

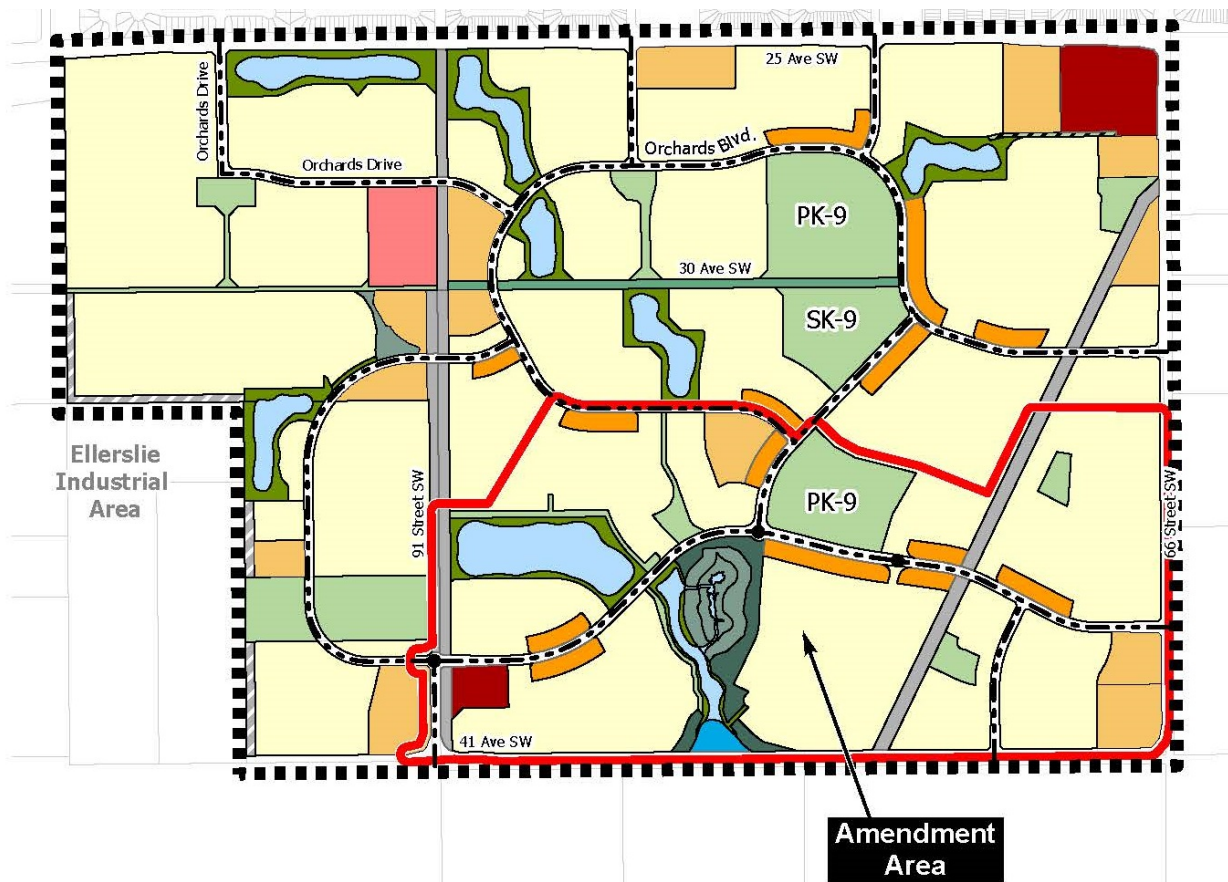
Administration Report

The Orchards at Ellerslie

Edmonton

North of 41 Avenue SW and west of 66 Street SW

To amend the Ellerslie Area Structure Plan and the Orchards at Ellerslie Neighbourhood Structure Plan to reconfigure collector roads, stormwater management facilities, parks, and a commercial site



Recommendation: That Bylaw 20484 to amend the Ellerslie Area Structure Plan and Bylaw 20485 to amend the Orchards at Ellerslie Neighbourhood Structure Plan be **APPROVED**.

Administration **SUPPORTS** this application because it:

- Increases the ecological connectivity of natural areas and provides a more efficient stormwater management system.
- Introduces a naturalized urban forest which will enhance the City's urban tree inventory.
- Aligns with objectives of The City Plan by providing safe and direct active transportation connections.

Application Summary

BYLAW 20484 proposes to amend the Ellerslie Area Structure Plan (ASP) by updating text, figures, and land use and population statistics to reflect land use changes for an associated amendment to the Orchards at Ellerslie Neighbourhood Structure Plan (NSP).

BYLAW 20485 proposes to amend the Orchards at Ellerslie NSP by updating text, figures, and land use and population statistics to reflect the following changes:

- Relocates two collector roads
- Adds a pocket park and reconfigures two others
- Decreases the area of a school site
- Decreases the area of a commercial site and relocates it to the west
- Reconfigures the size and locations of stormwater management facilities

This application was accepted on August 24, 2022, from Scheffer Andrew Ltd. on behalf of Brookfield Residential.

This proposal aligns with the goals and policies of The City Plan to strengthen our natural systems, manage stormwater effectively, provide safe and direct active transportation connections, and to accommodate all future growth for an additional 1 million population within Edmonton's existing boundaries.

Community Insights

Based on the characteristics of this application, the file was brought forward to the public using a basic approach. This approach was selected because two responses were received to the mailed notice of proposed land use changes. The notice was sent to a broader catchment area as the application included amendments to the statutory plans.

The basic approach included the following techniques:

Mailed notice of proposed land use changes, October 6, 2022

- Number of recipients: 2763
- Number of responses: 2

Webpage

- edmonton.ca/orchardsatellerslieplanningapplications

No formal feedback or position was received from the Horizon Community League at the time this report was written.

Site and Surrounding Area

The proposed amendment area encompasses approximately 111 ha, and is located in the southeast portion of the Orchards at Ellerslie neighbourhood. The area is generally undeveloped and used for agricultural purposes. 66 Street borders the area to the east, 41 Avenue to the south, and 91 Street to the west. Two schools are located within a 5-minute walk to the north, and residential housing is developing southwards towards the amendment area.



Aerial view of application area

Planning Analysis

Plans in Effect

The City Plan

This proposal aligns with The City Plan's Big City Move, *Greener As We Grow* by strengthening and improving access to our natural systems, by expanding a healthy and sustainable urban forest, and by managing stormwater runoff and improving water quality through the design and development of the built environment. The re-visioning of the amendment area also contributes to the development of A *Community of Communities* by providing opportunities for people to easily connect to open space through the enhancement of active transportation connections. This proposal also aligns with the goals and policies of The City Plan to accommodate growth through the compact development of new neighbourhoods, including all future growth for an additional 1 million population within Edmonton's existing boundaries.

The Ellerslie ASP

Development in the Orchards at Ellerslie neighbourhood is guided by the approved Ellerslie Area Structure Plan (ASP). An amendment to the Ellerslie ASP is required to facilitate the associated amendment to the Orchards at Ellerslie Neighbourhood Structure Plan (NSP). The proposed amendment is in alignment with the Ellerslie ASP's principles and objectives through the following:

- Preserve and integrate environmentally sensitive and other natural areas into the development concept plan through municipal reserves and stormwater management facilities.
- Introduce of a number of smaller pocket parks throughout the plan to provide residents with an alternative open space to the larger neighbourhood park sites.
- Provide for commercial development opportunities within the residential components of the Ellerslie ASP to serve area residents.

The Orchards at Ellerslie NSP

The purpose of this application is to reconfigure land uses in the undeveloped southeastern portion of the Orchards at Ellerslie neighbourhood. The Orchards at Ellerslie NSP will be amended through changes to collector roads, pocket parks, a school site, a commercial site, and stormwater management facilities.

TRANSPORTATION

The collector road system will be modified by moving the east-west collector road to the north around a natural area, and relocating the 41 Avenue collector connection to the east side of the pipeline corridor. Pedestrian connectivity is maintained through two north-south utility corridors, and enhanced through a system of shared pathways along the east-west collector road and around the stormwater management facilities.

NATURAL AREAS & STORMWATER MANAGEMENT FACILITIES

The removal of the collector roadway between the two natural areas and shifting the roadway north significantly improves ecological connectivity. The linear natural area and stormwater management facility (SWMF) in the central portion of the amendment area will function as a large contiguous open space that will support wildlife movement and hydraulic connectivity.

The total area dedicated as Environmental Reserve has decreased by 1.35 ha in part due to the conversion of the natural area along 41 Avenue to a SWMF, and survey confirmation of the boundary. The park space adjacent to this SWMF will become a naturalized urban forest. Once established, this urban forest will increase the City's urban tree inventory, and will enhance the linkage to woodland habitat areas to the south.

PARKS & SCHOOL SITE

This proposal adds one pocket park to the eastern portion of the site where a stormwater management facility was originally planned, and reconfigures two other pocket parks. The area of the school site is reduced, and the proposed size meets the programming needs of the school board. A Community Knowledge Campus Needs Assessment was reviewed as part of this application, and through consultation with City administration and the school board, it was determined that a community league site can be accommodated in the Urban Village Park west of 91 Street, if required.

COMMERCIAL SITE

A commercial site is proposed to be reduced in size, and relocated to the intersection of the utility corridor along 91 Street and the east-west collector road. Although a commercial site may be better suited along 41 Avenue, this location in the interior of the neighbourhood offers residents local amenities with access from a collector road and shared pathways.

Changes to Land Use and Population Statistics are summarised in the table below.

The Orchards at Ellerslie Land Use and Population Statistics	Approved (ha)	Proposed (ha)	Difference (ha)
Community Commercial	7.63	5.43	- 2.2
School and community park	18.73	17.8	- 0.93
Pocket parks	4.16	4.28	+ 0.12
Natural area (Environmental Reserve)	6.58	5.23	- 1.35
Natural area (Municipal Reserve)	1.83	2.65	+ 0.82
Stormwater Management Facilities	23.33	26.26	+ 2.93
Low Density Residential	173.3	173.34	+ 0.04
Unit Density	32.4 upnra	32.4 upnra	0

Administrative updates to both the ASP and NSP text have also been proposed to bring the existing plans in alignment with current best practices, including updates to active modes.

Technical Review

Transportation

A Transportation Impact Assessment was reviewed in support of the proposed plan amendment which includes reconfiguration and relocation of the collector roads and reconfiguration of the land uses. The study concluded that the proposed road network, intersection layouts and intersection control will provide acceptable levels of service for all modes travelling to/from and within the Orchards neighbourhood.

Several transportation policies within the NSP have also been amended to reflect current City direction. Key updates include designating all collector roadways as part of the City's bike network, and additional direction for midblock crossings and active mode priority intersections to enhance the livability of the neighbourhood.

Transit

There is currently no regular bus service near the rezoning site in the south portion of the Orchards neighbourhood. ETS plans to provide regular bus service in the future but implementation is dependent on demand, road network completion, and available funding for transit.

Drainage

An updated Area Master Plan (AMP) was reviewed and accepted with this application. The AMP revises the sanitary and storm servicing schemes for the southeast Ellerslie area by redirecting both sanitary and storm trunk lines along 41 Avenue SW and through the Mattson and Orchards neighbourhoods. The purpose is to avoid the existing natural wetland area that surrounds 41 Avenue SW between 66 Street and 91 Street, which makes construction of the sanitary and storm trunk lines unfeasible.

As part of this application, the location of two Stormwater Management Facilities (SWMFs) was redefined for south Orchards and shifted towards the west. There were no technical concerns with these proposed locations, as it still achieves its stormwater management function, better aligns with the natural topography, and allows the natural wetland area along 41 Avenue SW to be incorporated with the SWMFs.

EPCOR Water

EPCOR Water has limited water infrastructure in the area, and offsite water infrastructure construction may be required with development. The applicant/owner will be responsible for all costs associated with providing City standards for water supply including any changes to the existing water infrastructure required by this application.

All other comments from affected City departments and utility agencies have been addressed.

Appendices

- 1 Approved ASP Land Use and Population Statistics – Bylaw 20234
- 2 Proposed ASP Land Use and Population Statistics – Bylaw 20484
- 3 Approved NSP Land Use and Population Statistics – Bylaw 20032
- 4 Proposed NSP Land Use and Population Statistics – Bylaw 20485
- 5 Approved ASP – Bylaw 20234
- 6 Proposed ASP – Bylaw 20484
- 7 Approved NSP – Bylaw 20032
- 8 Proposed NSP – Bylaw 20485
- 9 Application Summary

APPROVED
ELLERSLIE AREA STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20234

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	6.6	0.5%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't Right-of-Way)	2.0	0.1%
GROSS DEVELOPABLE AREA *	1312.7	100%
Existing Land Uses (Country Residential Development)	44.6	3.4%
Commercial / Residential Mixed Use **	0.4	0.0%
Commercial	83.9	6.4%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	76.4	5.8%
Private Open Space / Resident Association	25.7	2.0%
Transition Area	3.2	0.2%
Institutional / Urban Service		
Fire Station	0.6	0.05%
Institutional and Community Service	3.6	0.3%
Transportation		
Circulation	193.2	14.7%
Industrial	287.2	21.9%
Industrial Education Facility	59.0	4.5%
Infrastructure and Servicing		
Public Utility Lots and Stormwater Management	63.4	4.8%
Total Non-Res Area	841.1	64.1%
Net Residential Area	471.6	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	401.62	25	10041	2.8	28113	85%
Street Oriented Residential (SOR)	9.77	40	391	2.8	1094	2.1%
Row Housing	7.74	45	348	2.8	975	1.7%
Medium Density Residential (MDR)	52.8	90	4752	1.8	8554	11.3%
Total Residential	471.62		15532		38736	100%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnrha)	82
Units Per Net Residential Hectare (upnrha)	33
LDR/MDR Unit Ratio	64% / 36%

	Elementary (K-6)	Junior/Senior High School (7-12)	Total
Student Generation			
Public	1,586	1,586	3,172
Separate	635	317	952
Total	2,221	1,903	4,124

Notes:

*Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

**The total area of this designation is 1.18 ha. The assumed split between residential and non-residential (retail and office)

ELLERSLIE AREA STRUCTURE PLAN
PROPOSED LAND USE AND POPULATION STATISTICS
BYLAW 20484

	Area (ha)	%
GROSS AREA	1451.5	100.0%
Natural Area (Environmental Reserve)	5.3	0.4%
Pipeline & Utility Right-of-Way	63.0	4.3%
Arterial Road Right-of-Way	67.2	4.6%
30 Avenue (Existing Gov't R.O.W.)	2.0	0.1%
GROSS DEVELOPABLE AREA*	1314.1	100.0%
Existing Land Uses (Country Residential Development)	44.61	3.4%
Commercial/Residential Mixed Use**	0.40	0.03%
Commercial	81.70	6.2%
Parkland, Recreation, School		
School / Park (Municipal Reserve)	77.02	5.9%
Private Open Space & Resident Association	25.70	2.0%
Transition Area	3.16	0.2%
Institutional / Urban Service Fire Station	0.60	0.05%
Institutional and Community Service	3.60	0.3%
Transportation		
Circulation	194.10	14.8%
Industrial	286.36	21.8%
Industrial Education Facility	59.00	4.5%
Infrastructure and Servicing		
Public Utility Lots & Stormwater Management	66.04	5.0%
TOTAL Non-Residential Area	842.29	64.1%
Net Residential Area (NRA)	471.76	35.9%

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential (LDR)	401.45	25	10,036	2.8	28,102	85%
Street-Oriented Residential (SOR)	9.77	40	391	2.8	1,094	2.1%
Row Housing	7.74	45	348	2.8	975	1.6%
Medium Density Residential (MDR)	52.8	90	4,752	1.8	8,554	11.2%
Total Residential	471.76		15,527		38,739	100.0%

SUSTAINABILITY MEASURES

Population Per Net Residential Hectare (ppnha)	82
Units Per Net Residential Hectare (upnrha)	33

Notes:

* Where the vision, goals and objectives of an ASP reflect the context of a particular area, some land uses may not be entirely necessary or desirable. Calculations for Neighbourhoods reflect a general framework for future development and are estimates. Detailed calculations will be prepared during the NSP approval stage. Applicants are advised to consult with the Planning and Development Department for up-to-date housing mix guidelines, unit and population factors, and School Boards specifically regarding school need and student generation factors. Residential land use is generally depicted on the Land Use Concept map.

**The total area of this designation is 1.2 ha. The assumed split between residential and non-residential (retail and office) land uses is assumed 70:30 respectively. The residential portion of this designation is accounted for in Medium Density Residential.

	Area(ha)	Units
Total Residential	471.76	15527
	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	1887	3105.4
Junior High School	944	1553
Senior High School	944	1553
Total Public Student Population	3774	6211
Separate School Board		
Elementary School	944	1553
Junior High School	472	776
Senior High School	472	776
Total Separate Student Population	1887	3105
Francophone School Board		
Elementary School	59	78
Junior High School	32	31
Senior High School	32	31
Total Francophone Student Population	123	140
Total Student Population based on NRA		5784
Total Student Population based on Units		9456

Approved The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 20032

	Area (ha)	% of GA	% of GDA			
GROSS AREA	360.45	100.0%				
Natural Area (Environmental Reserve)	6.58	1.8%				
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%				
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%				
Arterial Roadways	13.17	3.7%				
Total Non-Developable Area	31.20	8.7%				
GROSS DEVELOPABLE AREA	333.24		100.0%			
Community Commercial	7.63		2.3%			
Residents Association	3.40		1.0%			
Parkland, Recreation, School (Municipal Reserve)						
School and Community Park	18.73		5.6%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57	32.53	1.7%			
Pocket Parks	4.16		1.2%			
Linear Park (Greenway)	2.24		0.7%			
Natural Area	1.83		0.5%			
Transportation						
Circulation	59.98		18.0%			
Infrastructure / Servicing						
Stormwater Management Facilities	23.33		7.0%			
Greenway (Public Utility Lot)	0.29		0.1%			
Transition Area	2.09		0.6%			
TOTAL Non-Residential Area	129.25		38.8%			
Net Residential Area (NRA)	203.99		61.2%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	173.30	25	4,332	2.8	12,130	85.0%
Street Oriented Residential	9.77	40	391	2.8	1,095	4.8%
Medium Density Housing	20.92	90	1,882	1.8	3,388	10.3%
Total Residential	203.99		6,605		16,612	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppnrha)			81			
Unit Density (upnra)			32.4			
[Low Density Residential / Medium Density Residential] Unit I		0%	/	0%		
Population (%) within 500 m of Parkland			100%			
Population (%) within 400 m of Transit Service			100%			
Population (%) within 600 m of Commercial Service			48%			
Presence/Loss of Natural Area Features	Area (ha)					
Protected as Environmental Reserve (ha)	6.58					
Conserved as Naturalized Municipal Reserve (ha)	1.83					
Protected through other means (ha)	N/A					
Lost to Development (ha)	N/A					
STUDENT GENERATION						
Public School Board		1,332				
Elementary / Junior High (K-9)	999					
Senior High (10-12)	333					
Separate School Board		665				
Elementary / Junior High (K-9)	499					
Junior / Senior High (10-12)	166					
Total Student Population		1,997				

**PROPOSED THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20485**

	Area (ha)	% of GA	% of GDA
GROSS AREA	364.34	100.00%	
Natural Area (Environmental Reserve)	5.23	1.4%	
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%	
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%	
Arterial Roadways	13.17	3.6%	
Total Non-Developable Area	29.85	8.2%	
GROSS DEVELOPABLE AREA	334.49		100%
Community Commercial	5.43		1.6%
Residents Association	3.4		1.0%
Parkland, Recreation, School (Municipal Reserve)			
School and Community Park	17.8	33.15	5.3%
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%
Pocket Parks	4.28		1.3%
Linear Park (Greenway)	2.85		0.9%
Natural Area	2.65		0.8%
Transportation			
Circulation	60.13		18.0%
Infrastructure/Serviceing			
Stormwater Management Facilities	26.26		7.9%
Greenway (Public Utility Lot)	0		0.0%
Transition Area	2.09		0.6%
TOTAL Non-Residential Area	130.46		39.0%
Net Residential Area (NRA)	204.03		61.0%

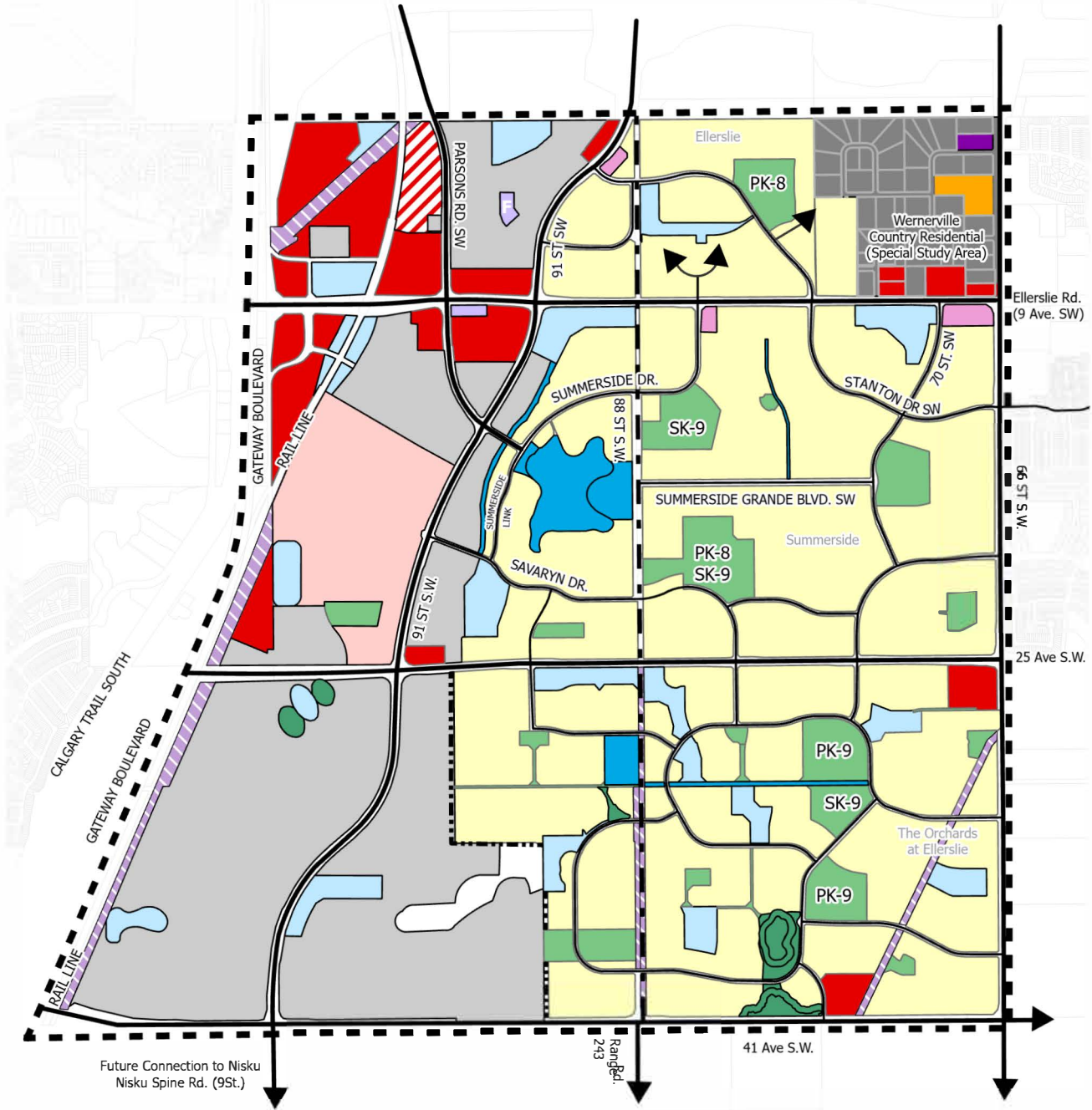
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	173.34	25	4333	2.8	12133	85.0%
Street Oriented Residential	9.77	40	391	2.8	1095	4.8%
Medium Density Housing	20.92	90	1882	1.8	3387	10.3%
Total Residential	204.03		6606		16615	100.0%

SUSTAINABILITY MEASURES

Population Density (ppnrha)	81
Unit Density (upnra)	32.4
Population (%) within 500m of Parkland	100 %
Population (%) within 600m of Transit Service	100 %
Population (%) within 600m of Commercial Service	48 %
Presence/Loss of Natural Area Features	Area(ha)
Protected As Environmental Reserve (ha)	5.23
Conserved as Naturalized Municipal Reserve (ha)	2.65
Protected through other means (ha)	N/A
Lost to Development (ha)	1.35

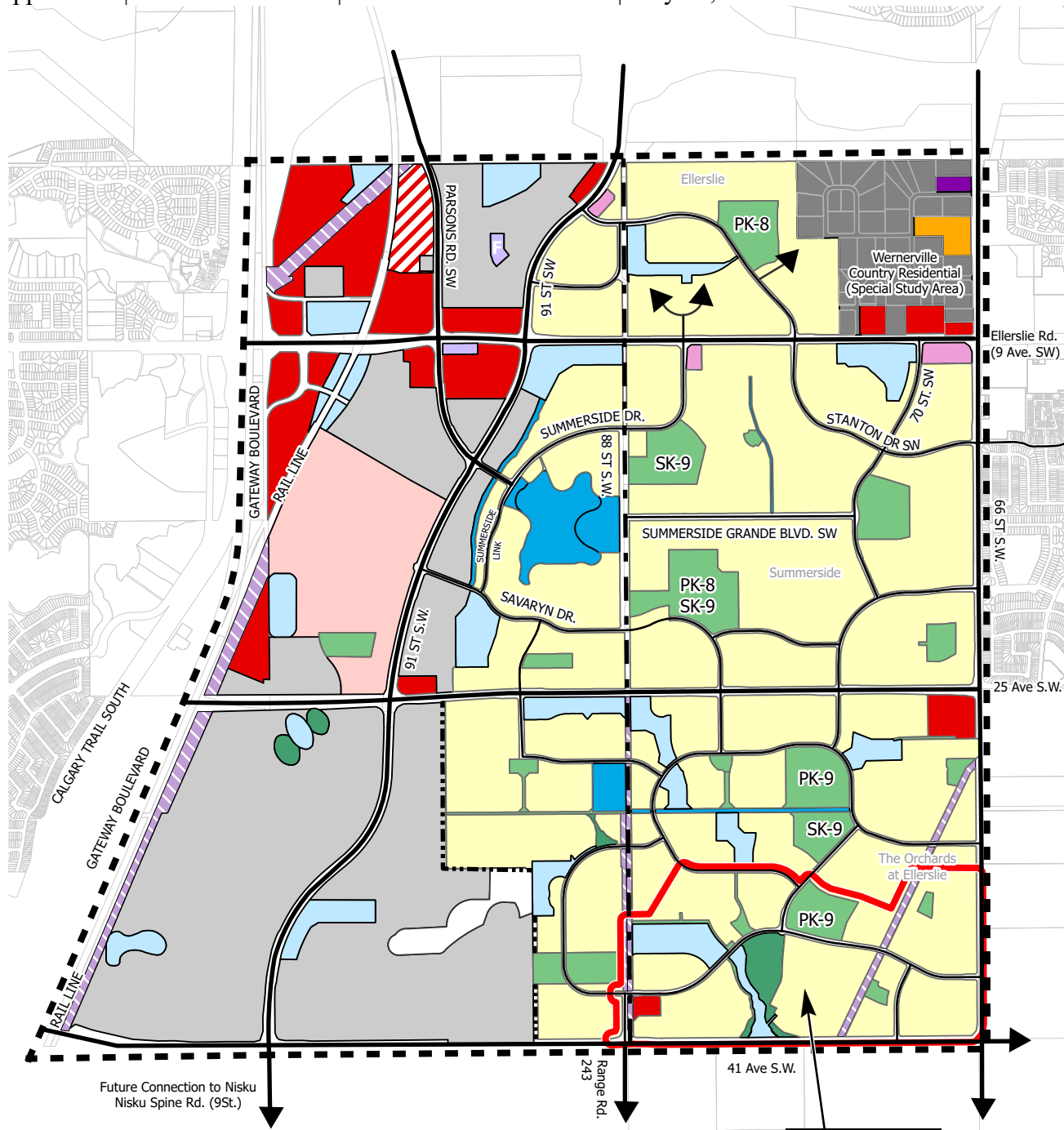
	Area(ha)	Units
Total Residential	204.03	6606
	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	816	1321.2
Junior High School	408	661
Senior High School	408	661
Total Public Student Population	1632	2642
Separate School Board		
Elementary School	408	661
Junior High School	204	330
Senior High School	204	330
Total Separate Student Population	816	1321
Francophone School Board		
Elementary School	26	33
Junior High School	14	13
Senior High School	14	13
Total Francophone Student Population	53	59
Total Student Population based on NRA		2502
Total Student Population based on Units		4023



**APPROVED
BYLAW 20234
ELLERSLIE
Area Structure Plan
(as amended)**

- | | | |
|---------------------------|--|--------------------------|
| Residential | Stormwater Facility | Pipeline Corridor |
| Neighbourhood Commercial | Natural Area | ASP Boundary |
| Commercial | Industrial Education Facility | Arterial |
| Commercial (Special Area) | Institutional | Collector |
| Industrial (Special Area) | Southeast Woodland Natural Area | Power Corridor |
| School/Park Site | Future Fire Rescue Service Station | Transition Area |
| Private Open Space | Wernerville Country Residential (Special Study Area) | PK-8 Public K-8 School |
| Mixed Use | | SK-9 Separate K-9 School |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



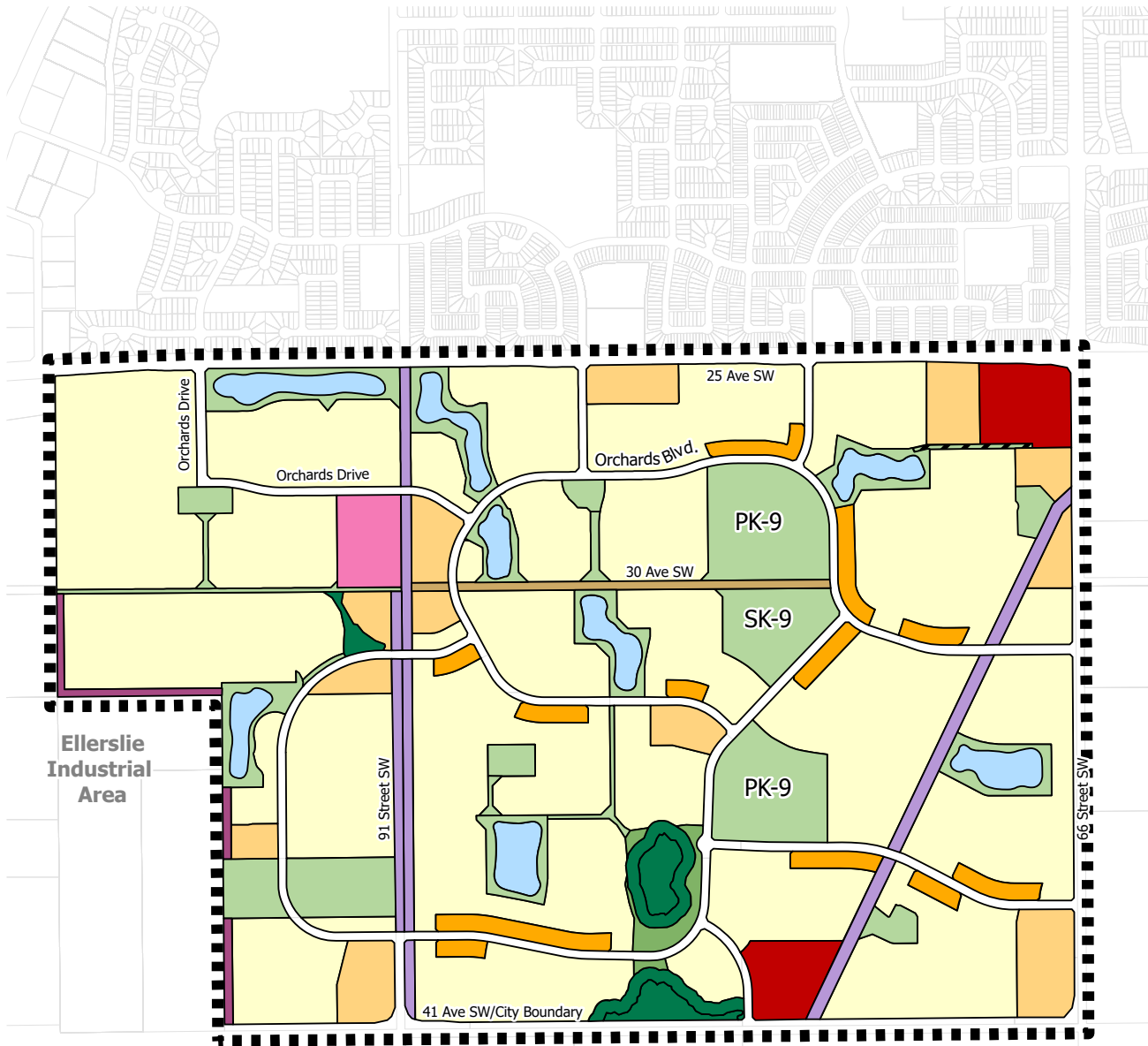
**BYLAW 20484
AMENDMENT TO
ELLERSLIE
Area Structure Plan
(as amended)**

Amendment Area

















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|---------------------------|--|--------------------------|
| Residential | Stormwater Facility | Pipeline Corridor |
| Neighbourhood Commercial | Natural Area | ASP Boundary |
| Commercial | Industrial Education Facility | Arterial |
| Commercial (Special Area) | Institutional | Collector |
| Industrial (Special Area) | Southeast Woodland Natural Area | Power Corridor |
| School/Park Site | Future Fire Rescue Service Station | Transition Area |
| Private Open Space | Wernerville Country Residential (Special Study Area) | PK-8 Public K-8 School |
| Mixed Use | Amendment Area | PK-9 Public K-9 School |
| | | SK-9 Separate K-9 School |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

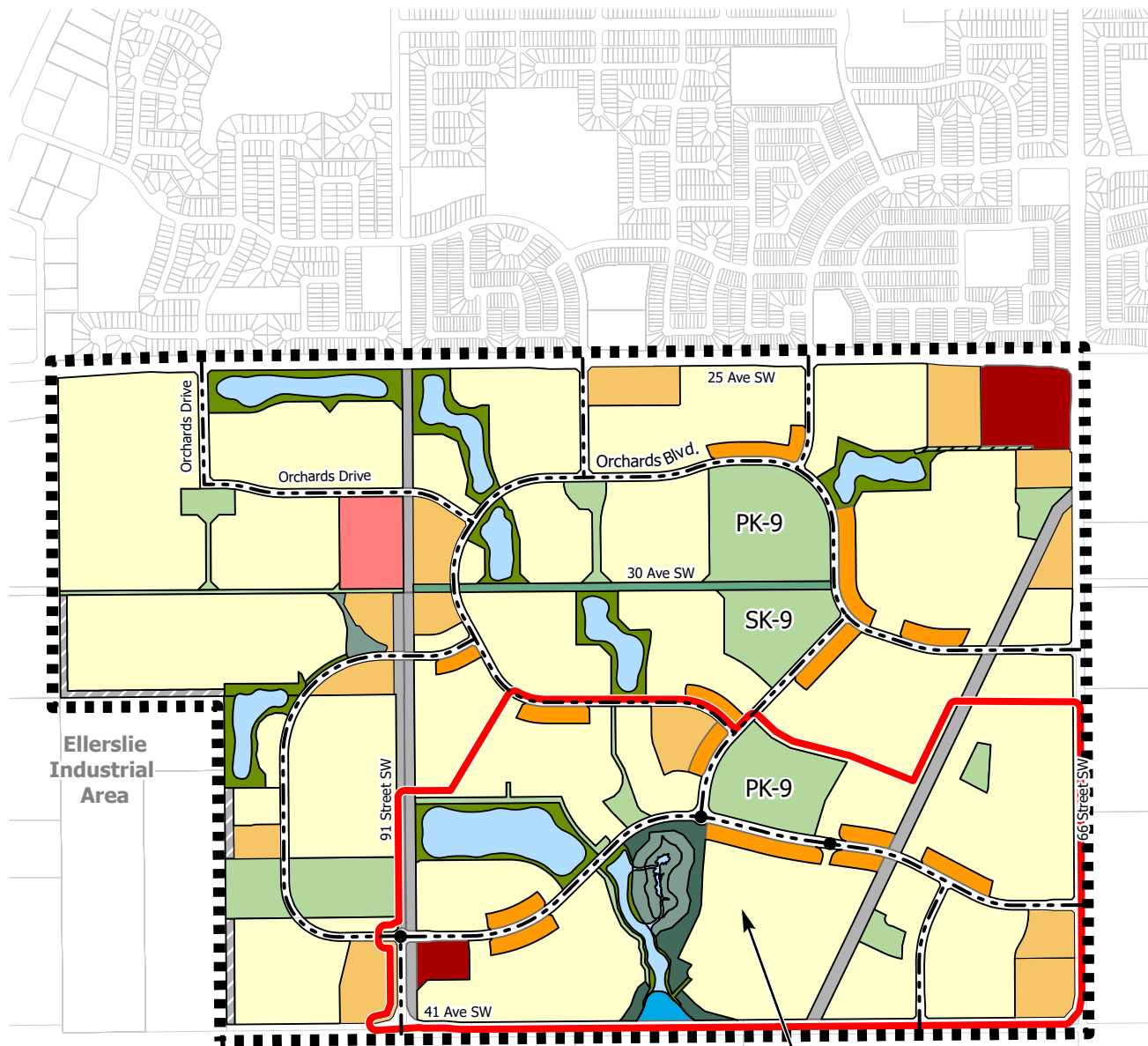


Ellerslie Industrial Area

**APPROVED
BYLAW 20032 ORCHARDS
AT ELLERSLIE**
Neighbourhood Structure Plan
(as amended)

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

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.



**BYLAW 20485
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan**



- | | | |
|--------------------------------|--------------------------------|----------------------|
| Low Density Residential | Utility / Pipeline Corridor | Open Space (30 Ave.) |
| Street Oriented Residential | Greenway (PUL) | Transition Area |
| Medium Density Residential | School / Park / Greenway | Roundabout |
| Commercial | Natural Area (ER) | Collector Roadway |
| Residents Association | Natural Area (MR) | NSP Boundary |
| Stormwater Management Facility | SWMF - Provincial (Crown) Land | Amendment Area |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Application Summary

Information

Application Type:	Plan Amendments
Bylaws:	20484, 20485
Location:	North of 41 Avenue SW and west of 66 Street SW
Addresses:	3004 - 66 Street SW, 3861 - 91 Street SW, 6710, 9010, & 9044 - 41 Avenue SW
Legal Descriptions:	Lot 1, Block 1, Plan 0521074, Lot 2, Block 2, Plan 0625035, Lot A, Block 1, Plan 1821095, Lot 1, Block 1, Plan 7920321, SW-15-51-24-4
Site Area:	111.14 ha
Neighbourhood:	The Orchards At Ellerslie
Ward:	Karhiio
Notified Community Organization:	Horizon Community League
Applicant:	Aime Stewart, Scheffer Andrew Ltd.

Planning Framework

Current Zone:	(AG) Agricultural Zone
Proposed Zone:	N/A
Plans in Effect:	Ellerslie Area Structure Plan Orchards at Ellerslie Neighbourhood Structure Plan
Historic Status:	None

Written By:	Andrea Wadsworth
Approved By:	Tim Ford
Branch:	Development Services
Section:	Planning Coordination