













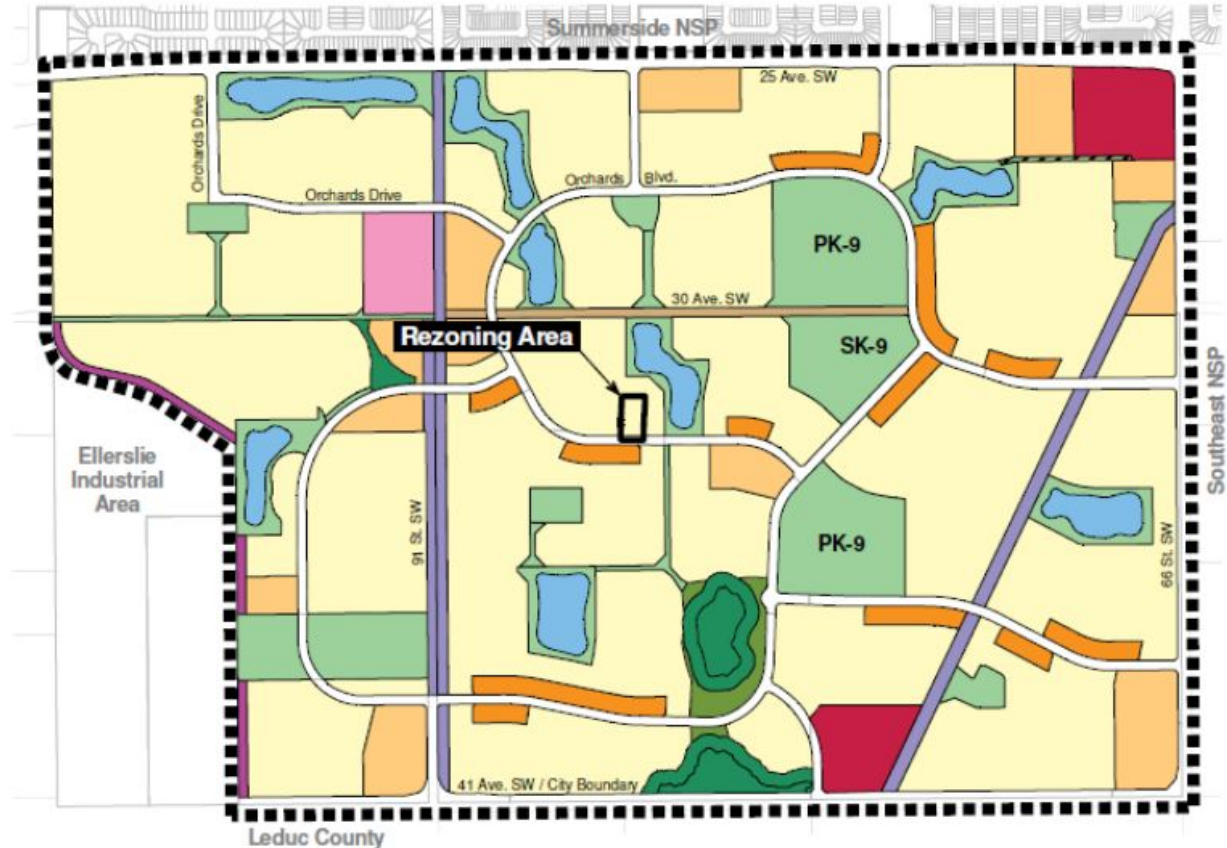


ITEMS 3.8  
CHARTER BYLAW 19965  
ORCHARDS AT ELLERSLIE

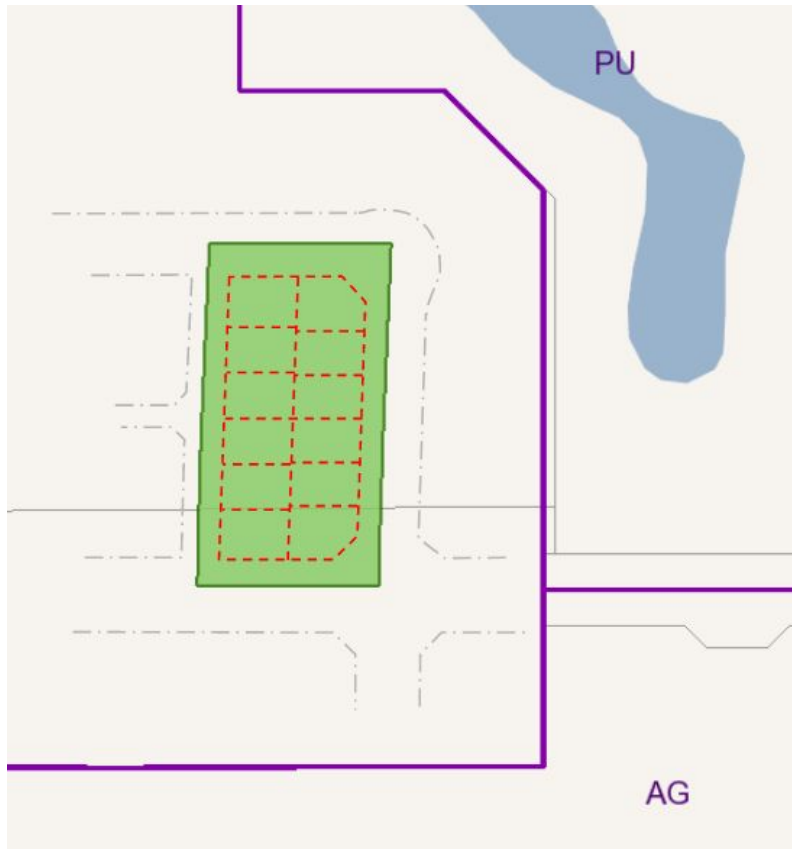
DEVELOPMENT  
SERVICES  
MAR 15, 2022

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

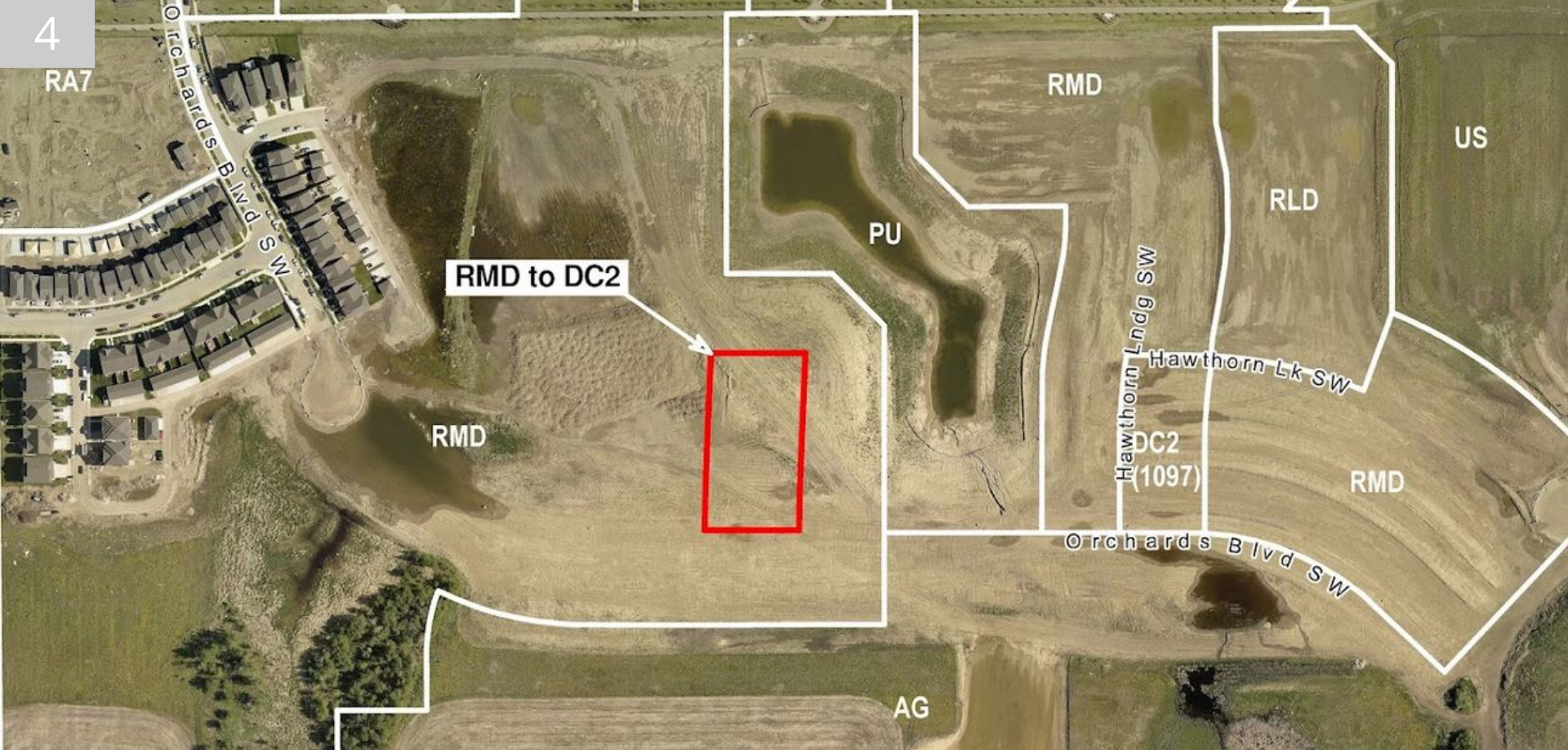
-  Low Density Residential
-  Street Oriented Residential
-  Medium Density Residential
-  Commercial
-  Residents Association
-  School / Park / Greenway
-  Greenway (PUL)
-  Natural Area (ER)
-  Natural Area (MR)
-  Open Space (30 Ave.)
-  Transition Area
-  Stormwater Management Facility
-  Utility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



# 3 PROPOSED ZONING



REGULATION	RMD Current Zoning	DC2.1097 Comparable Zoning	DC2 Proposed
<b>Height</b>	10.0 - 12.0 m	13.0 m	13.0 m
<b>Site Area</b>	247 m <sup>2</sup>	150 m <sup>2</sup>	150 m <sup>2</sup>
<b>Site Coverage</b>	45 - 55%	60%	60%
<b>Site Depth</b>	30 m	15 m	15 m
<b>Setbacks</b>			
Front	4.5 m	2.0 m	2.0 m
Interior Side	1.2 m	1.2 m	1.2 m
Flanking Side	1.2 m	2.4 m	2.4 m
Rear	7.5 m	34.0 m	4.0 m



RMD to DC2

ADMINISTRATION'S RECOMMENDATION: **APPROVAL**