

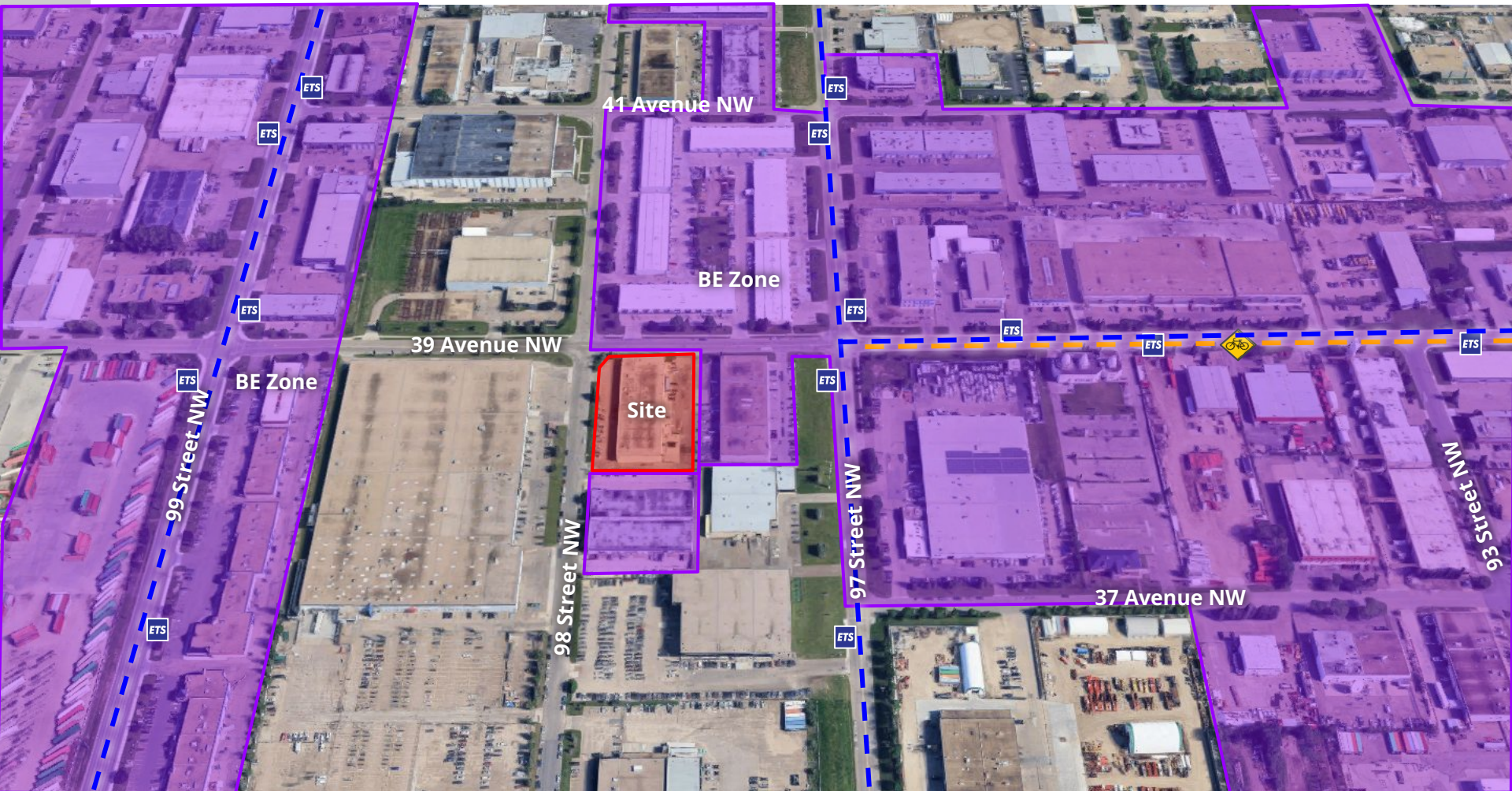


Aerial image captured Fall 2024

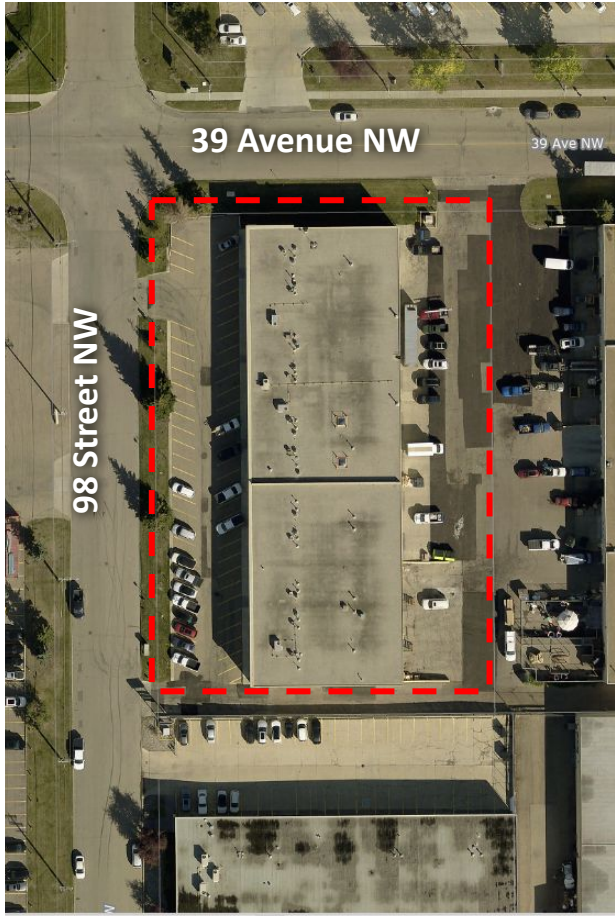
ITEMS 3.11
BYLAW 21253
STRATHCONA INDUSTRIAL PARK

DEVELOPMENT
SERVICES
SEP 15, 2025

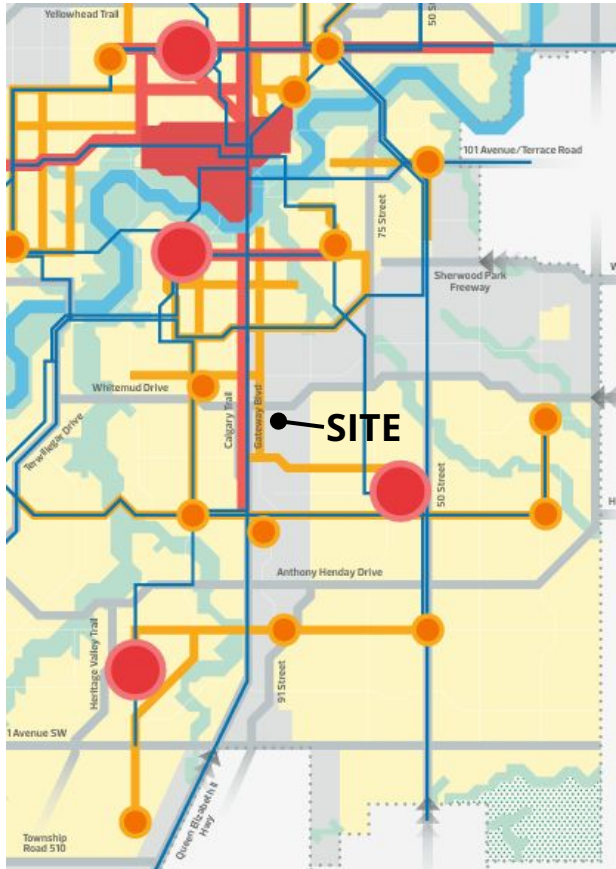




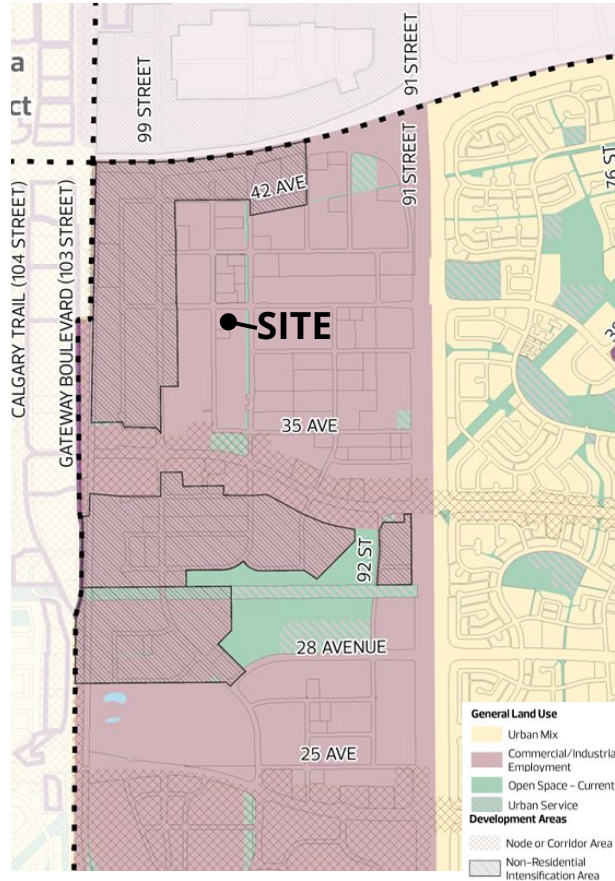
3 PROPOSED ZONING



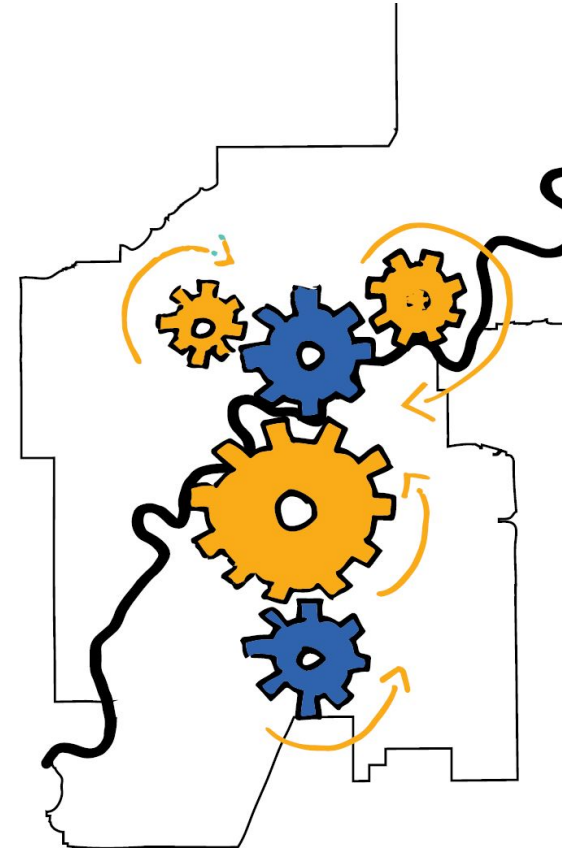
REGULATION	IM Current Zoning	BE Proposed Zoning
Principal Building	Existing Building - No change to physical building	
Height	18.0 m	16.0 m
FAR	2.0	1.6
Setbacks From Streets From Alleys From Sites	3.0 m 3.0 m 0.0 m - 6.0m	4.5 - 6.0 m 0.0 m 0.0 - 6.0 m
Permitted Uses	Light -medium industrial with limited supporting commercial and community uses (max 300sqm)	Light industrial variety of small commercial & community uses (max 500sqm)



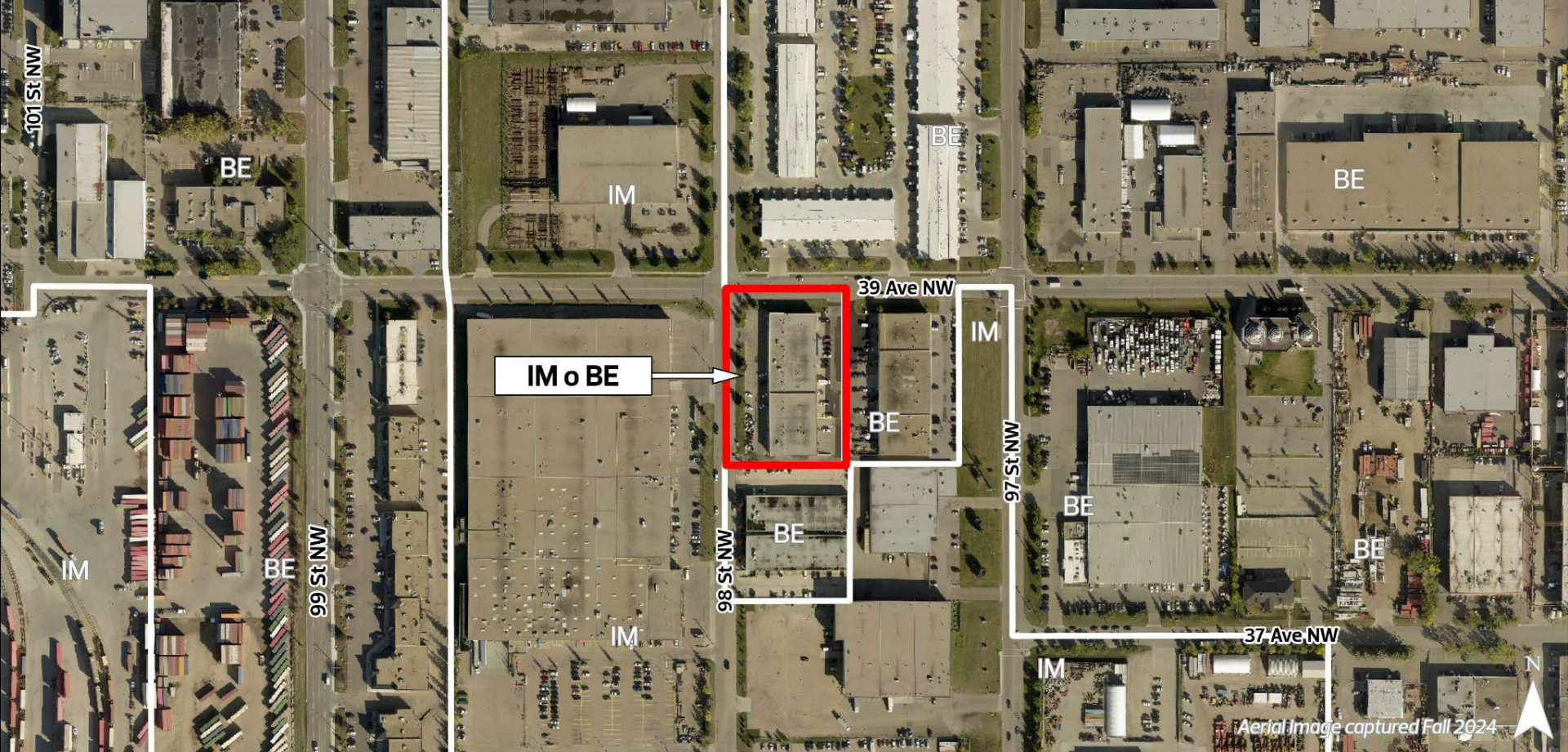
The City Plan



Mill Woods & Meadows District Plan:



Catalyze And Converge



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**