



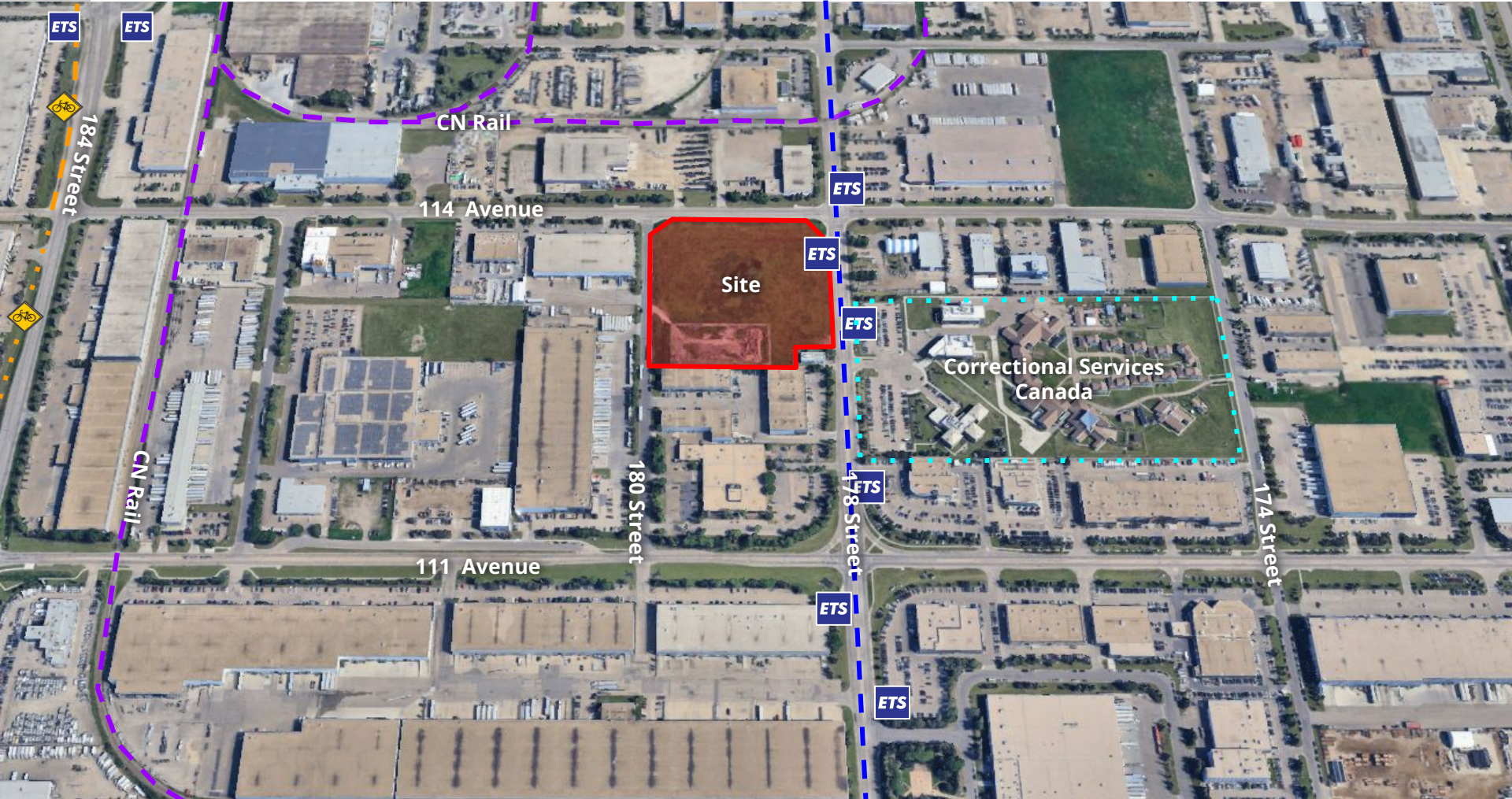
Aerial Image captured Fall 2024

ITEMS 3.09 & 3.10
BYLAWS 21331 & 21332
EDMISTON INDUSTRIAL

DEVELOPMENT
SERVICES
Feb 3, 2025



SITE CONTEXT



Respondents (0)



CITY WEBPAGE
July 23, 2025



MAILED NOTICE
August 6, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
November 6, 2025



PUBLIC HEARING
NOTICE
January 8, 2026



JOURNAL AD
Jan 16 & 24, 2026

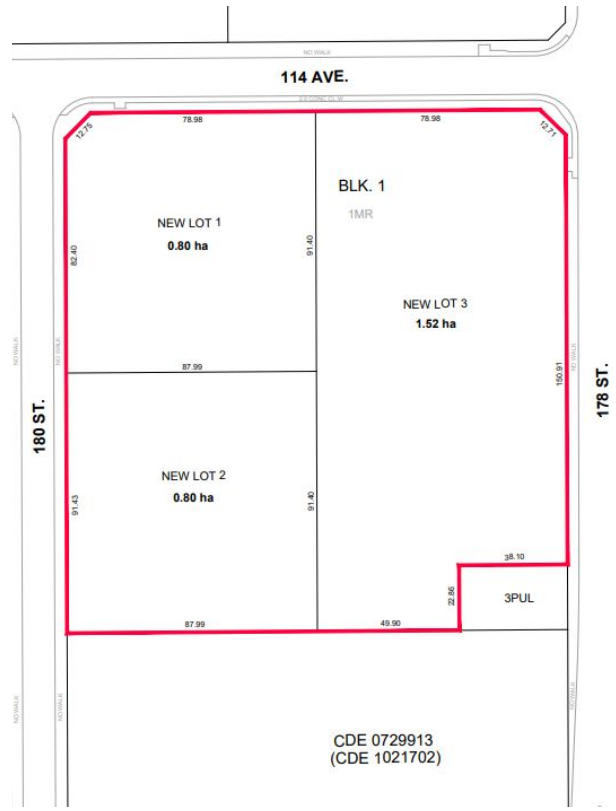
JASPER PLACE DISTRICT PLAN

Current Concept Map*Proposed Concept Map***Commercial/Industrial Employment Areas**

The Commercial/Industrial Employment areas preserve dedicated space for employment uses, along with the infrastructure and amenities required to support these uses.

2.5.3.3 Support light industrial and commercial businesses with a higher standard of design along Arterial Roadways

5 PROPOSED ZONING



Tentative Subdivision Plan

REGULATION	FD Current Zoning	BE Proposed Zoning
Typical Uses	Agriculture, Limited, Discretionary Commercial, Community and Minor Industrial	Light Industrial, Commercial
Height	12.0 m	16.0 m
Maximum FAR	N/A	1.6
Setbacks		
North (114 Ave)	7.5 m	4.5 m
South	7.5 m	0.0 m
East (178 St)	7.5 m	6.0 m
West (180 St)	7.5 m	4.5 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

