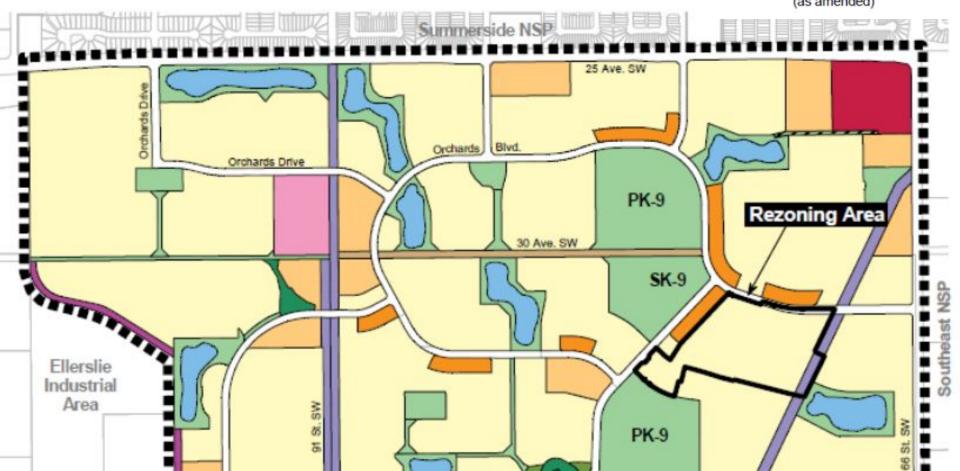


ITEM 3.1 CHARTER BYLAW 19915 THE ORCHARDS AT ELLERSLIE

DEVELOPMENT SERVICES DEC 7, 2021

**Edmonton** 

**APPROVED** THE ORCHARDS AT ELLERSLIE Neighbourhood Structure Plan (as amended)





ADMINISTRATION'S RECOMMENDATION: APPROVAL

**Edmonton** 

4			RLD	RMD
	ZONING COMPARISON	Principal Use	Low Density Housing	Low Density Housing
		All allowed Uses are identical except for	Duplex Housing Lodging Houses	Row Housing
		<u>Development</u> <u>Regulations</u>		
		Total Site Coverage	50% - 55%	45% to 55%
		Height	10 m	10 m 12.0 m (Row Housing)
		Minimum Site Width	No minimum	5.0 m to 7.6 m
		Minimum Site Depth	27.0 m	30.0 m
		Setbacks		
		Front Setback	3.0 m - 5.5 m	3.0 m - 5.5 m
		Side Setback	0 m - 4.5 m	0 m - 4.5 m
		Rear Setback	7. 5m 4.5 m (Corner lot)	7.5 m 4.5 m (Corner lot)