

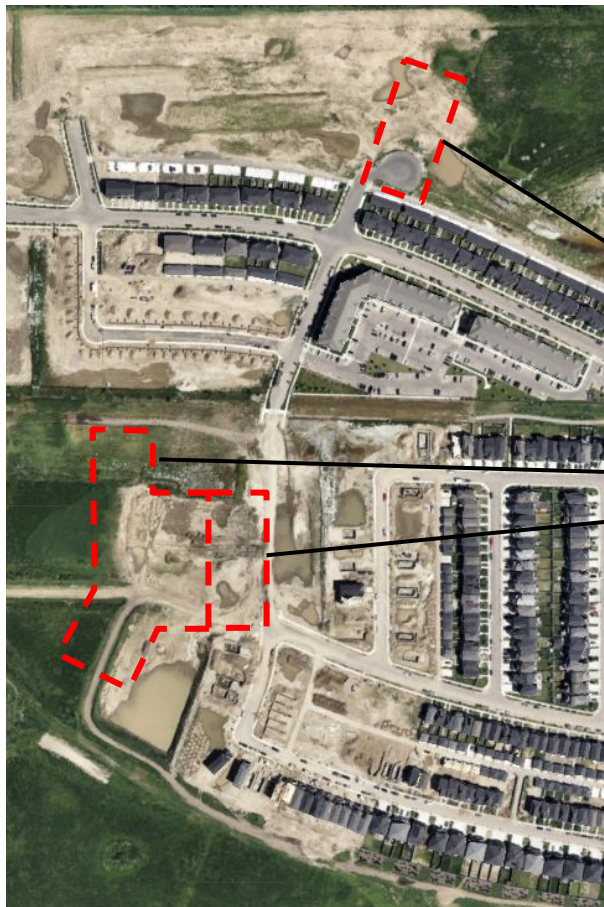
ITEMS 3.9, 3.10, 3.11 & 3.12

BYLAW 20648 & CHARTER BYLAWS 20649, 20650, & 20651

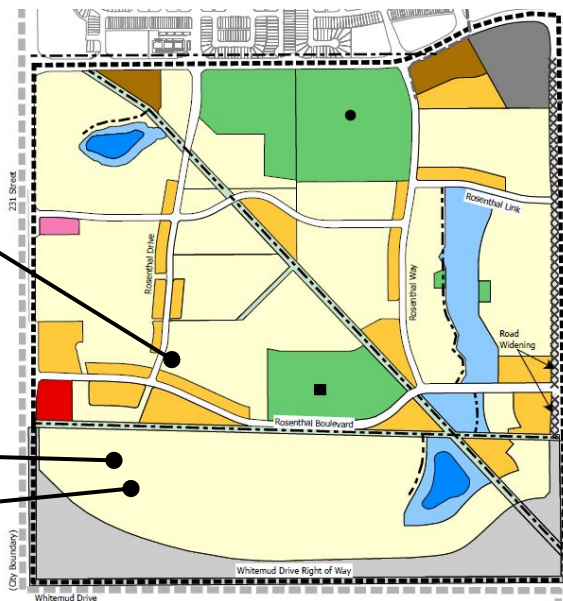
ROSENTHAL

DEVELOPMENT SERVICES
November 6, 2023





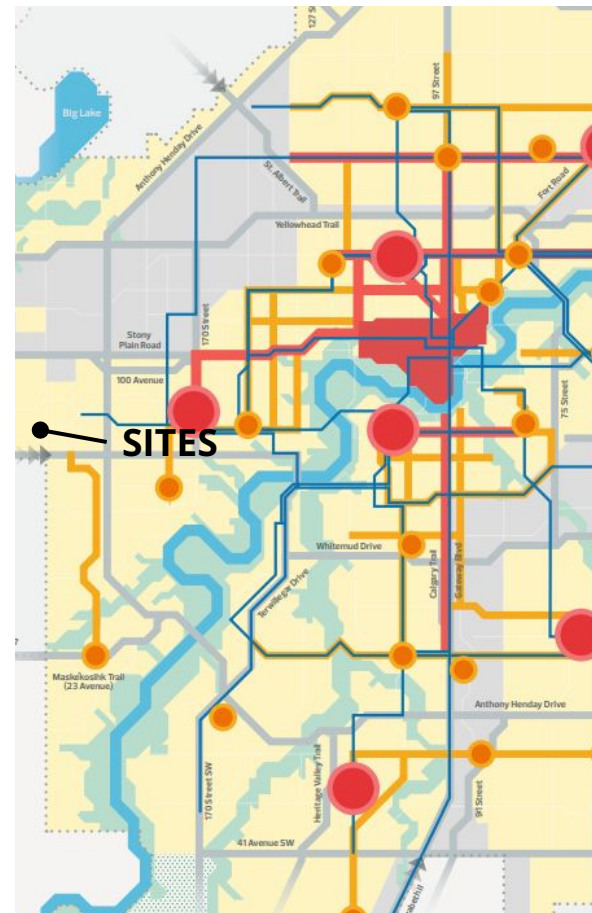
SITE VIEW



BYLAW 20520
ROSENTHAL
Neighbourhood Structure Plan
(as amended)

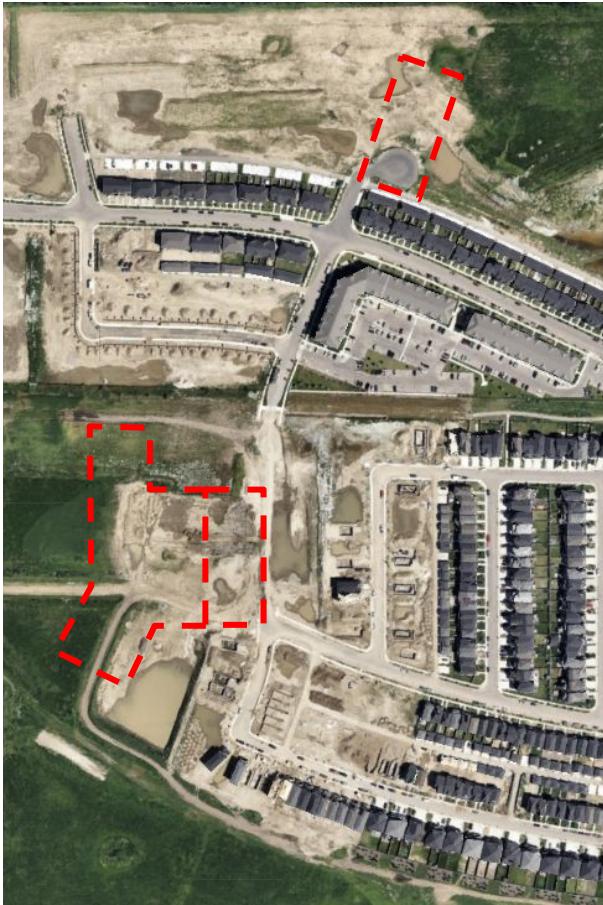
- | | | |
|--------------------------------|--|------------------------|
| Low Density Residential | White mud Drive Interchange Lands | XX Road Widening |
| Medium Density Residential | DC1 Community Centre | --- Town Centre |
| High Density Residential | Utility Corridor | --- Multi-Use Corridor |
| Neighbourhood Commercial | ● Separate High School / Recreation Centre | --- NSP Boundary |
| Community Commercial | ■ Public Elementary / Junior High - K - 9 | |
| Stormwater Management Facility | | |
| Park / School | | |

ROSENTHAL NSP



THE CITY PLAN

4 PROPOSED ZONING



SITE VIEW

REGULATION	RLD Current Zoning	DC1s Proposed Zoning
Height	10.0 m	12.5 m
Site Coverage	53%	55%
Landscaping	No landscaping required in rear lane Trees, shrubs in front yard	Trees required in rear lane Tree, shrubs, tall grasses in front yard

Comments (4 opposed)

- Height
- Privacy
- Traffic



MAILED NOTICE
May 19, 2023



CITY WEBPAGE
May 26, 2023



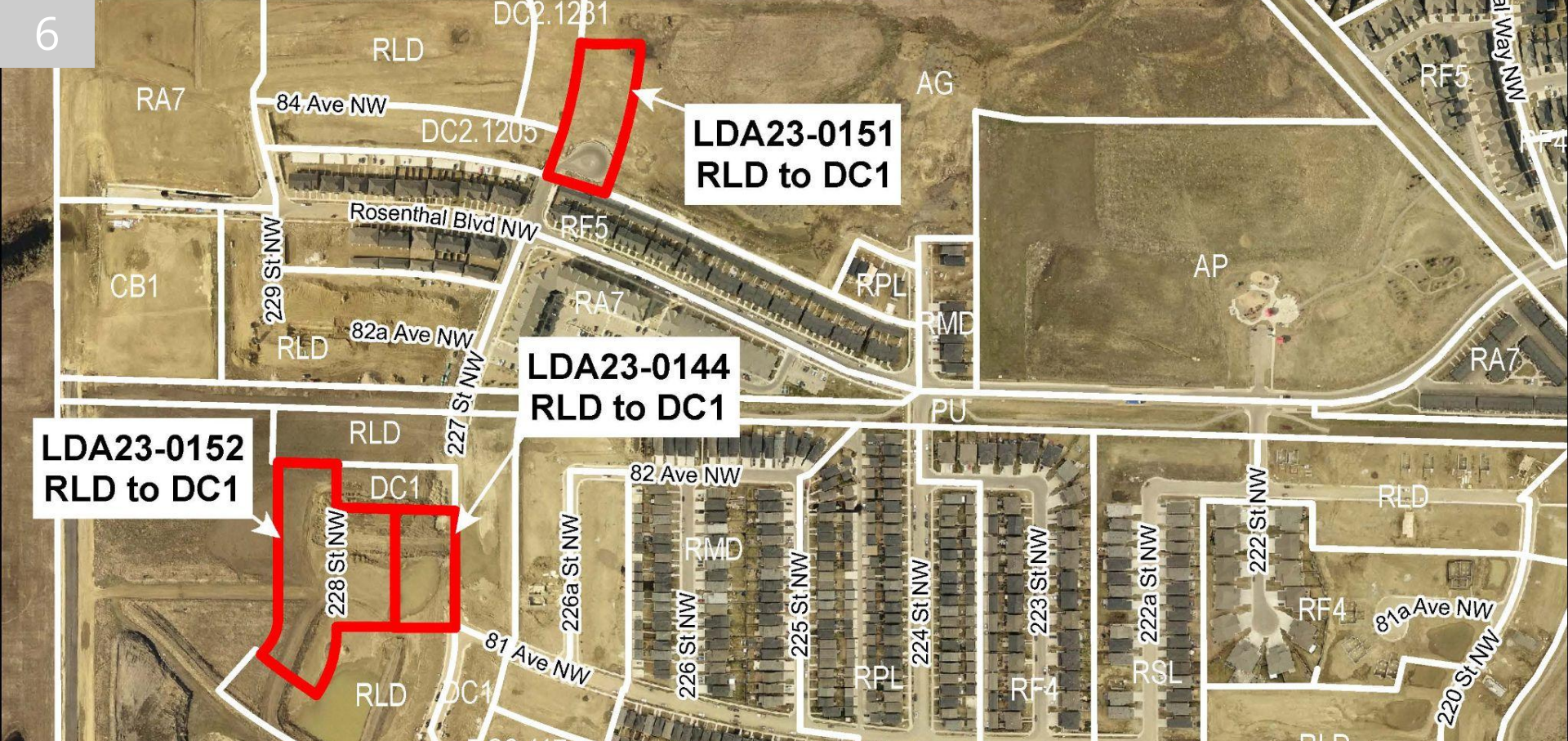
SITE SIGNAGE
Aug 28, 2023



PUBLIC HEARING NOTICE
Oct 12, 2023



JOURNAL AD
Oct 20 & 28, 2023



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**