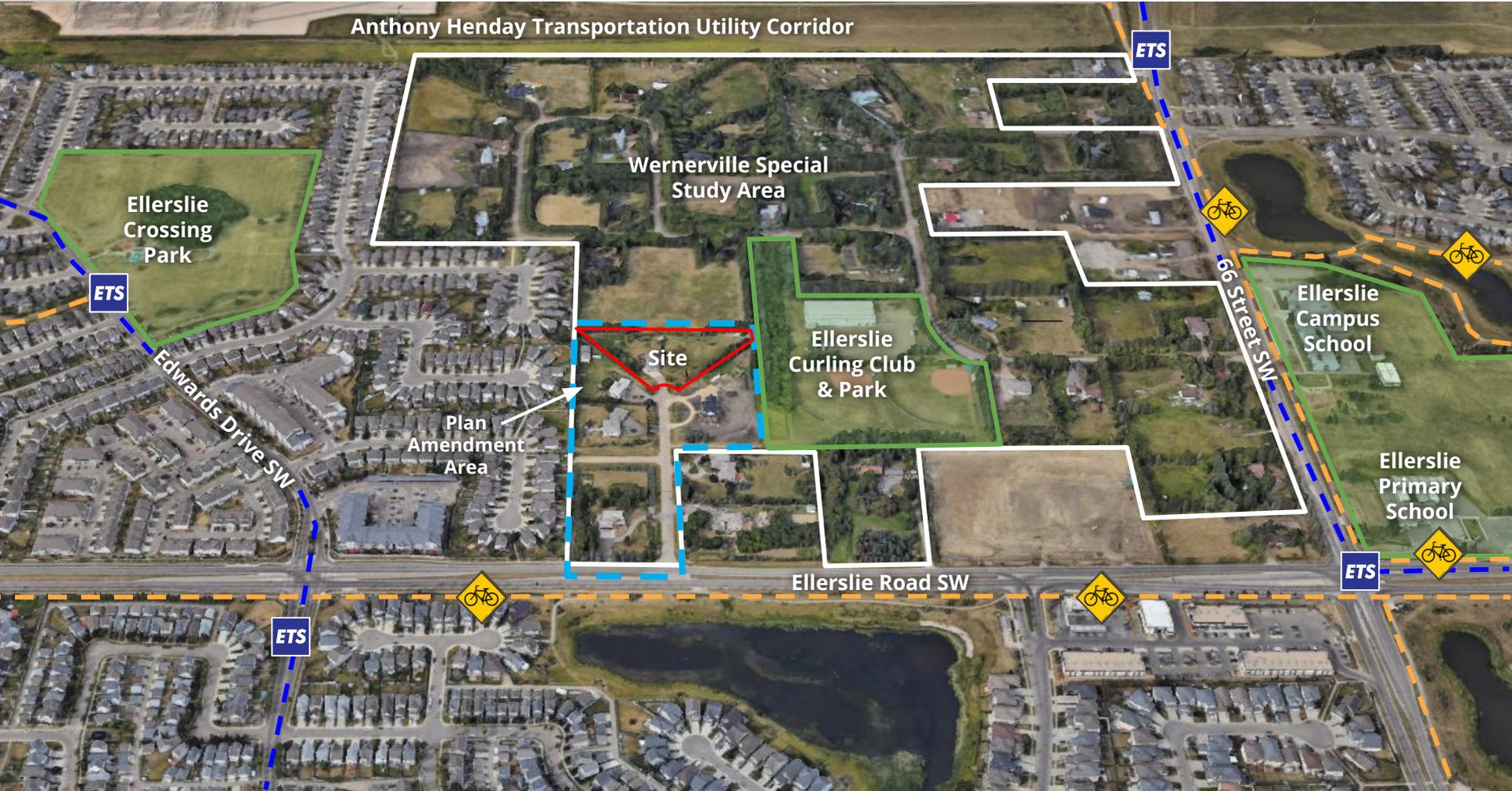


ITEMS 3.9, 3.10, & 3.11  
BYLAW 20489, BYLAW 20490 & CHARTER BYLAW 20491  
ELLERSLIE

DEVELOPMENT  
SERVICES  
JUN 12, 2023



PU Aerial Image captured May 2022 DC2





## Comments

- Inappropriate height and density
- Insufficient infrastructure
- Unique rural character
- Loss of green space, trees, and wildlife
- Light and noise pollution
- Traffic and parking concerns
- Safety and privacy impacts



MAILED NOTICE  
Oct 6, 2022



CITY WEBPAGE  
Oct 20, 2022



SITE SIGNAGE  
Oct 21, 2022



ONLINE ENGAGEMENT  
Feb 23 - Mar 8, 2023



PUBLIC HEARING NOTICE  
May 18, 2023



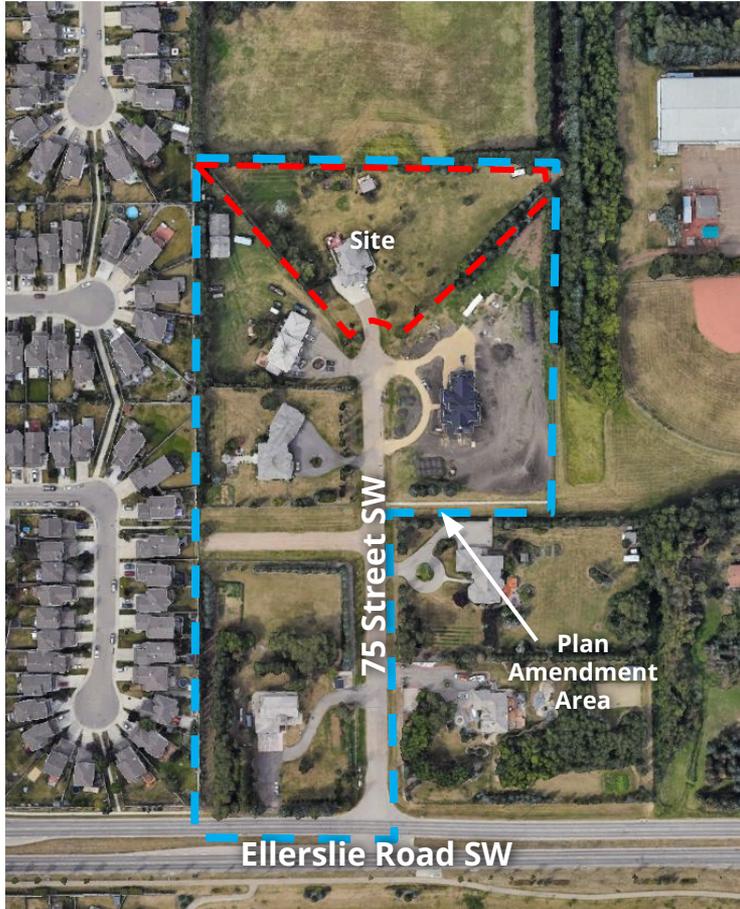
JOURNAL AD  
May 26 & June 3,  
2023

# 5 PROPOSED ZONING

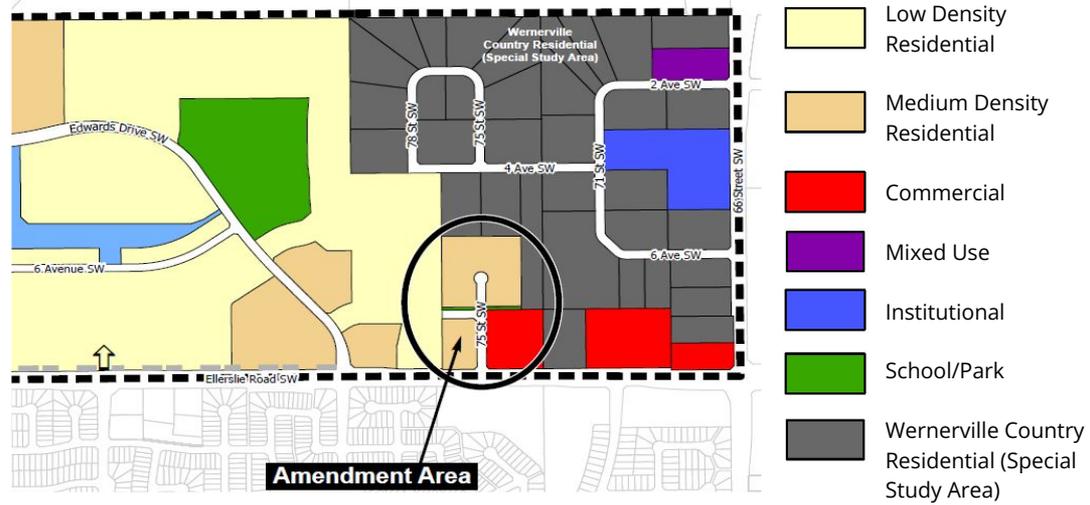


SITE VIEW

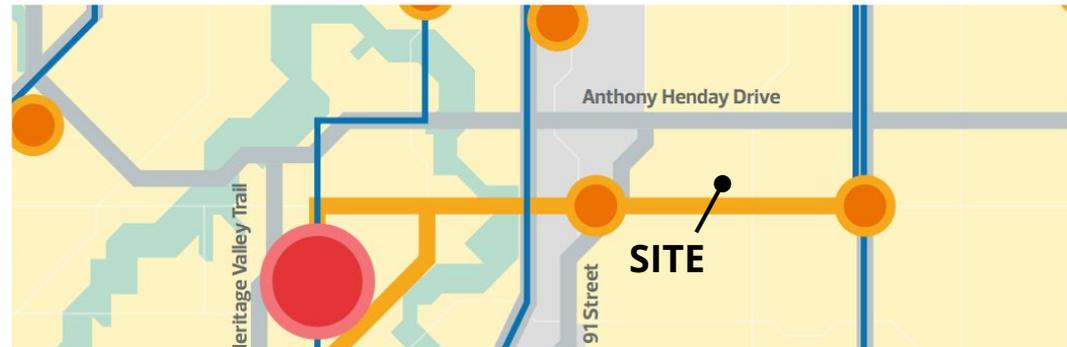
REGULATION	RR Current Zoning	RA7 Proposed Zoning
<b>Principal Building</b>	Single detached housing	Multi-unit housing
<b>Commercial Uses Permitted</b>	No	Limited at grade
<b>Height</b>	10.0 m	14.5 m - 16.0 m
<b>Density</b>	<i>Maximum</i> 1 principal & 1 secondary dwelling	<i>Minimum</i> 45 units per hectare
<b>Setbacks</b>		
Front	7.5 m	4.5 m
Rear	7.5 m	7.5 m
Sides	5.0 m	3.0 m



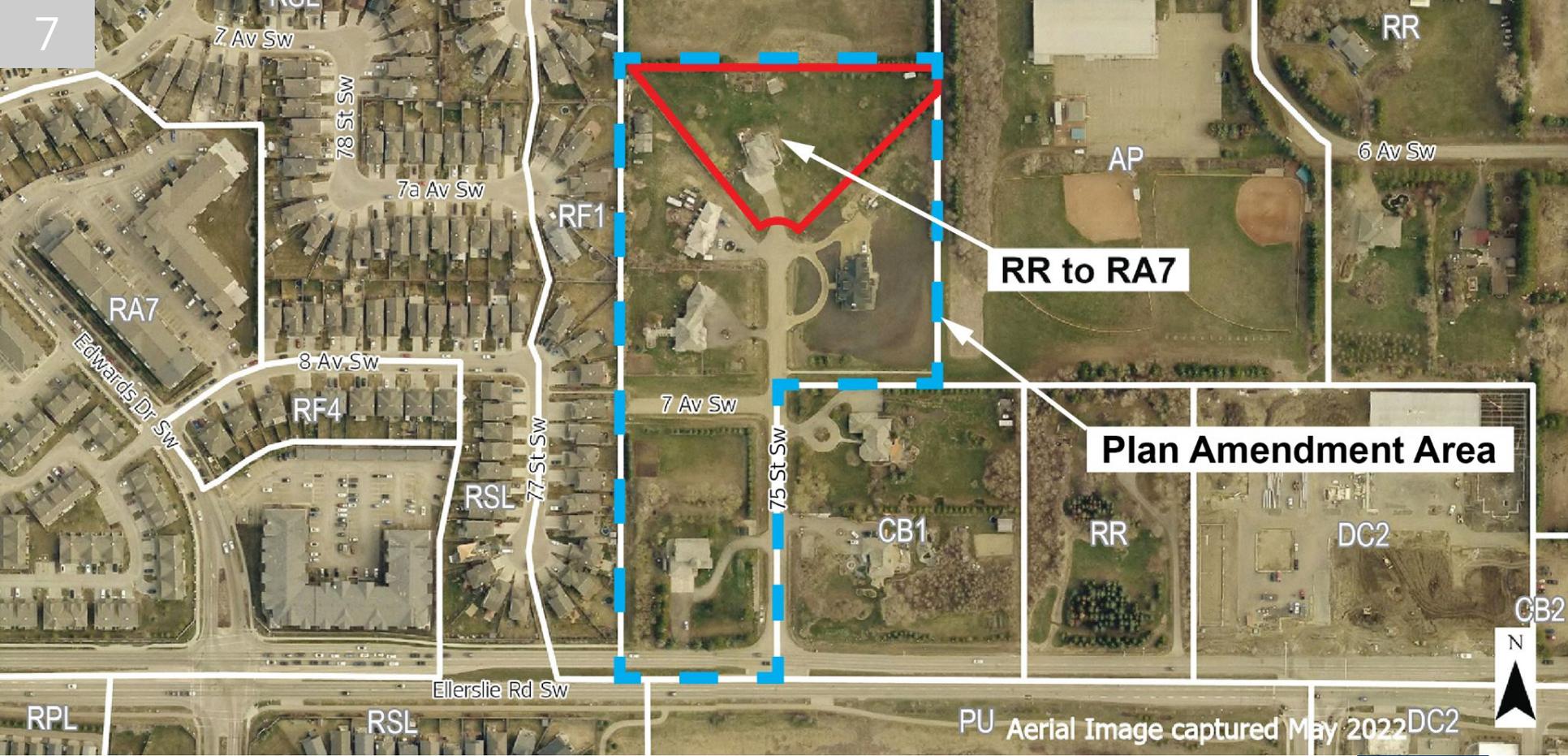
SITE VIEW



ELLERSLIE NSP



THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

