



ITEM 3.1
CHARTER BYLAW 19915
THE ORCHARDS AT ELLERSLIE

DEVELOPMENT
SERVICES
DEC 7, 2021



BYLAW 19360
APPROVED
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

ZONING COMPARISON

	RLD	RMD
<u>Principal Use</u>	Low Density Housing	Low Density Housing
All allowed Uses are identical except for ...	Duplex Housing Lodging Houses	Row Housing
<u>Development 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)