



ITEM 3.41
BYLAW 21254
YELLOWHEAD CORRIDOR EAST

DEVELOPMENT
SERVICES
AUG 18, 2025





3 PROPOSED ZONING



REGULATION	IM Current Zoning	BE Proposed Zoning
Typical Uses	Industrial Uses Commercial Uses Special Event Minor Utility	Minor Industrial Indoor Sales & Service Child Care Service Office
Height	18.0 m	16.0 m
Max FAR	2.0	1.6
Min Setback to street	3.0 m	6.0 m

Respondents (1)

Support (1)

- Daycares are needed for this area



CITY WEBPAGE
April 11, 2025



MAILED NOTICE
April 17, 2025



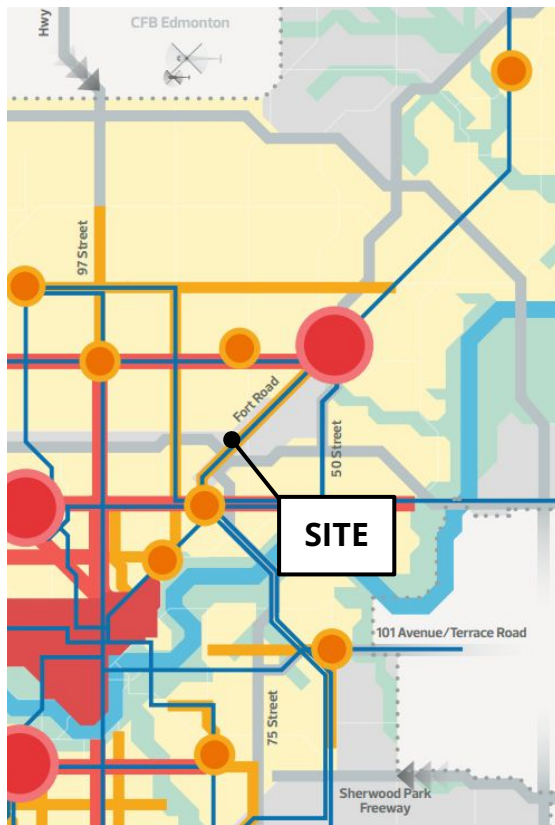
1:1 COMMUNICATION



PUBLIC HEARING
NOTICE
July 29, 2025



JOURNAL AD
August 1 & 9,
2025



The City Plan



North Central District Plan



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**