



ITEM 3.16
BYLAW 21172
Calgary Trail North

DEVELOPMENT
SERVICES
June 9, 2025



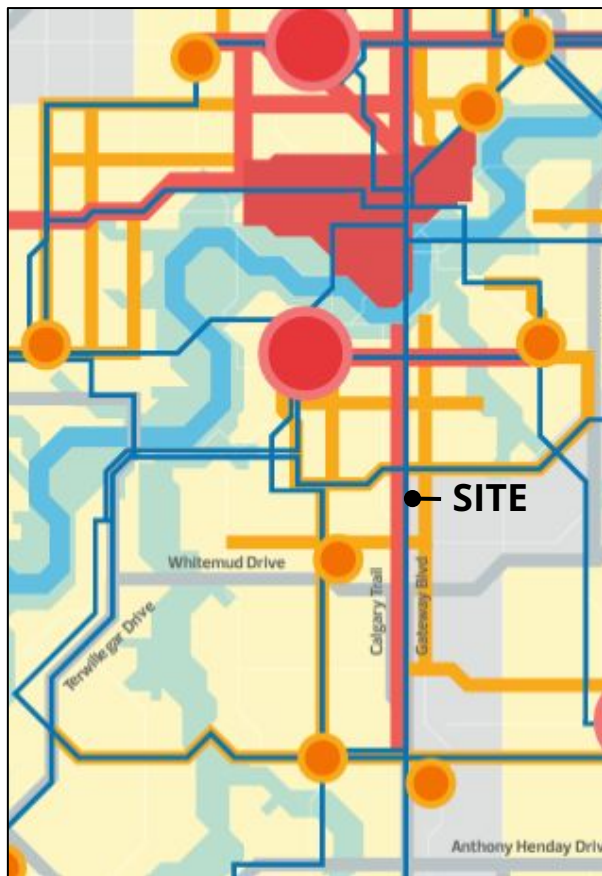
3 PROPOSED ZONING



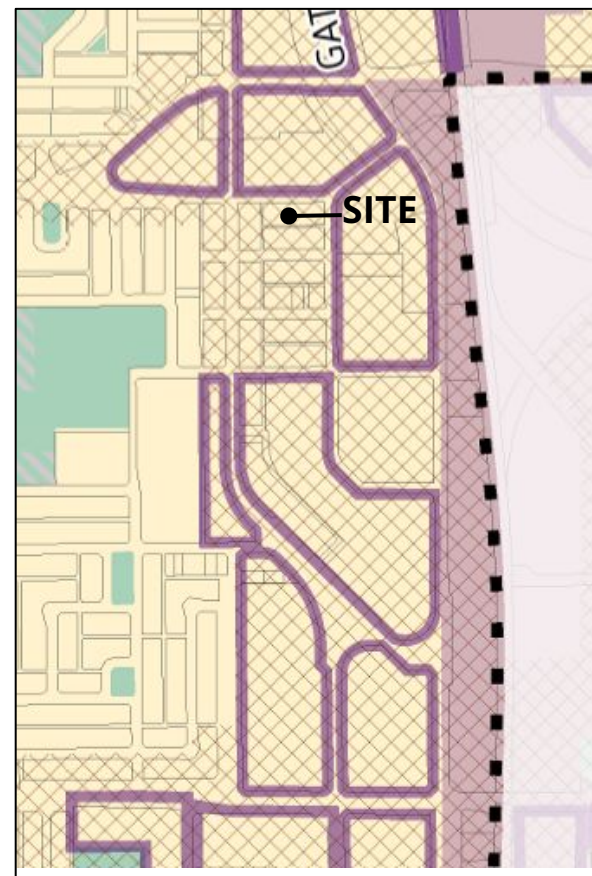
REGULATION	IH Current Zoning	BE Proposed Zoning
Principal Building	none	Potential: Office Building
Height	30.0	16.0m
Minimum Site area	1.0 ha	none
Setbacks North (61 Ave) South (lane) East West	3.0 m 0 m 0 m 0 m	6.0 m 0 m 0 m 0 m
Permitted Uses	Heavy Industrial and Basic Service uses No commercial uses listed.	Light industrial and a variety of small commercial businesses Generally limited to 500m ² floor area



SITE VIEW



THE CITY PLAN

SCONA PLANNING DISTRICT - Map 4
Land Use Concept



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**