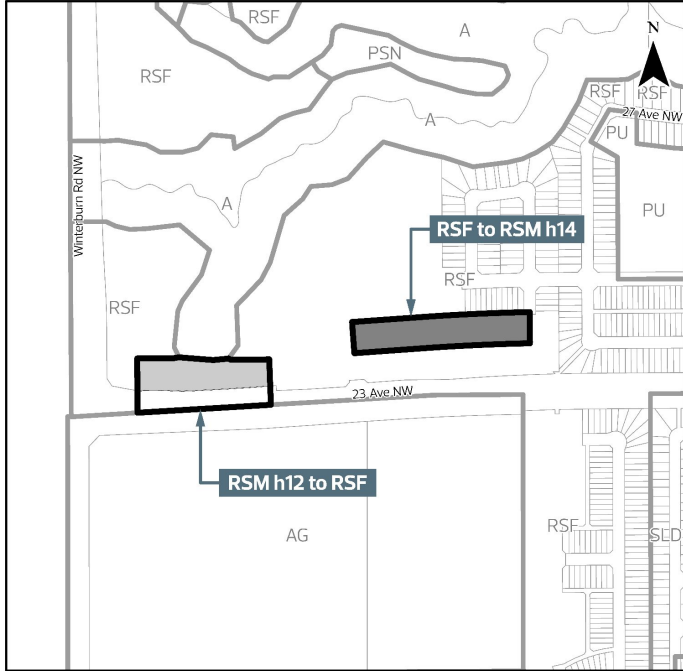


ITEMS 3.1, 3.2 & 3.3
BYLAW 20925, 20926 & 20927
THE UPLANDS





3 PROPOSED ZONING



PROPOSED REZONING – The Uplands

- From: Small-Medium Scale Transition Residential Zone (RSM h12)
To: Small Scale Flex Residential Zone (RSF)
- From: Small Scale Flex Residential Zone (RSF)
To: Small-Medium Scale Transition Residential Zone (RSM h14)



REGULATION	RSF	RSM h12	RSM h14
Height	12 m (2-3 Storeys)	12 m (3 Storeys)	14 m (3-4 Storeys)
Max Site Coverage	55%	60%	60%
Density (Dwellings)	Min: N/A Max: N/A*	Min: 45 du/ha Max: N/A	Min: 45 du/ha Max: N/A
Setbacks			
Front	3.0-4.5 m	3.0-4.5 m	3.0-4.5 m
Rear	6.0 m	5.5 m	5.5 m
Side	1.2-1.5 m	1.2-2.0 m	1.2-2.0 m

Comments

- None (0)



ADVANCED NOTICE
May 31, 2024



CITY WEBPAGE
May 29, 2024



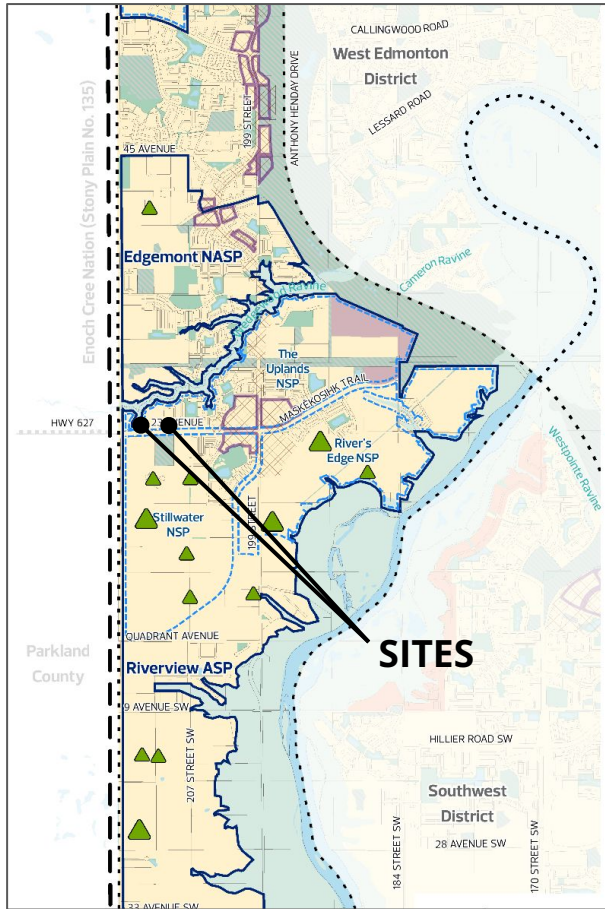
SITE SIGNAGE
June 7, 2024



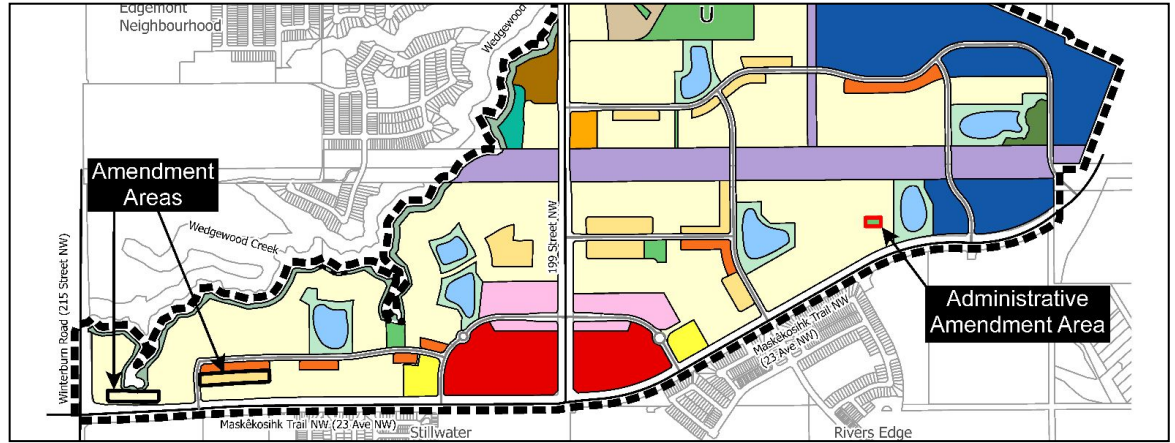
PUBLIC HEARING
NOTICE
August 19, 2024



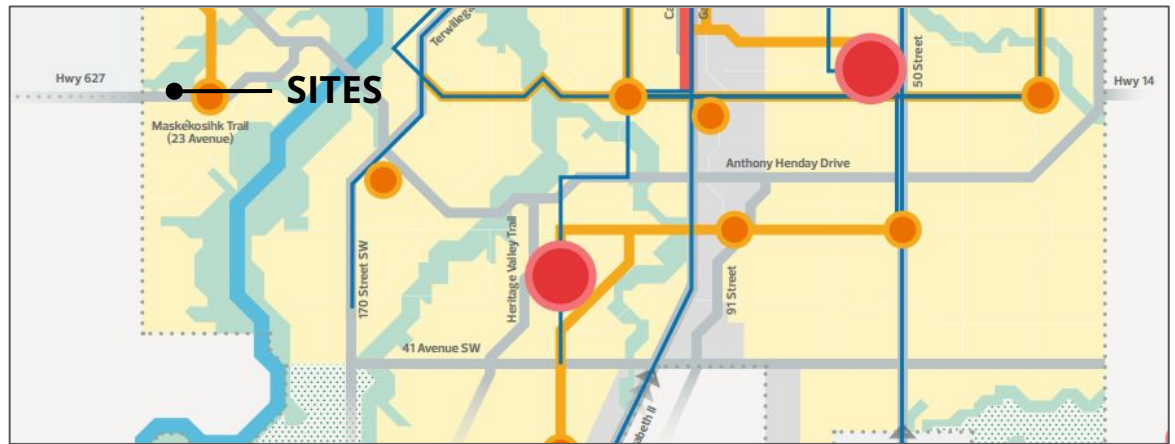
JOURNAL AD
August 23 & 31,
2024



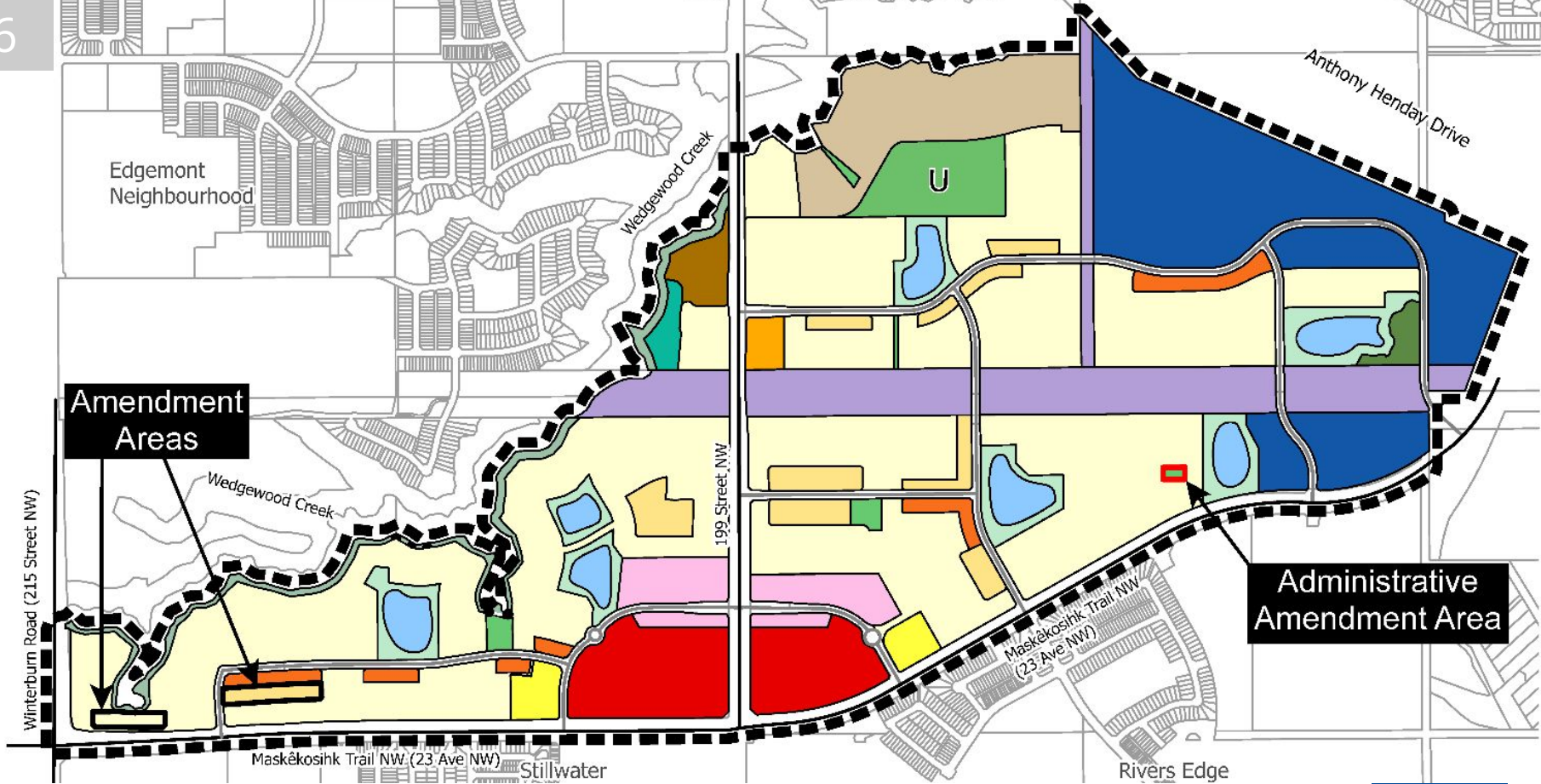
WEST HENDAY DISTRICT PLAN



NSP AMENDMENT MAP



CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**