

ITEMS 3.4, 3.5 & 3.6  
BYLAW 20220 & 20221 & CHARTER BYAW 20222  
DECOTEAU NORTH/ ALCES

DEVELOPMENT  
SERVICES  
August 30, 2022





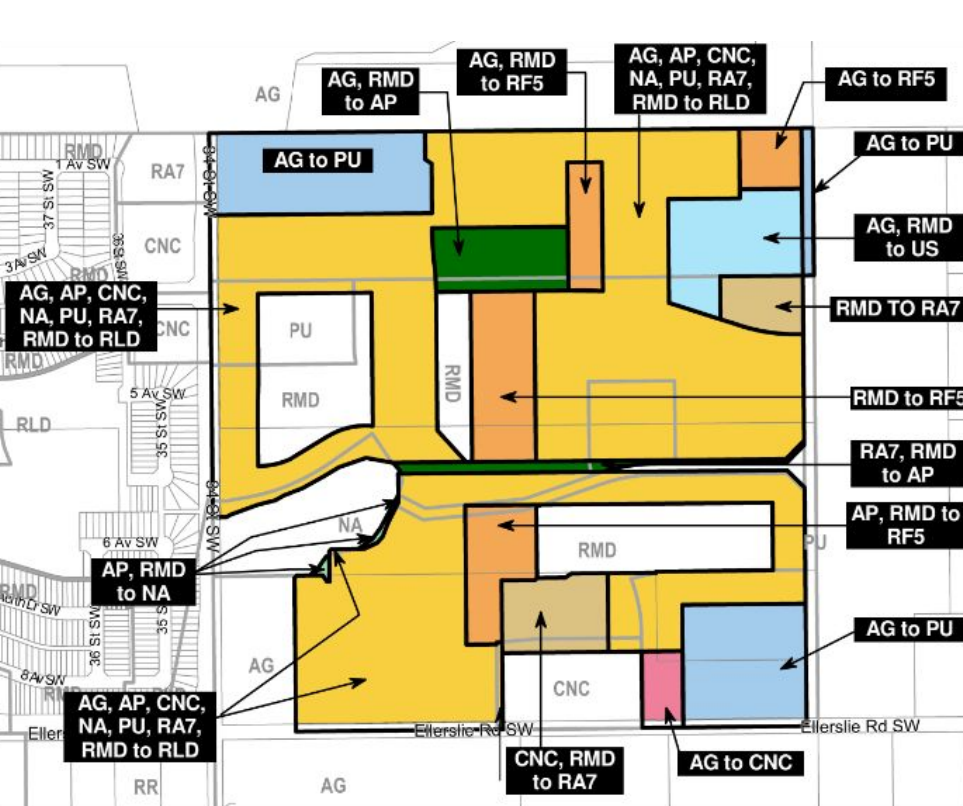
CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT



# 4 PROPOSED ZONING



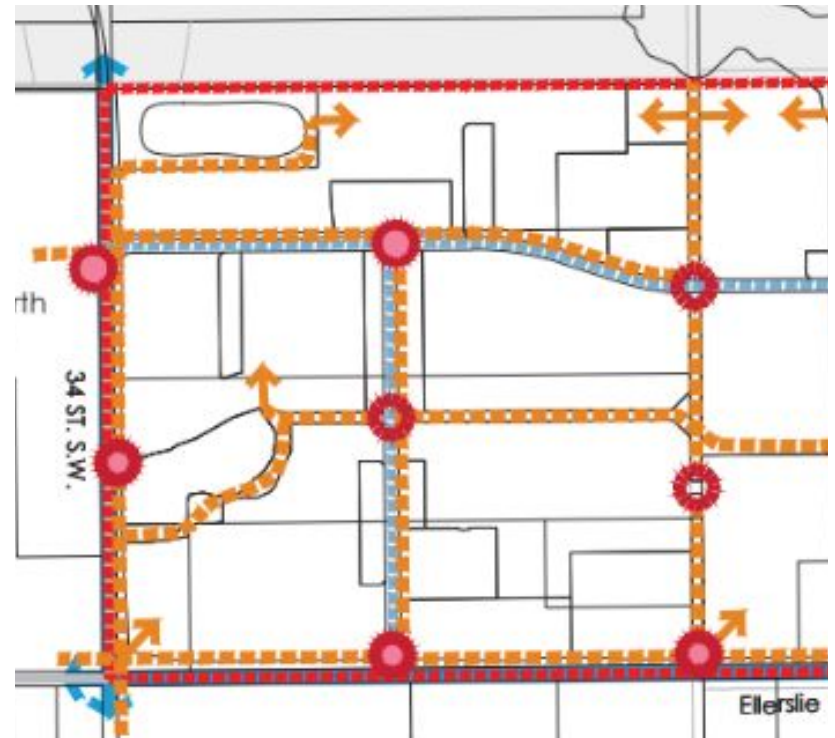
PROPOSED ZONING



PROPOSED LAND USE CONCEPT



CURRENT LAND USE CONCEPT



PROPOSED TRANSPORTATION NETWORK



CURRENT LAND USE CONCEPT

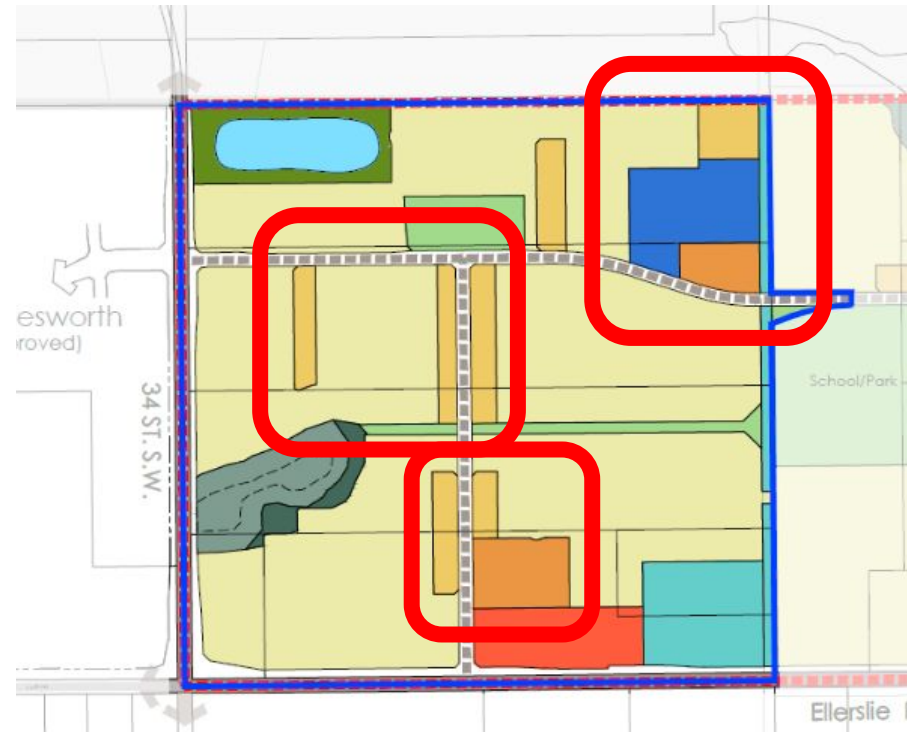


PROPOSED ECOLOGICAL NETWORK AND PARKS

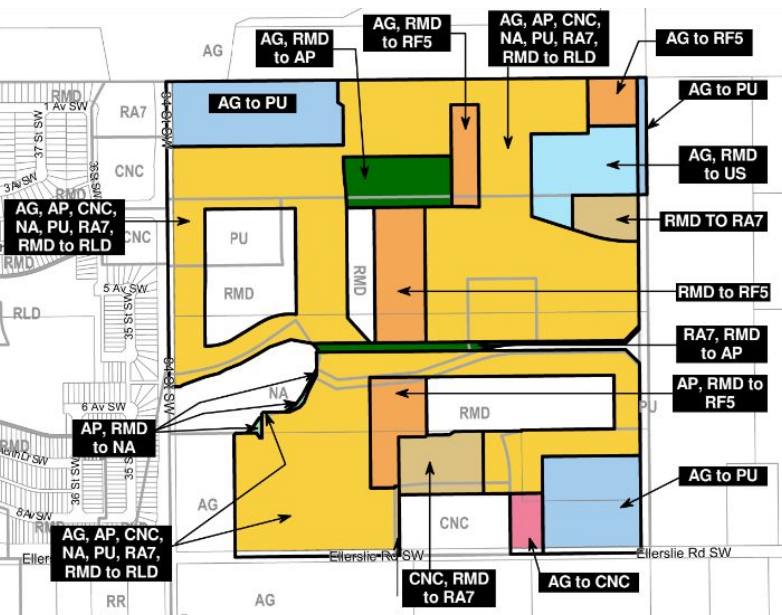
## 6 LAND USE CHANGES



CURRENT LAND USE CONCEPT



PROPOSED LAND USE CONCEPT



REGULATION	RLD Proposed Zone	RF5 Proposed Zone	RA7 Proposed Zone	CNC Proposed Zone
<b>Max. Height</b>	10.0 m	10.0 m	14.5 m	10.0 m
<b>Max. Site Coverage/ Floor Area Ratio (FAR)</b>	50% - 55%	50%	2.3 - 2.5 FAR	1.0 FAR
<b>Site Area</b>	N/A	Min: 125 m <sup>2</sup>	N/A	Max.: 2.0 ha
<b>Setbacks</b> Front Interior Flanking Rear (Lane)	3.0 - 5.5 m 0.0 - 1.2 m 2.4 - 4.5 m 4.5 - 7.5 m	3.0 - 4.5 m 1.2 m 3.0 m 5.5 - 7.5 m	4.5 - 6.0 m 1.5 - 3.0 m 3.0 m 7.5 m	0.0 - 4.5 m 0.0 - 3.0 m 0.0 - 4.5 m 0.0 - 3.0 m



## Comments

No responses were received



ADVANCED NOTICE  
April 28, 2022



CITY WEBPAGE  
June 23, 2022



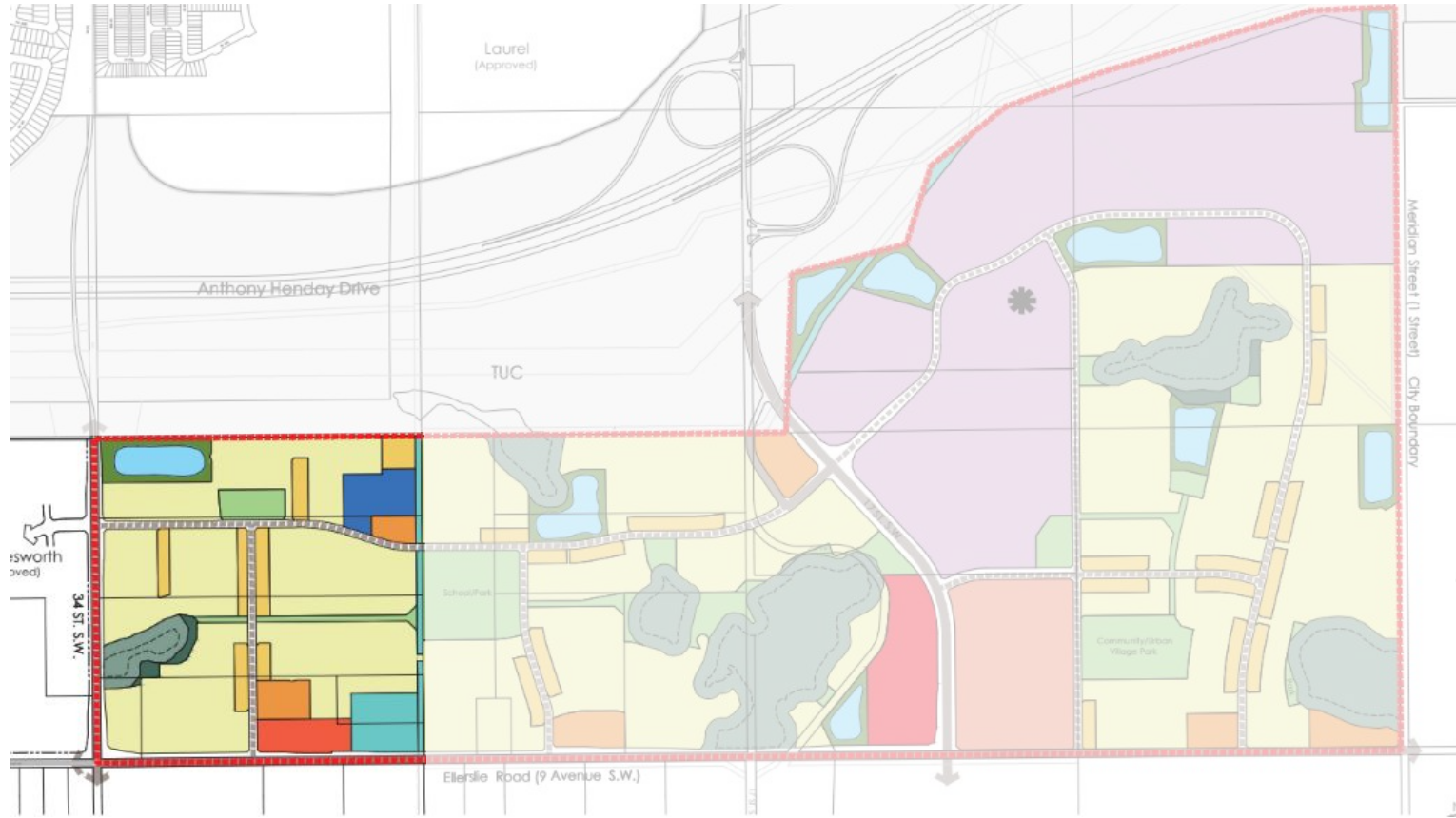
SITE SIGNAGE  
August 4, 2022



PUBLIC HEARING  
NOTICE  
August 4, 2022



JOURNAL AD  
August 12 &  
August 20, 2022



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**