited Commercial Uses with additional regulations  Basic Service	Industrial  Commercial Uses with additional regulations  Limited Community Uses ( <i>excluding childcare</i> )  Basic Service
Height	<b>18.0 m</b> (5 Storeys)	<b>18.0 m</b> (5 Storeys)
Max. FAR	<b>2.0</b>	<b>2.0</b>
Min Setback (Abutting Streets)	<b>3.0 m</b>	<b>3.0 m</b>
Min Setback (Abutting Sites in Industrial Zones)	<b>0 m</b>	<b>0 m</b>

## Comments (0)

- No responses received



CITY WEBPAGE  
December 9, 2024



MAILED NOTICE  
December 24, 2024



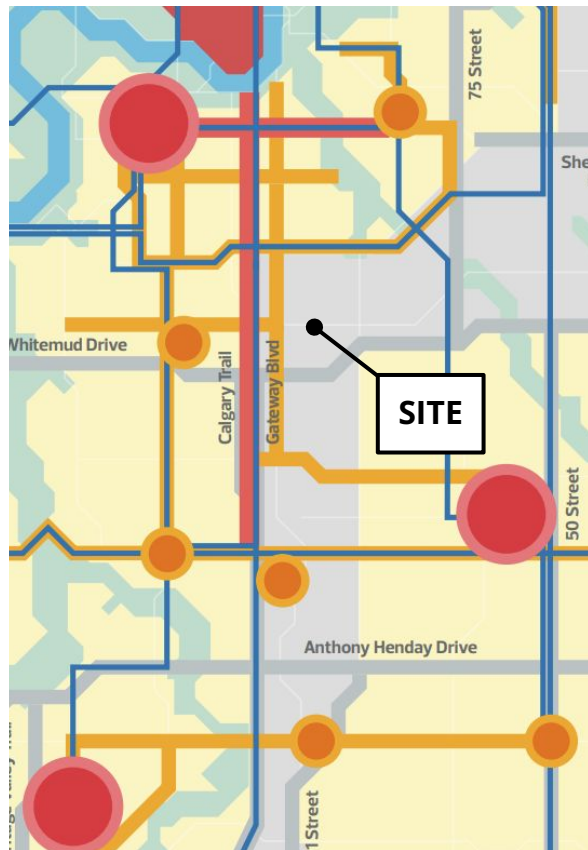
SITE SIGNAGE  
March 26, 2025



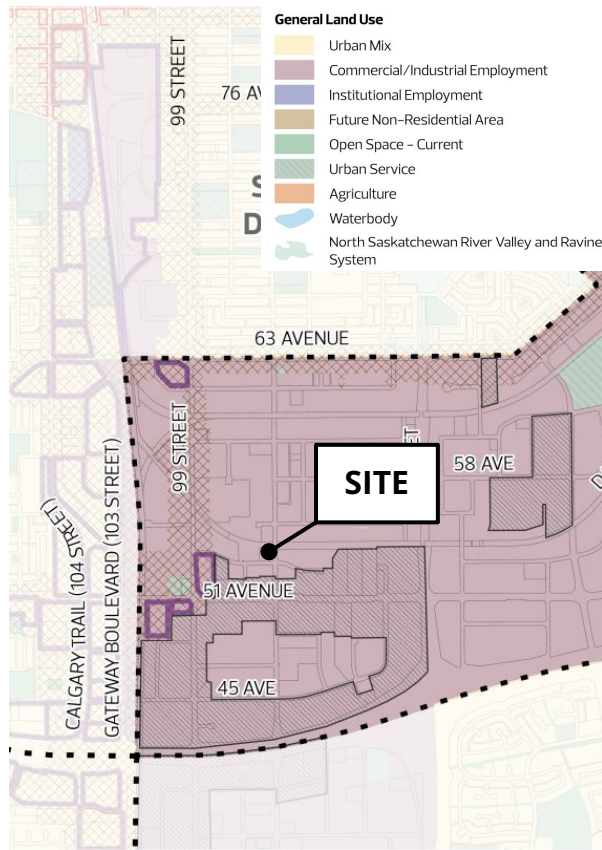
PUBLIC HEARING  
NOTICE  
April 3, 2025



JOURNAL AD  
April 11, 2025 &  
April 19, 2025



THE CITY PLAN



SOUTHEAST DISTRICT PLAN



SITE VIEW





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**