



ITEM 3.46  
BYLAW 21621  
HUFF BREMNER ESTATE INDUSTRIAL

DEVELOPMENT  
SERVICES  
AUG 18, 2025

Edmonton





# 3 COMMUNITY INSIGHTS

Respondents (0)

No Responses



CITY WEBPAGE  
Feb 26, 2025



MAILED NOTICE  
Apr 7, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Apr 15, 2025



PUBLIC HEARING  
NOTICE  
July 24, 2025



JOURNAL AD  
Aug 1 and 9,  
2025

# 4 PROPOSED ZONING

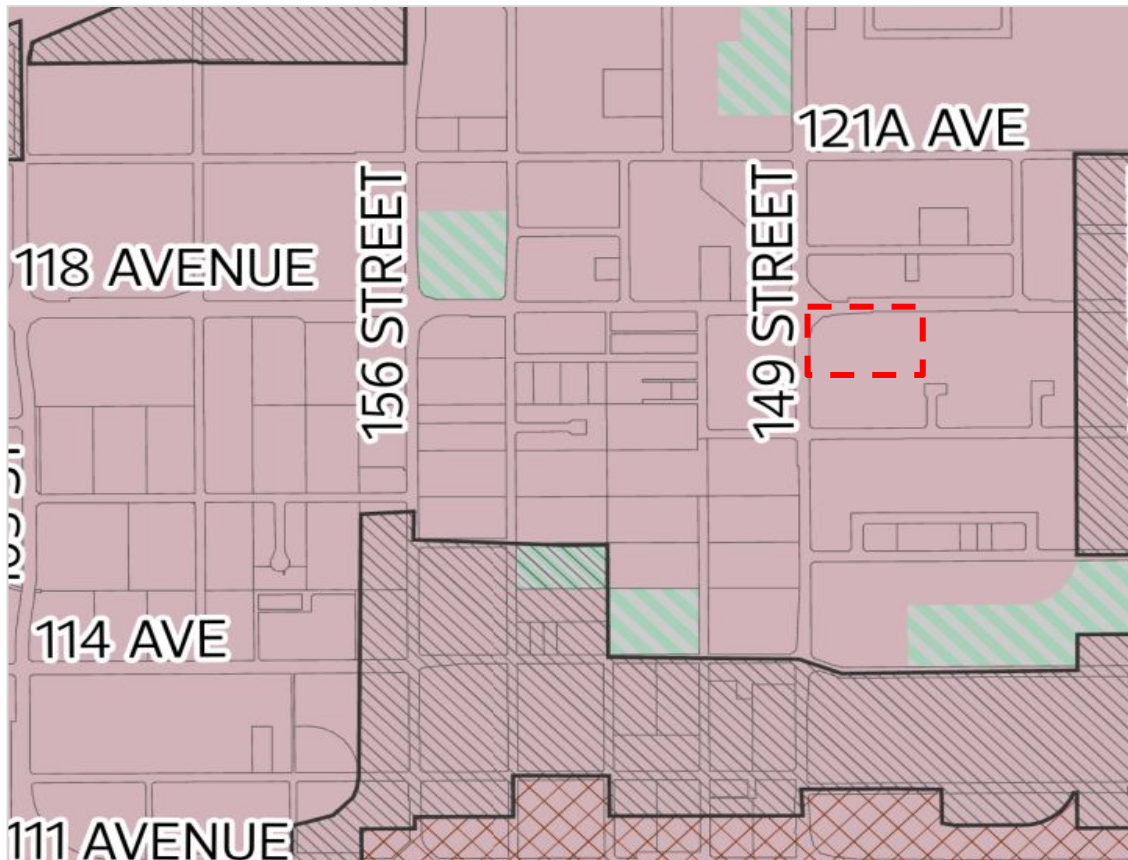


REGULATION	IM Current Zoning	BE Proposed Zoning
<b>Principal Building</b>	Minor Industrial	Minor Industrial Major and Minor Indoor Entertainment
<b>Height</b>	18.0 m	16.0 m
<b>FAR</b>	2.0	1.6
<b>Setbacks</b> North (118 Ave) South (Alley) East West (106a St)	3.0 m 0 m 0 m 3.0 m	6.0 m 0 m 0 m 6.0 m





Site View



Jasper Place District Plan





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**