



ITEMS 3.8, 3.9 & 3.10
BYLAW 20234, 20235 & CHARTER BYLAW 20236
ELLERSLIE

DEVELOPMENT
SERVICES
October 18, 2022

3 PROPOSED ZONING



REGULATION	RR Current Zoning	DC2.1211 Adjacent Zoning	CB2 Proposed Zoning
Principle Building	Single Detached Housing	Commercial building(s) with opportunity for Multi-Unit Housing above-grade	Commercial building(s) with opportunity for Multi-Unit Housing above-grade
Max. Height	10.0 m	16.0 m	16.0 m
Setbacks Front Interior Side Flanking Side Rear (Lane)	7.5 m 5.0 m 5.0 m 7.5 m	3.0 m 3.0 m 3.0 m 3.0 m	4.5 m 6.0 m 4.5 m 0 m



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**