

Industrial Zone Review Project

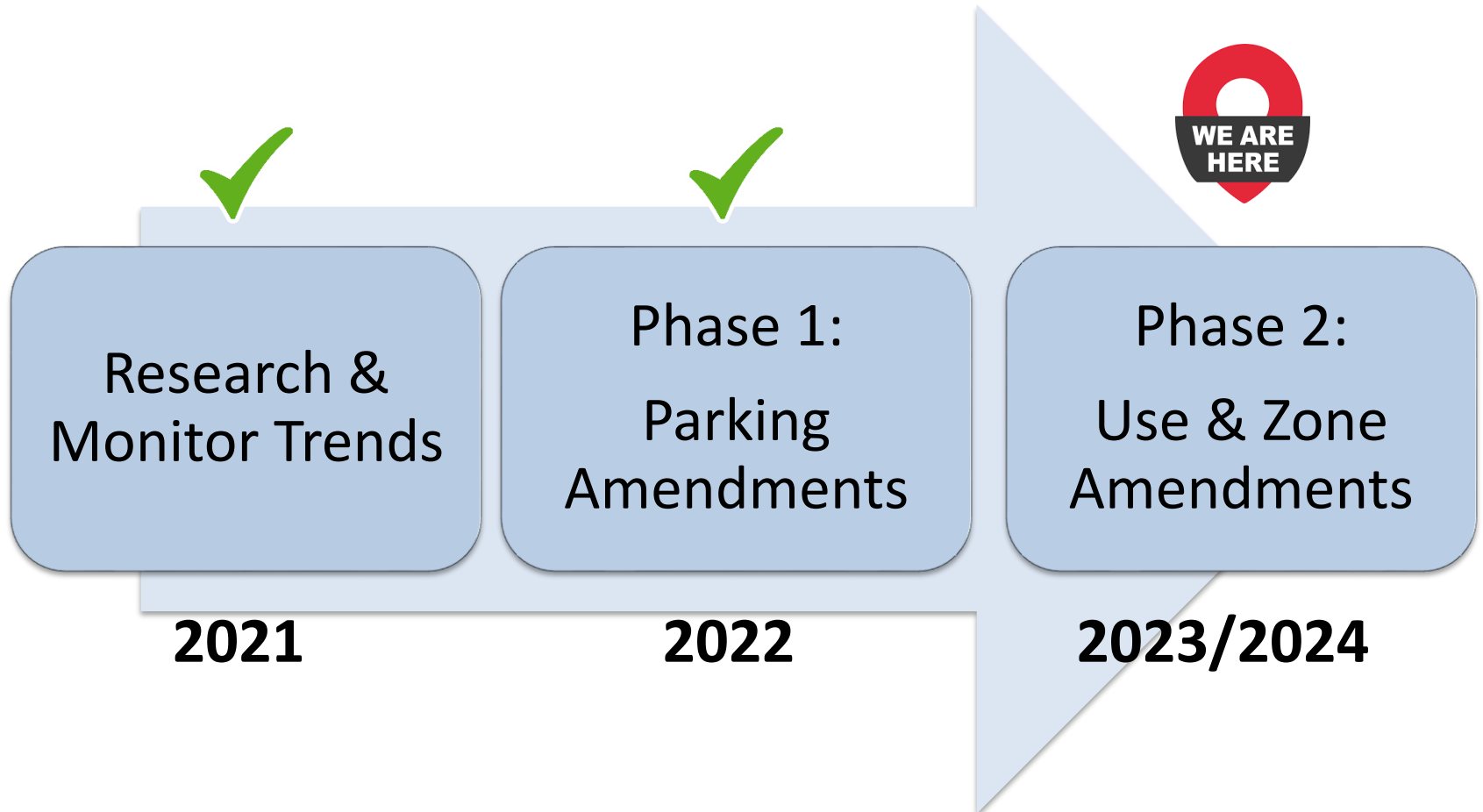
Amendment to Land Use Bylaw

Bylaw No. 1171-2024

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Industrial Zone Review Project



Phase 2 Comprehensive Amendments

Administrative Changes:

- Provide clear, concise & consistent regulations
- Ensure regulations read intuitively
- Correct inconsistencies

Phase 2 Comprehensive Amendments

Consolidation of GC & CSC Districts:

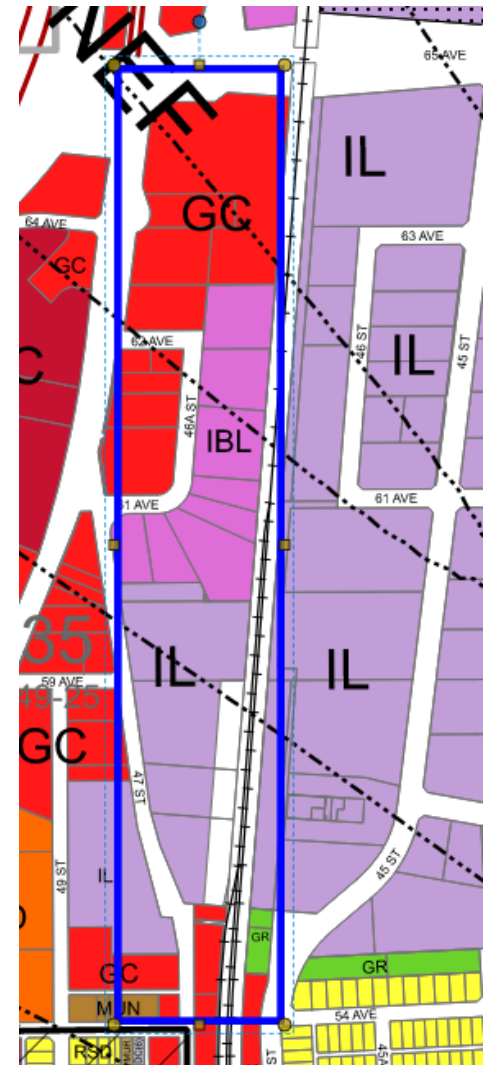
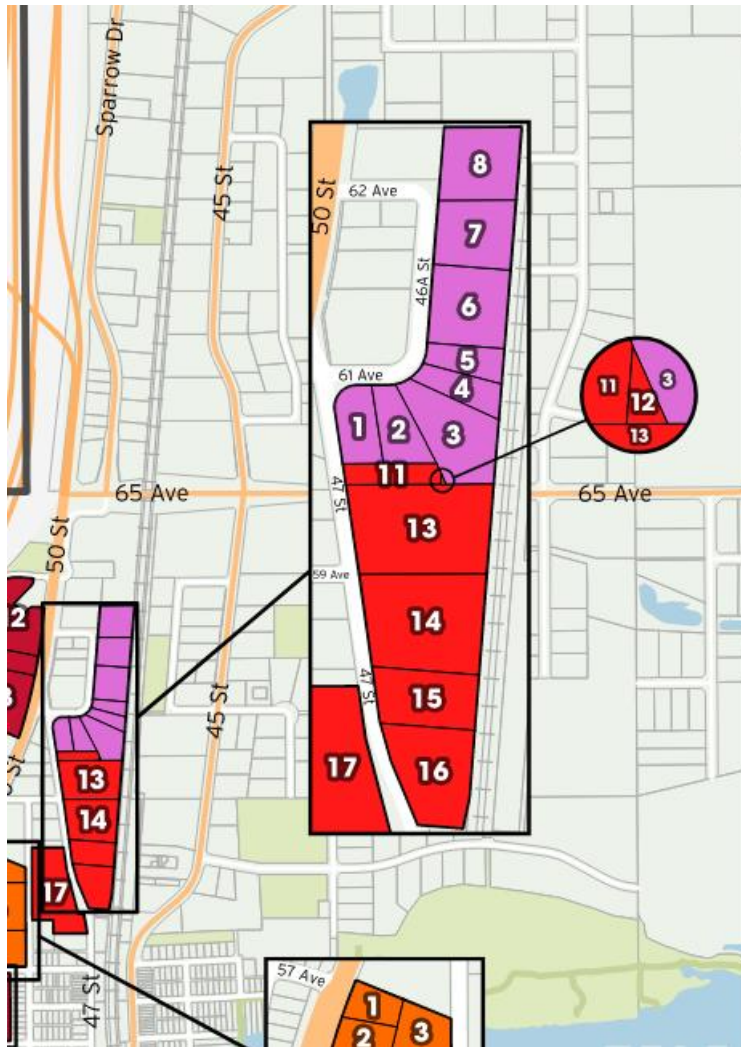
- Removal of CSC District
- Flexible regulations to reduce barriers
- Updated mapping

Phase 2 Comprehensive Amendments

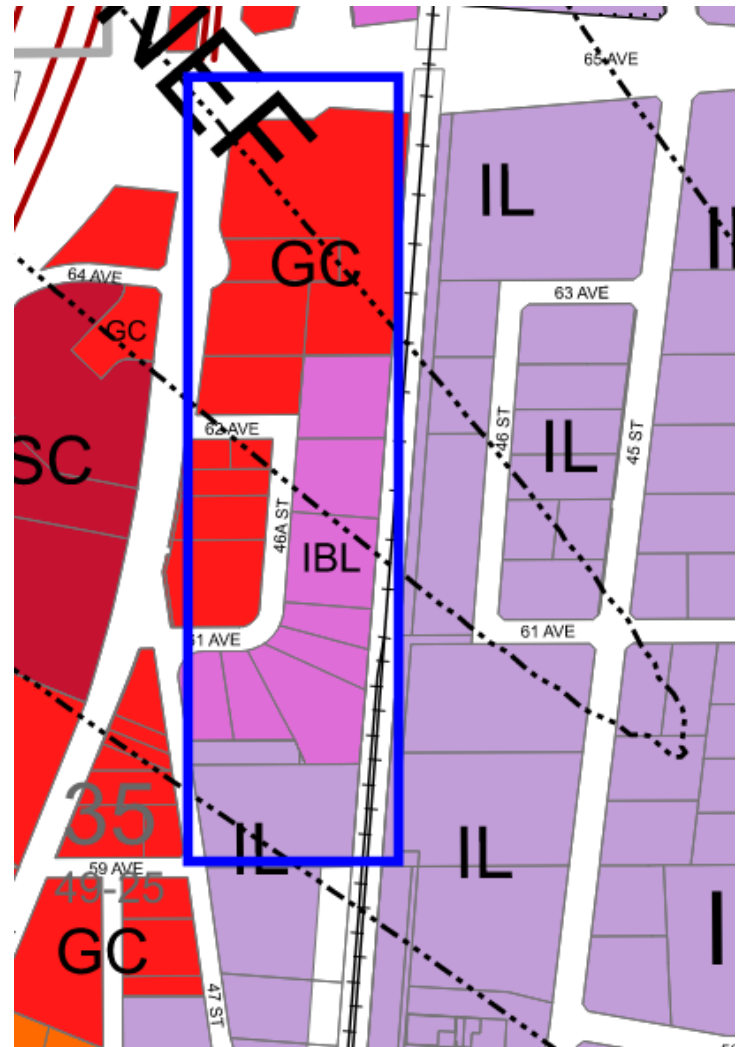
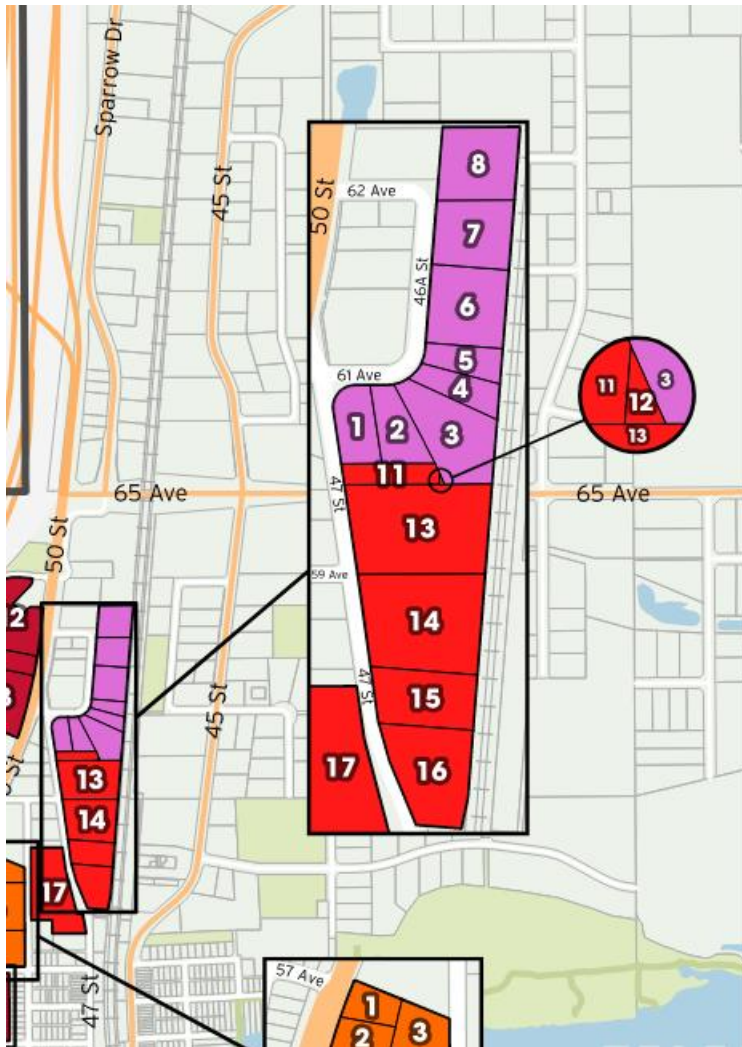
Amendments to GC District:

- Flexible regulations to limit non-conforming:
 - Add 3 uses & modify setbacks
 - Setbacks at Development Authority discretion

Shipping Containers Abutting Railway



Parking Exemption Abutting Railway



Phase 2 Comprehensive Amendments

Amendments to CBO & IBL District:

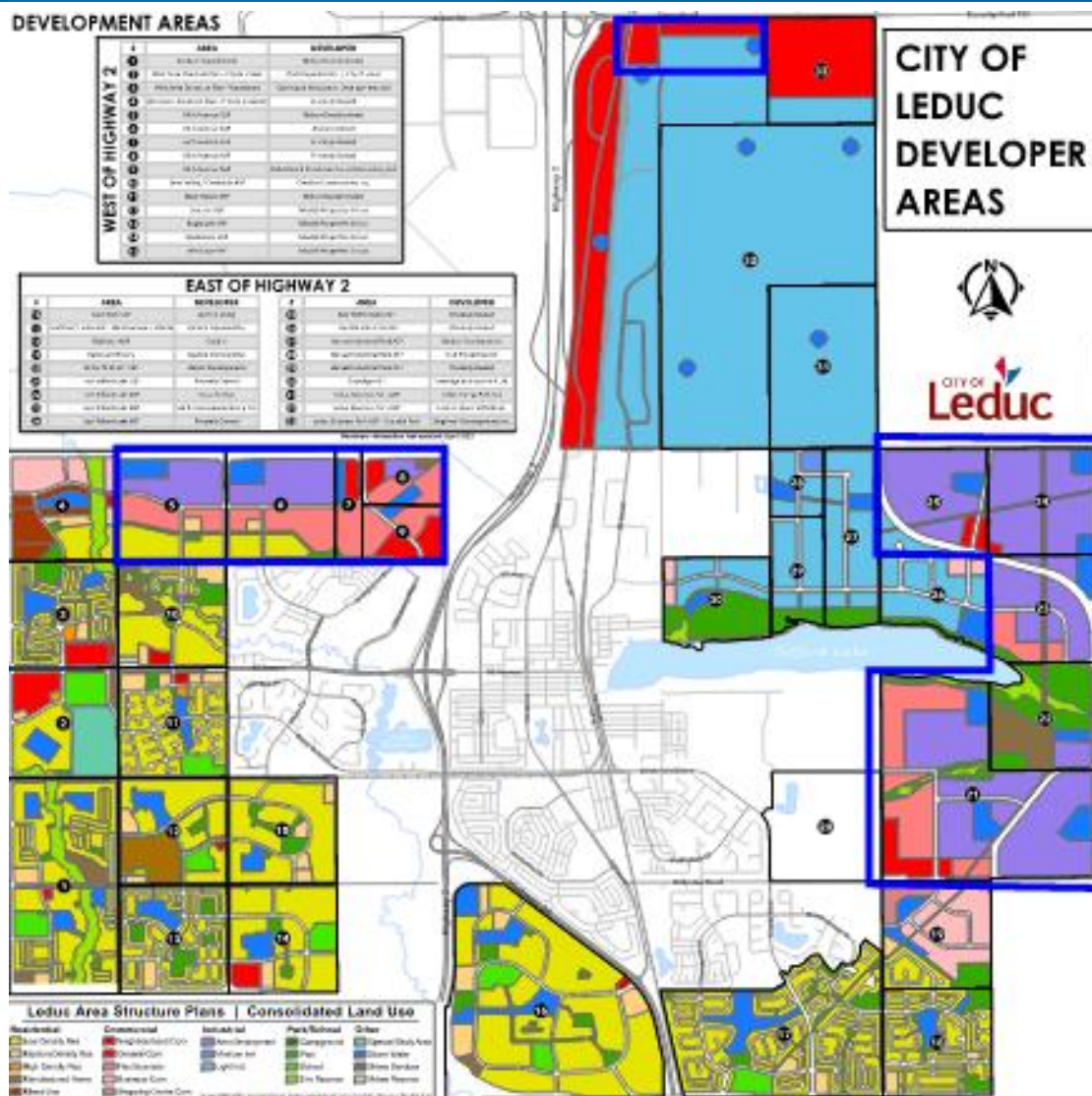
- Remove Maximum Site Coverage from CBO
- Allow Shipping Containers in IBL along arterial road
- Modify Service Station definition

Phase 2 Comprehensive Amendments

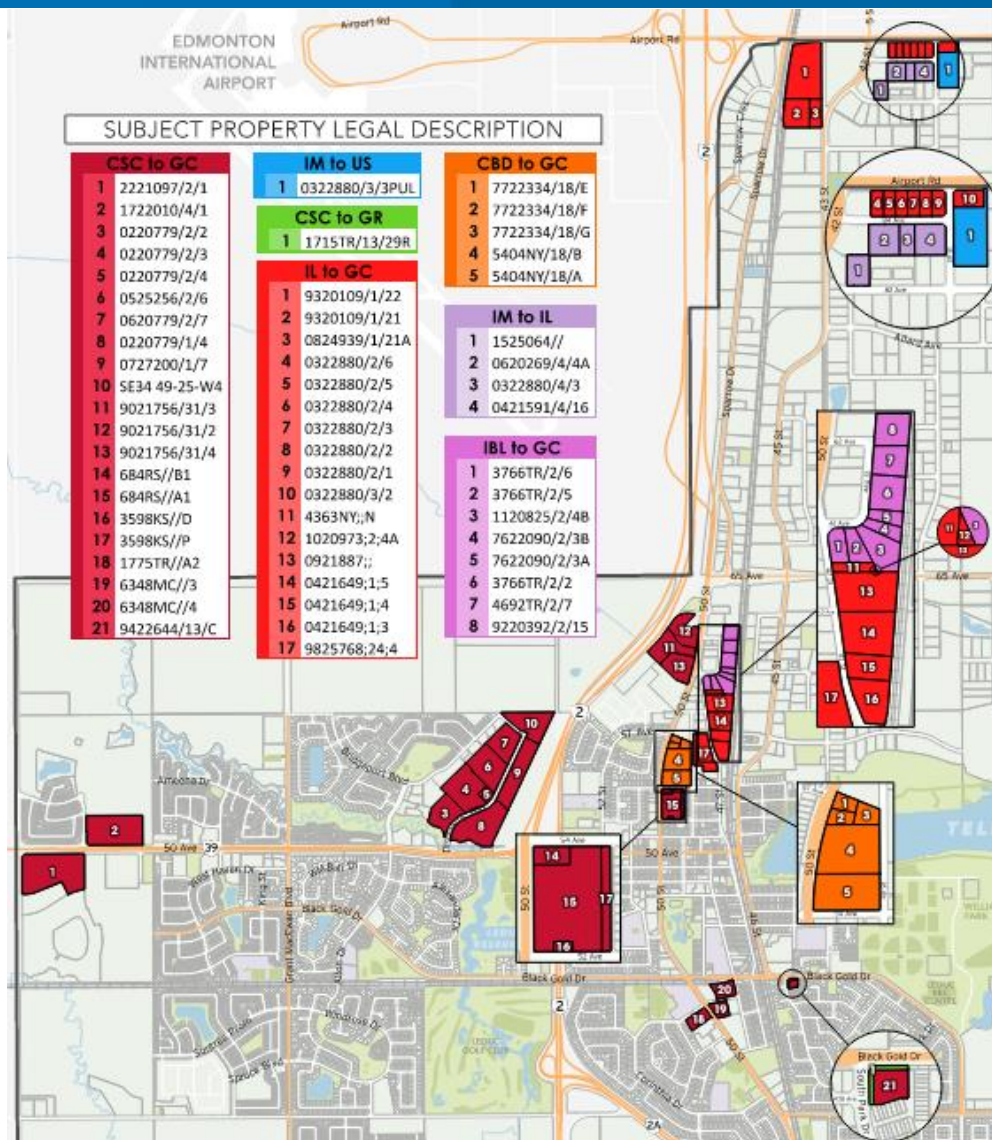
Amendments to incorporate ASPs:

- Alignment with North Leduc Industrial ASP
- Alignment with East Telford Lake ASP
- Alignment with 65th Avenue ASP
 - Regulations for outdoor operations, storage, and nuisance within these plan areas
 - Increase site coverage in these plan areas

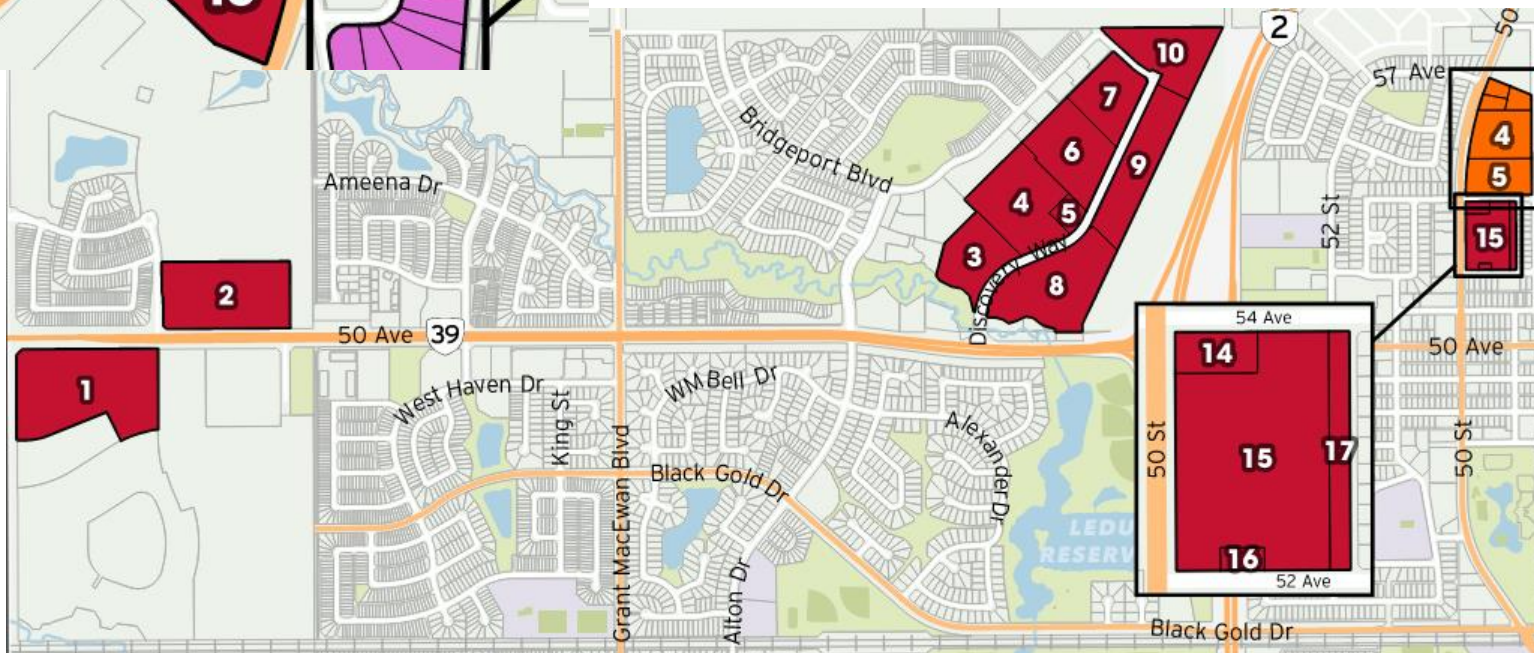
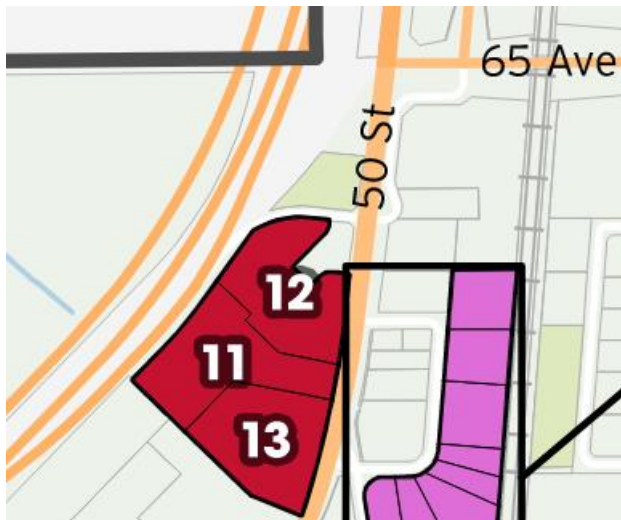
65th Avenue & East Telford Lake ASP Areas



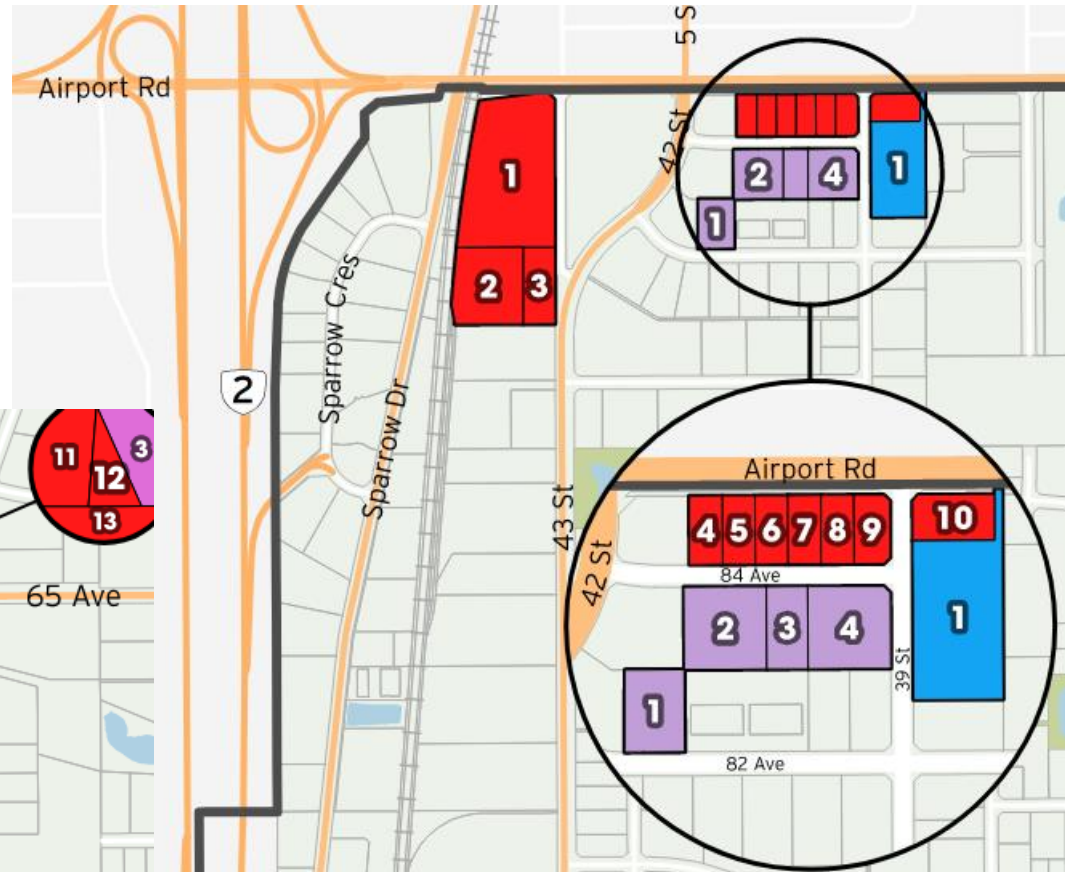
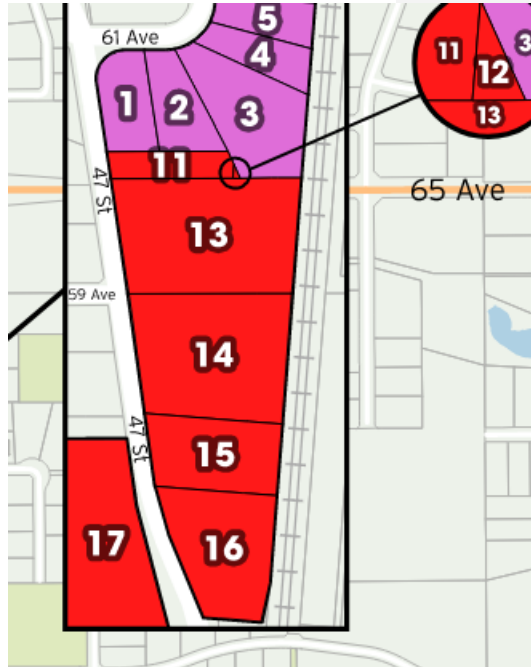
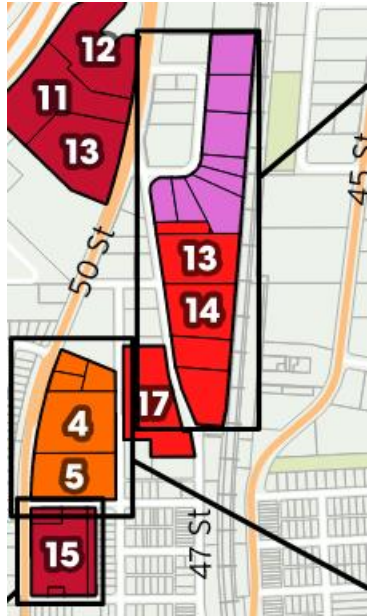
Phase 2 Redistricting



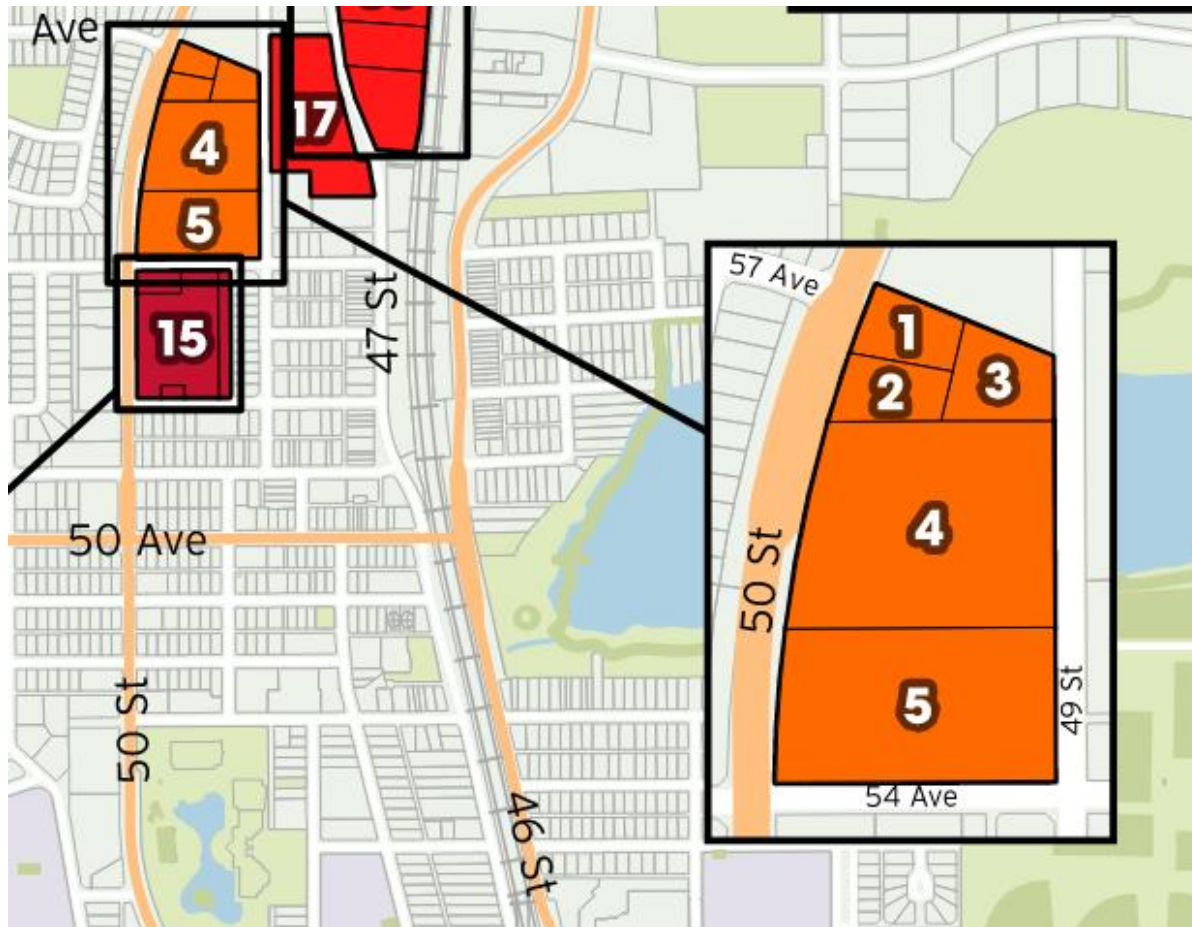
CSC to GC – General Commercial



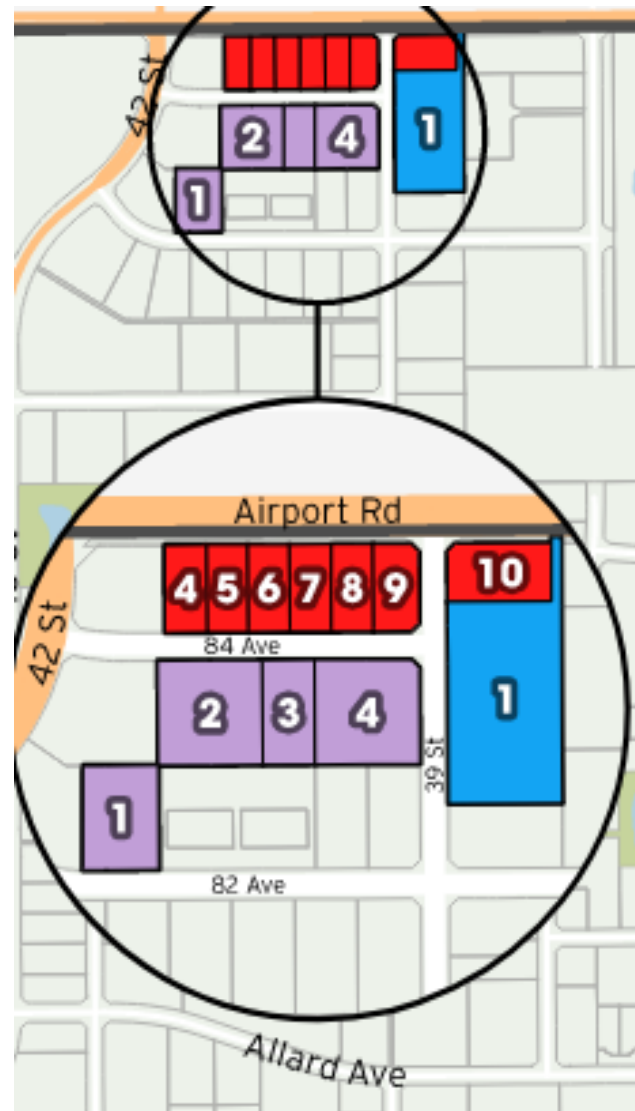
IL to GC – General Commercial



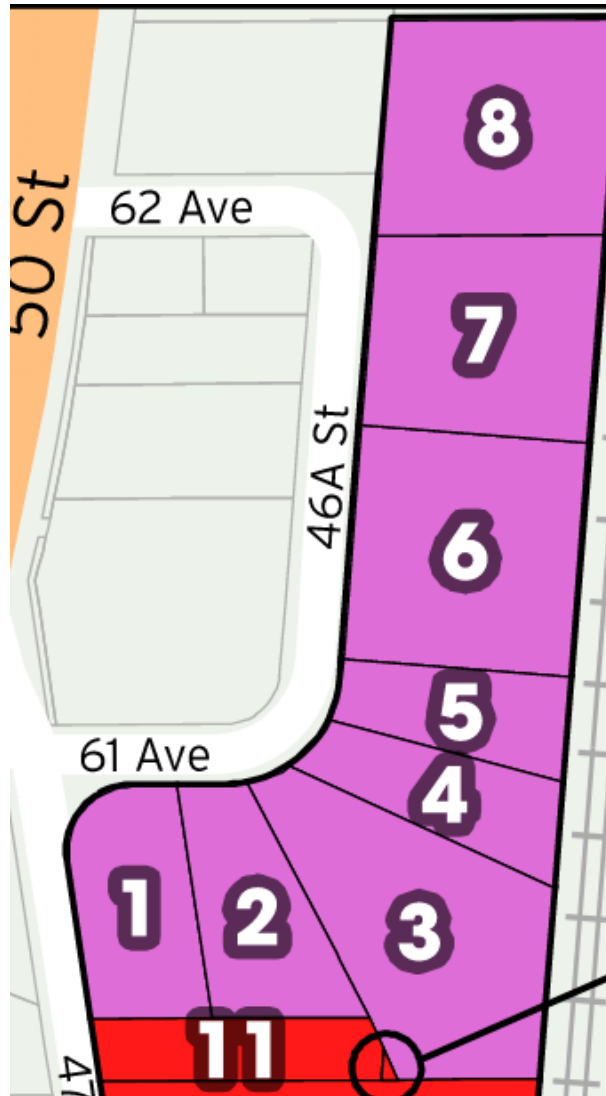
CBD to GC – General Commercial



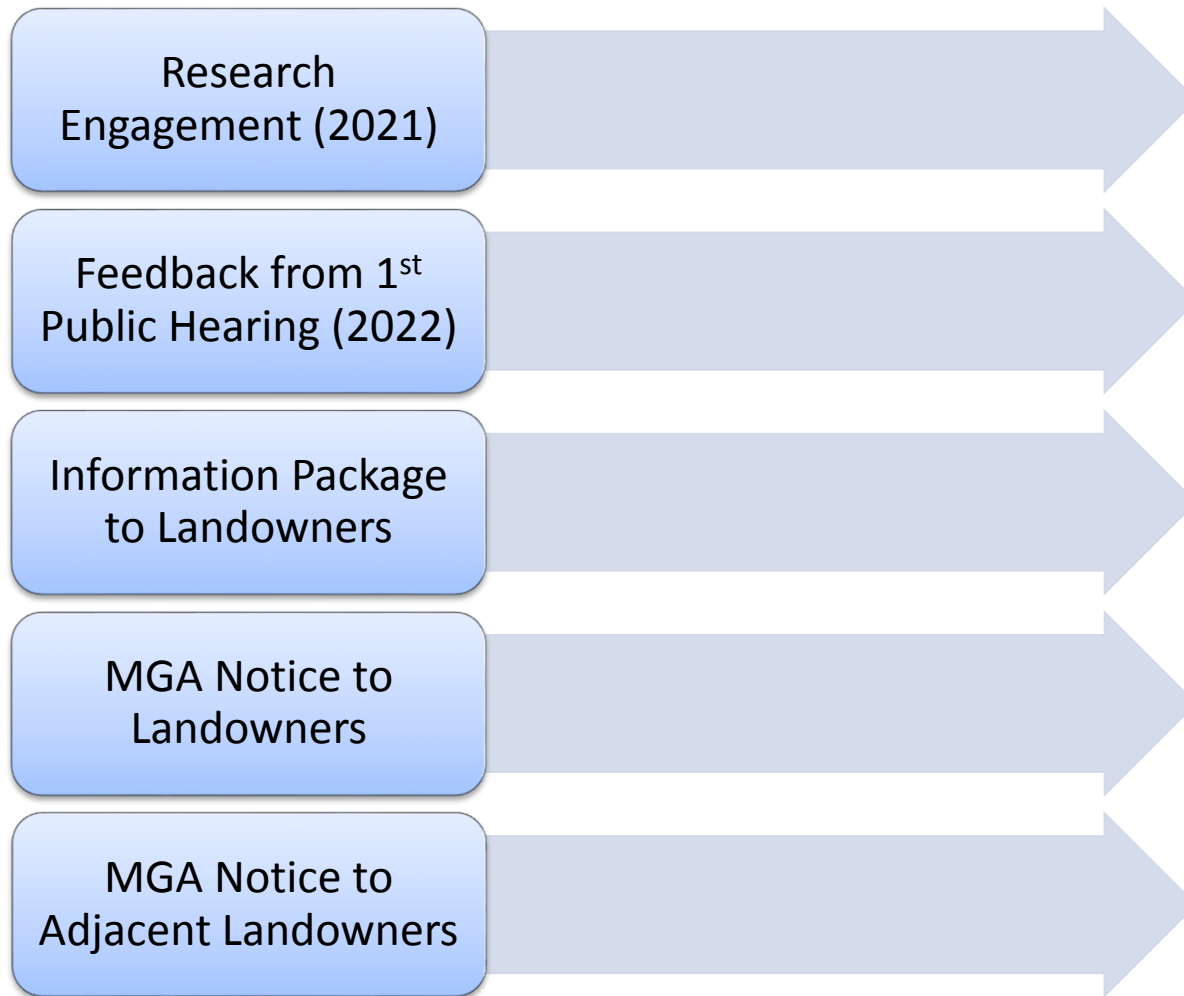
IM to IL – Light Industrial



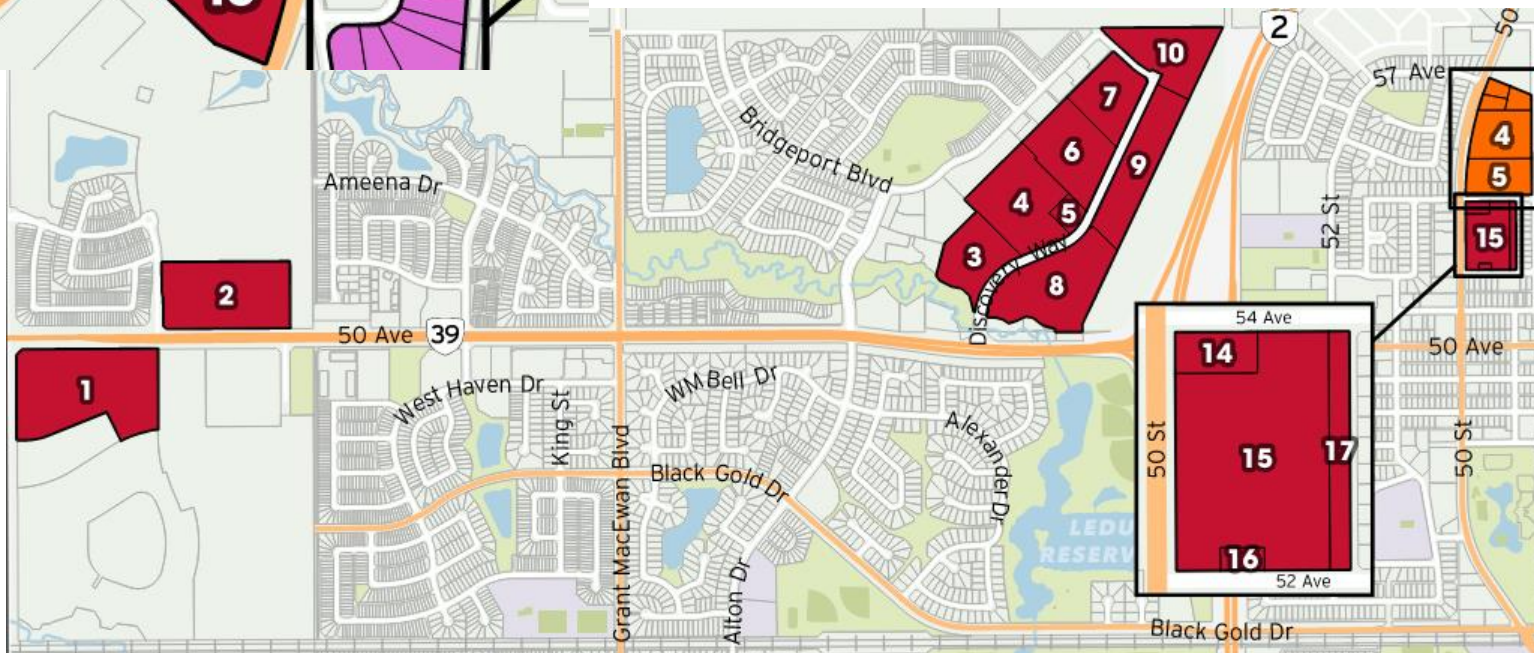
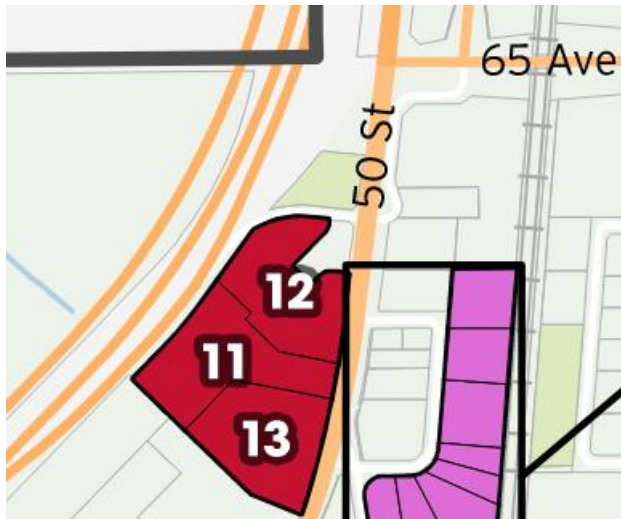
IBL to GC - General Commercial



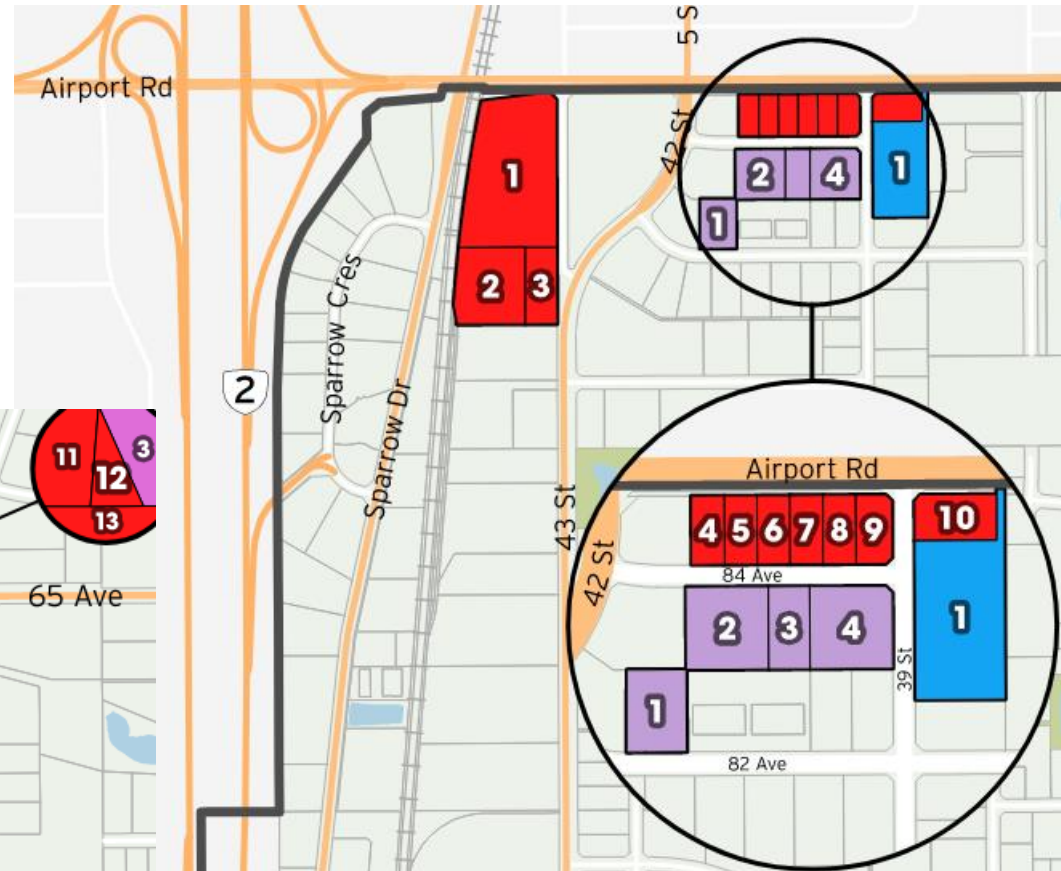
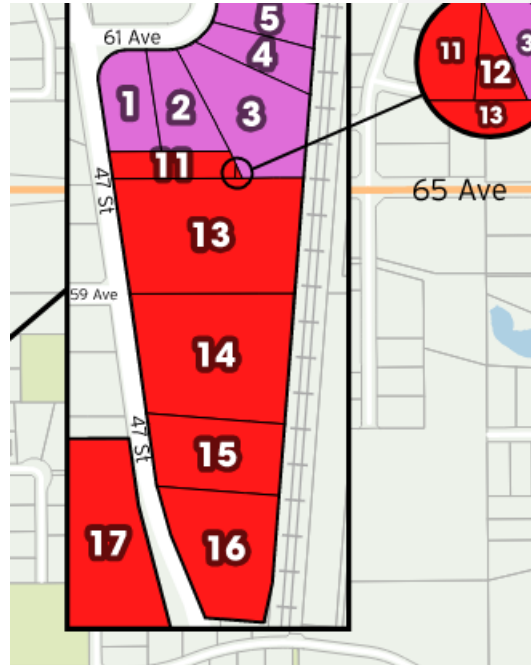
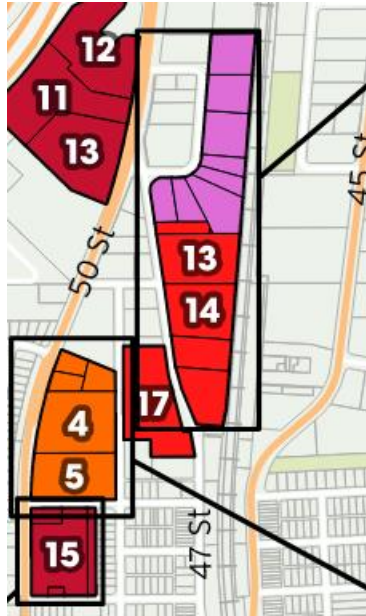
Engagement Process & What We Heard



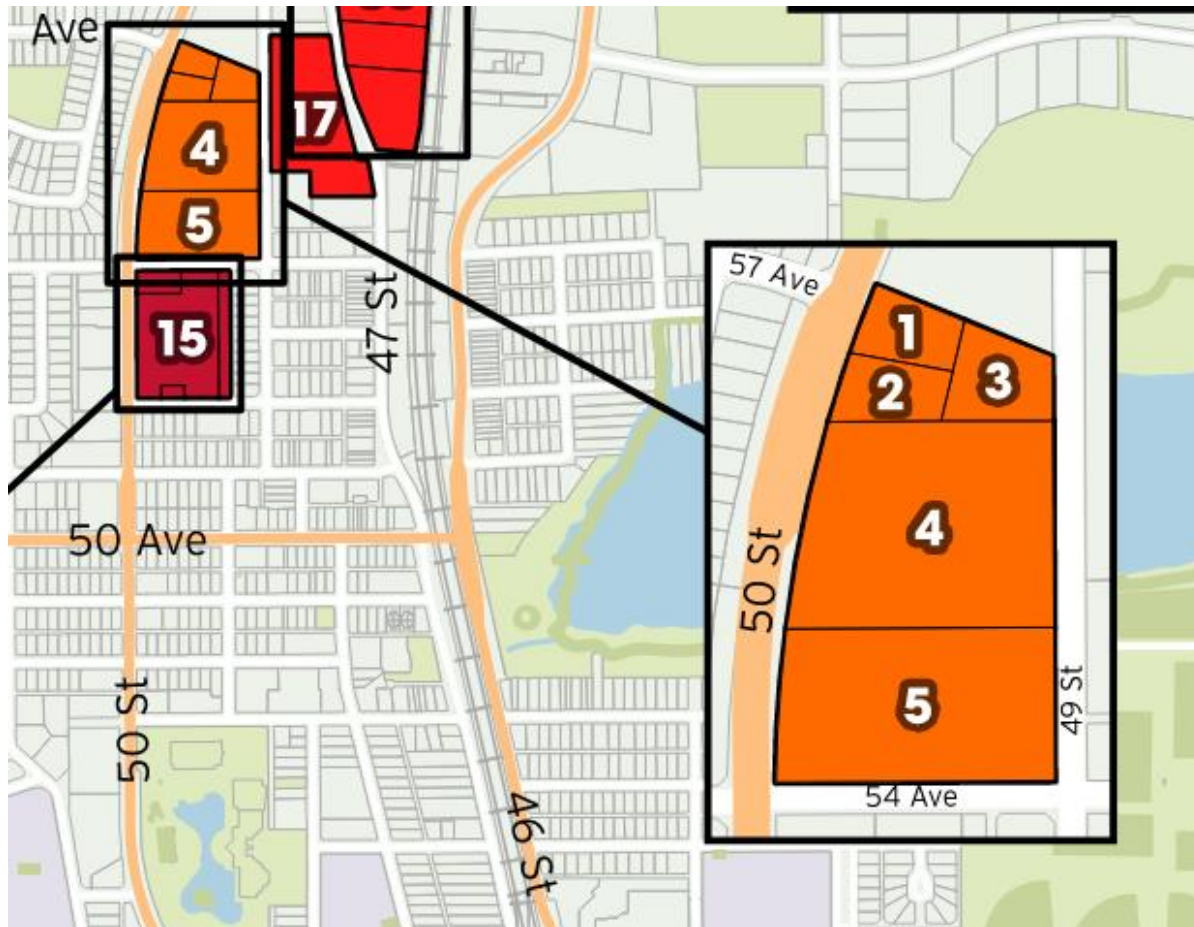
What We Heard - CSC to GC



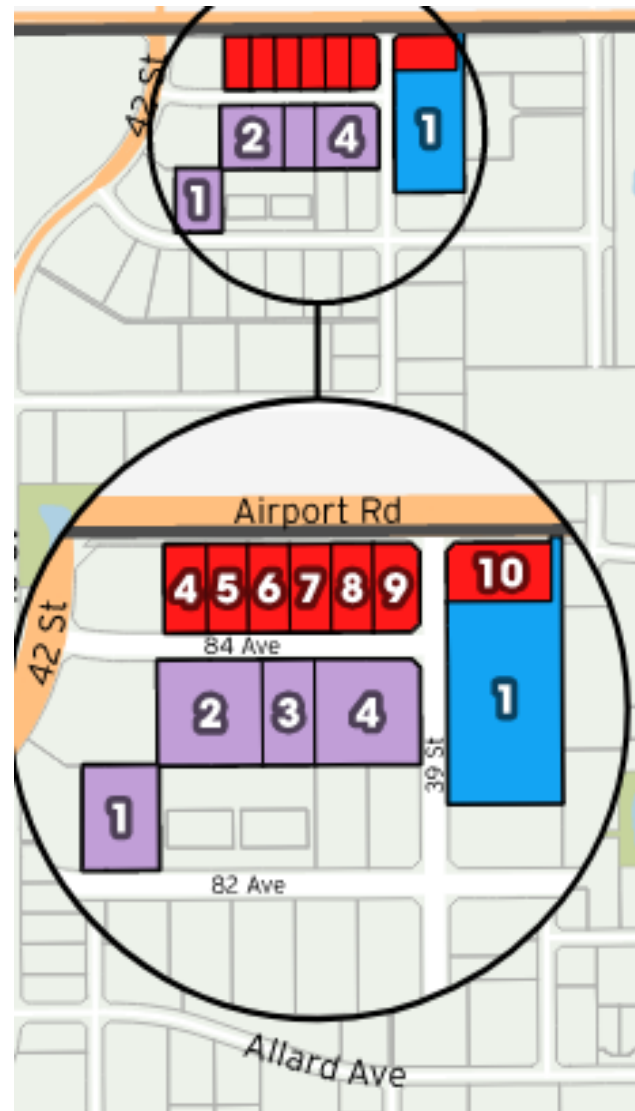
What We Heard - IL to GC



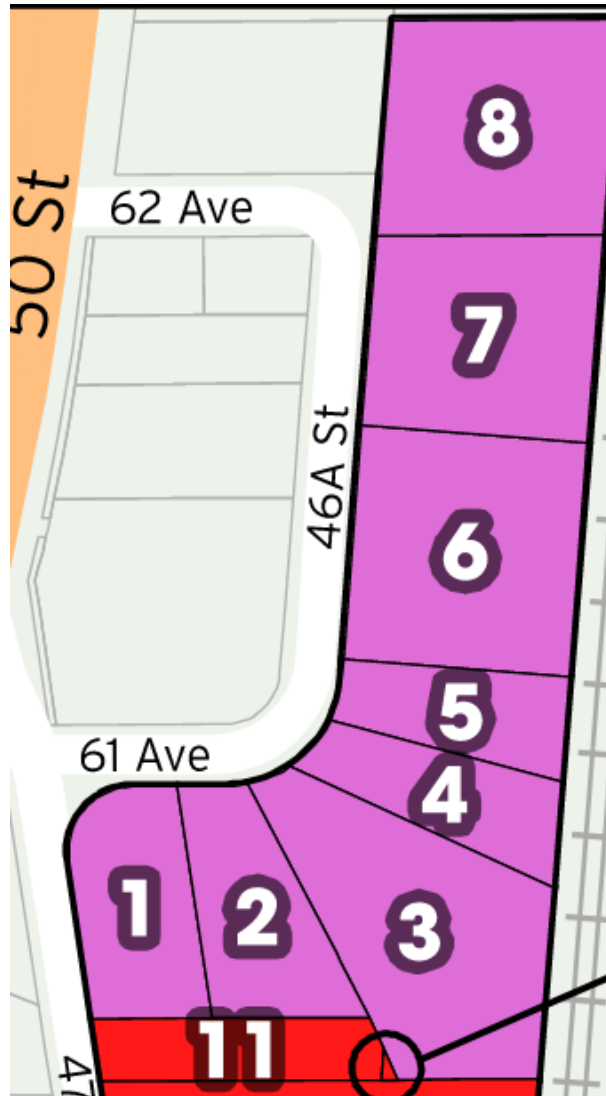
What We Heard - CBD to GC



What We Heard - IM to IL



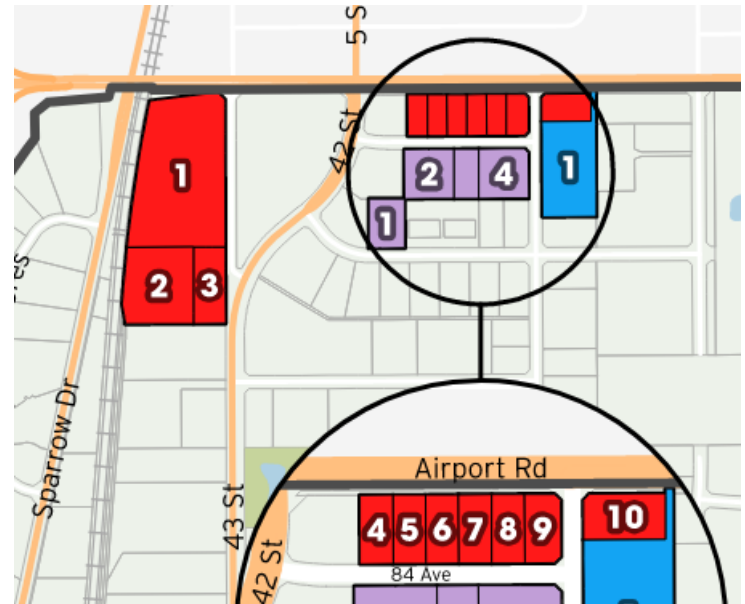
What We Heard - IBL to GC



Administration Proposes

That, properties within Attachment 2, IL to GC parcels 4 to 9 be withdrawn from the amending Bylaw.

Administration proposes to undertake additional consultation with the property owners.



Questions?



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