













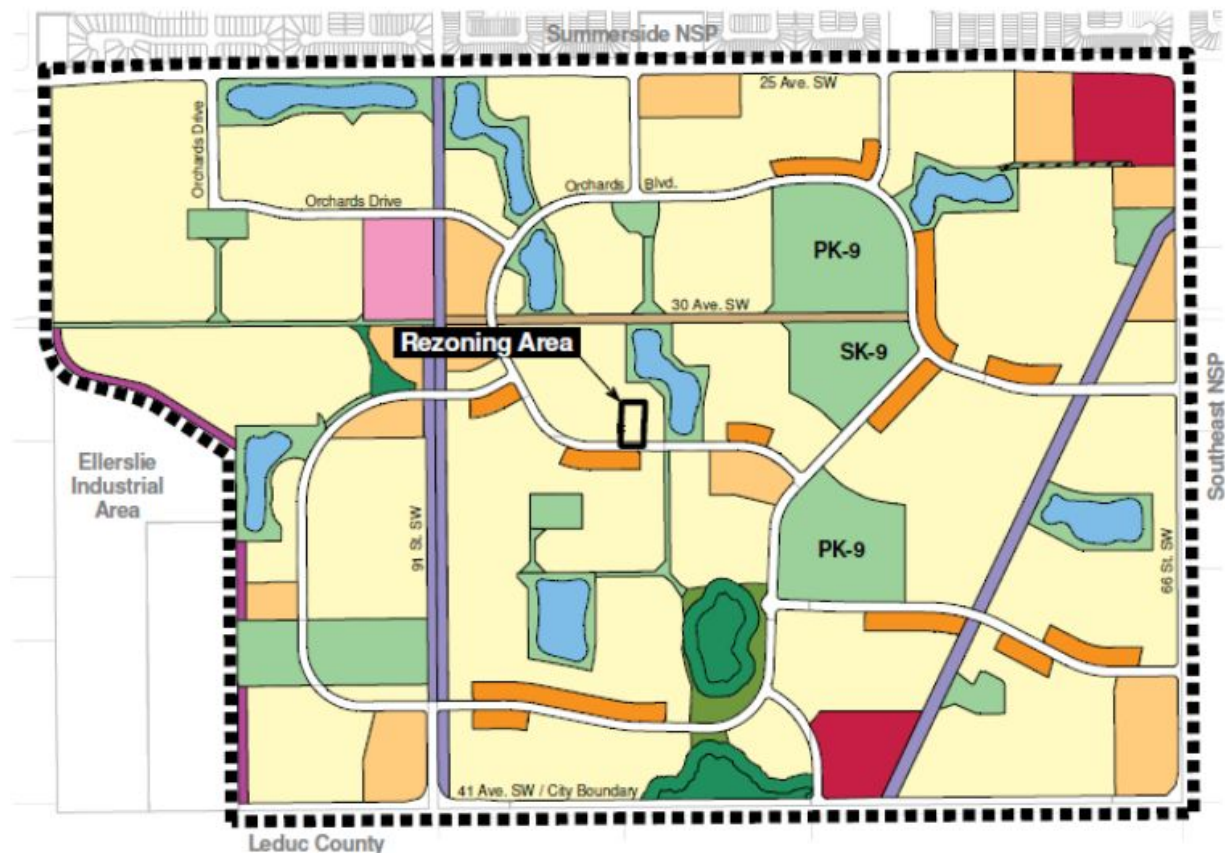


ITEMS 3.8
CHARTER BYLAW 19965
ORCHARDS AT ELLERSLIE

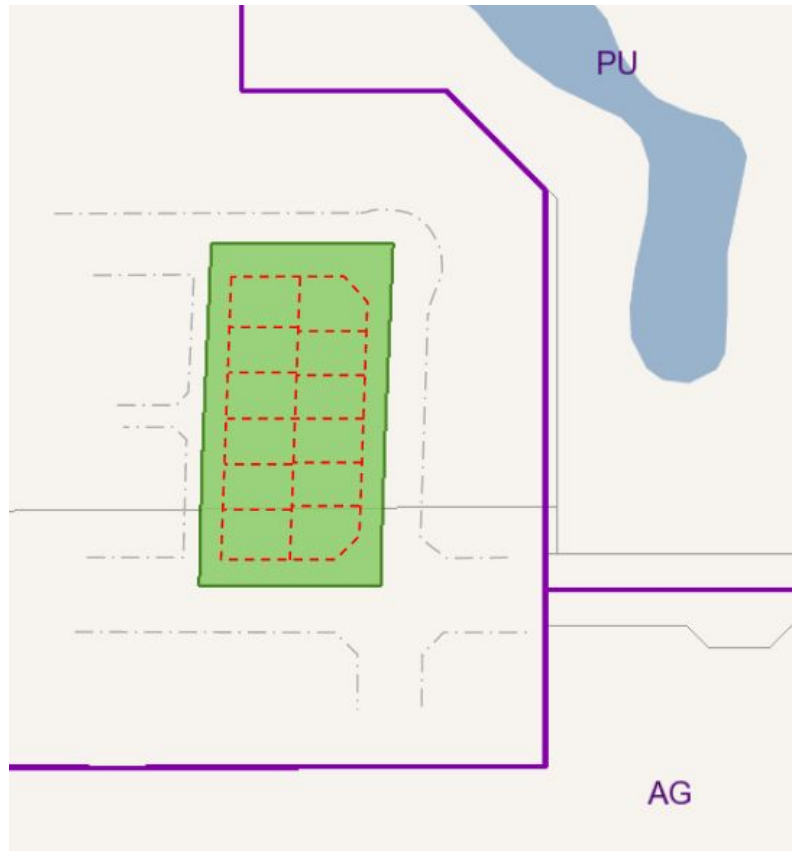
DEVELOPMENT
SERVICES
MAR 15, 2022

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

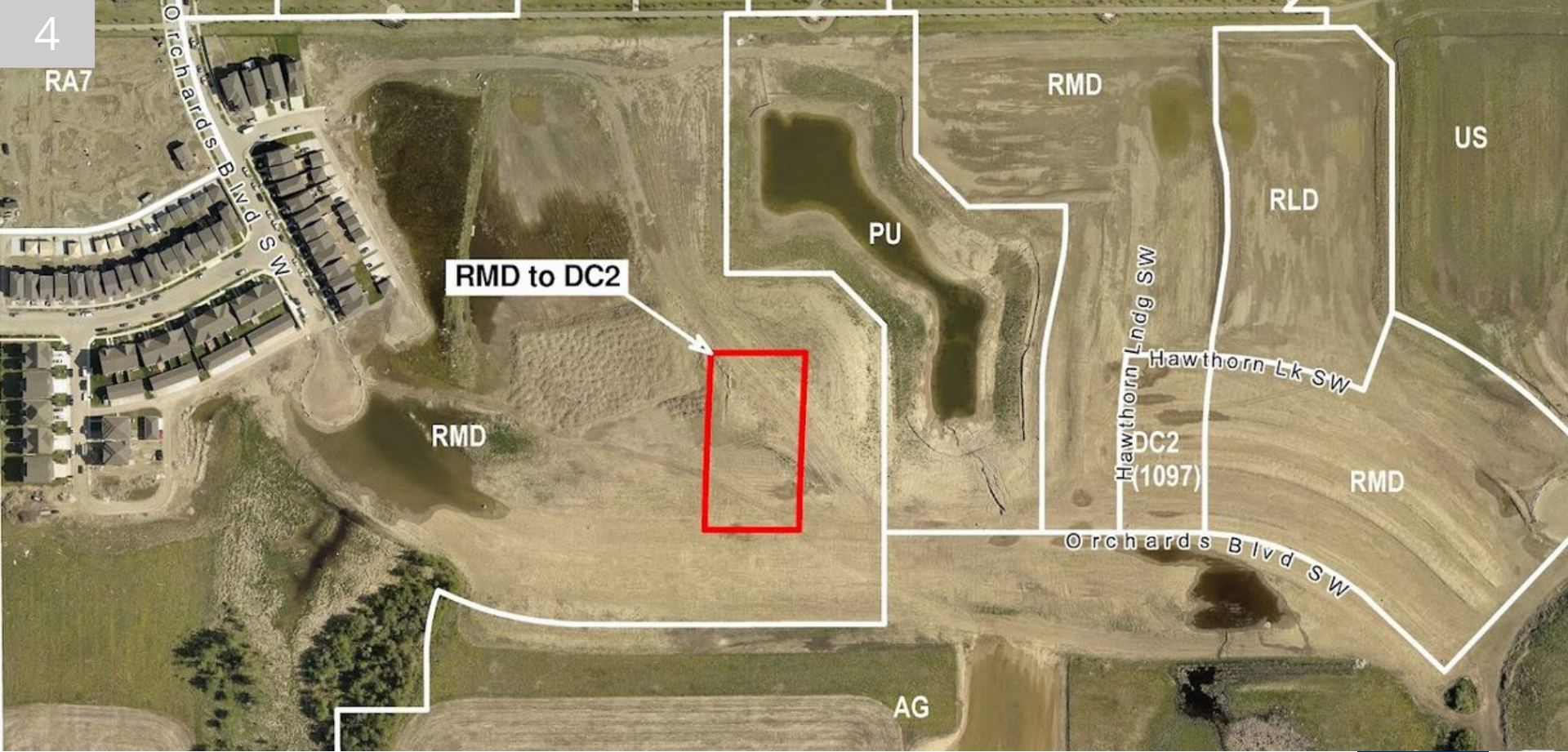
-  Low Density Residential
-  Street Oriented Residential
-  Medium Density Residential
-  Commercial
-  Residents Association
-  School / Park / Greenway
-  Greenway (PUL)
-  Natural Area (ER)
-  Natural Area (MR)
-  Open Space (30 Ave.)
-  Transition Area
-  Stormwater Management Facility
-  Utility / Powerline / Pipeline Corridor
-  NSP Boundary



3 PROPOSED ZONING



REGULATION	RMD Current Zoning	DC2.1098 Comparable Zoning	DC2 Proposed
Height	10.0 - 12.0 m	13.0 m	13.0 m
Site Area	247 m ²	150 m ²	150 m ²
Site Coverage	45 - 55%	60%	60%
Site Depth	30 m	15 m	15 m
Setbacks Front Interior Side Flanking Side Rear	4.5 m 1.2 m 1.2 m 7.5 m	2.0 m 1.2 m 2.4 m 34.0 m	2.0 m 1.2 m 2.4 m 4.0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**