



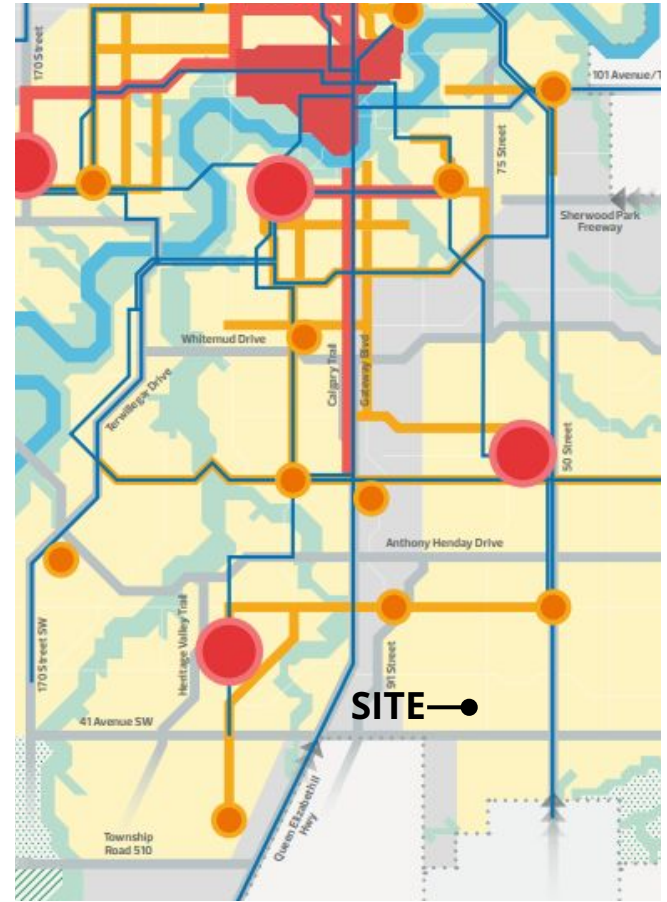
ITEM 3.4 CHARTER BYLAW 20314 THE ORCHARDS AT ELLERSLIE

DEVELOPMENT
SERVICES
November 1, 2022



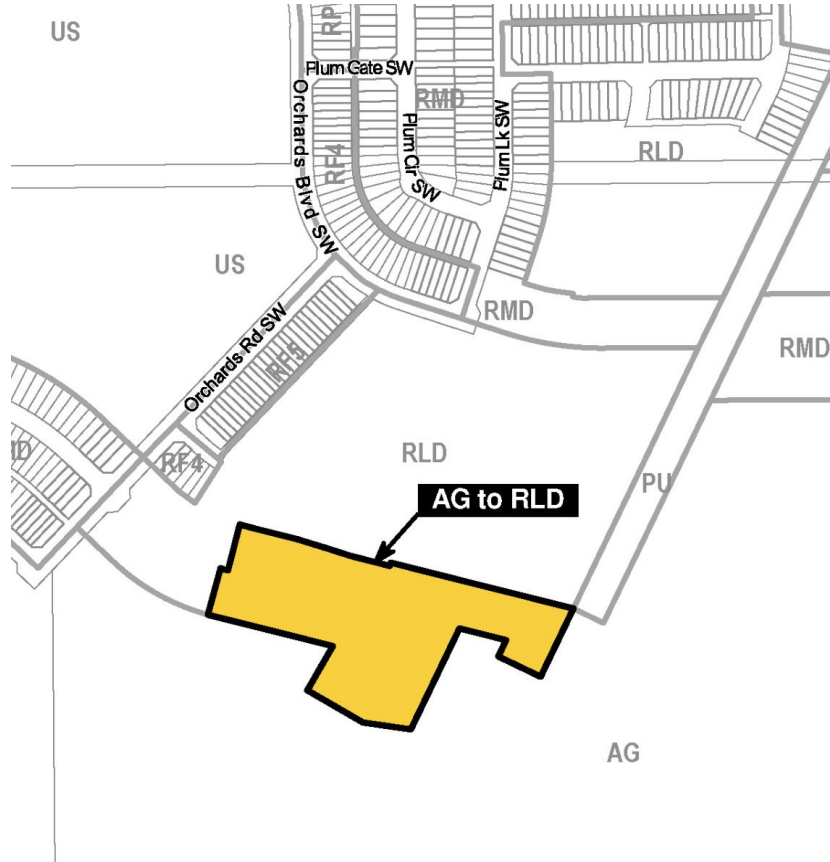


THE ORCHARDS AT ELLERSLIE NSP



THE CITY PLAN

3 PROPOSED ZONING



REGULATION	AG Current Zoning	RLD Proposed Zoning
Height	10.0 m	10.0 m
Site Depth	None	27.0 m
Site Coverage	None	50% - 55%
Setbacks		
Front	7.5 m	3.0 - 5.5 m
Interior	7.5 m	0.0 - 1.2 m
Flanking	7.5 m	1.2 - 2.4 m
Rear (Lane)	7.5 m	4.5 - 7.5 m



ADMINISTRATOR'S RECOMMENDATION: **APPROVAL**