

Aerial Image captured Fall 2023

ITEM 3.4
BYLAW 21080
STILLWATER

DEVELOPMENT
SERVICES
April 7, 2025





Respondents (2)

Questions (2)

- Size of stormwater pond
- Types of residential uses



MAILED NOTICE
Nov 24, 2022 & May 30, 2024



CITY WEBPAGE
Nov 24, 2022 and June 3, 2024

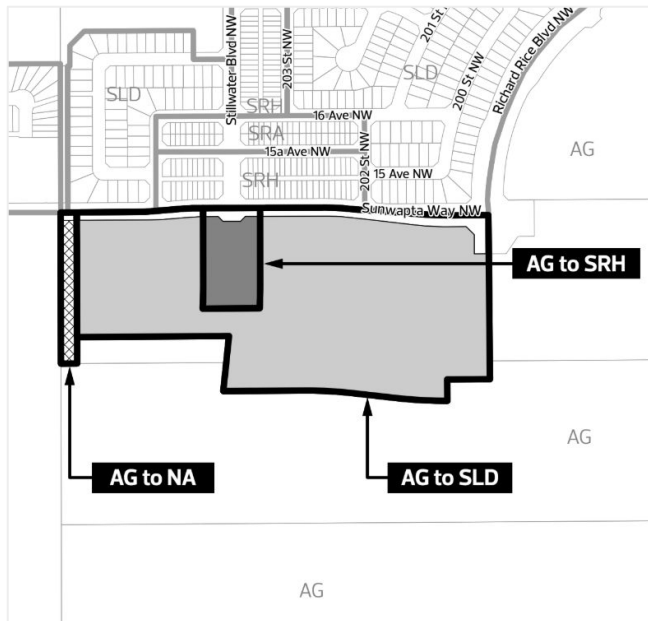


PUBLIC HEARING NOTICE
Mar 13, 2025

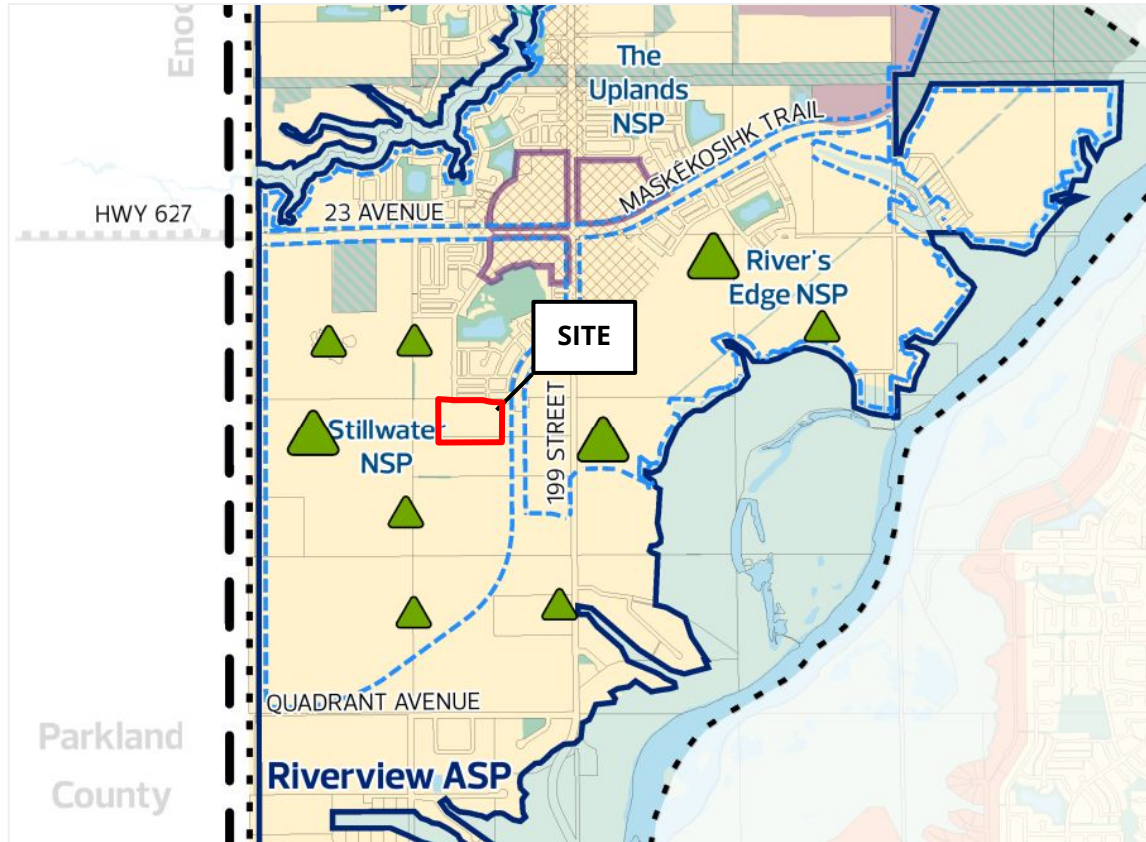


JOURNAL AD
Mar 21 and Mar 29, 2025

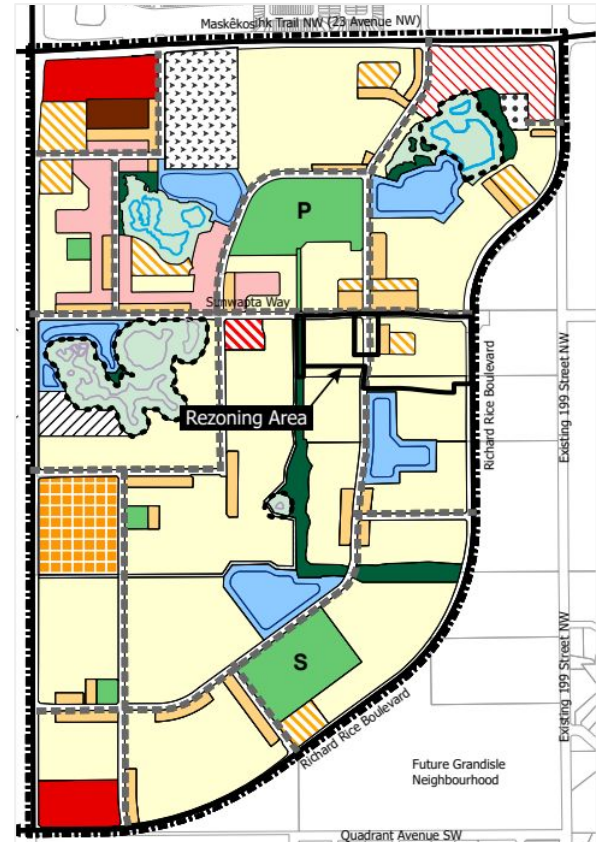
PROPOSED ZONING



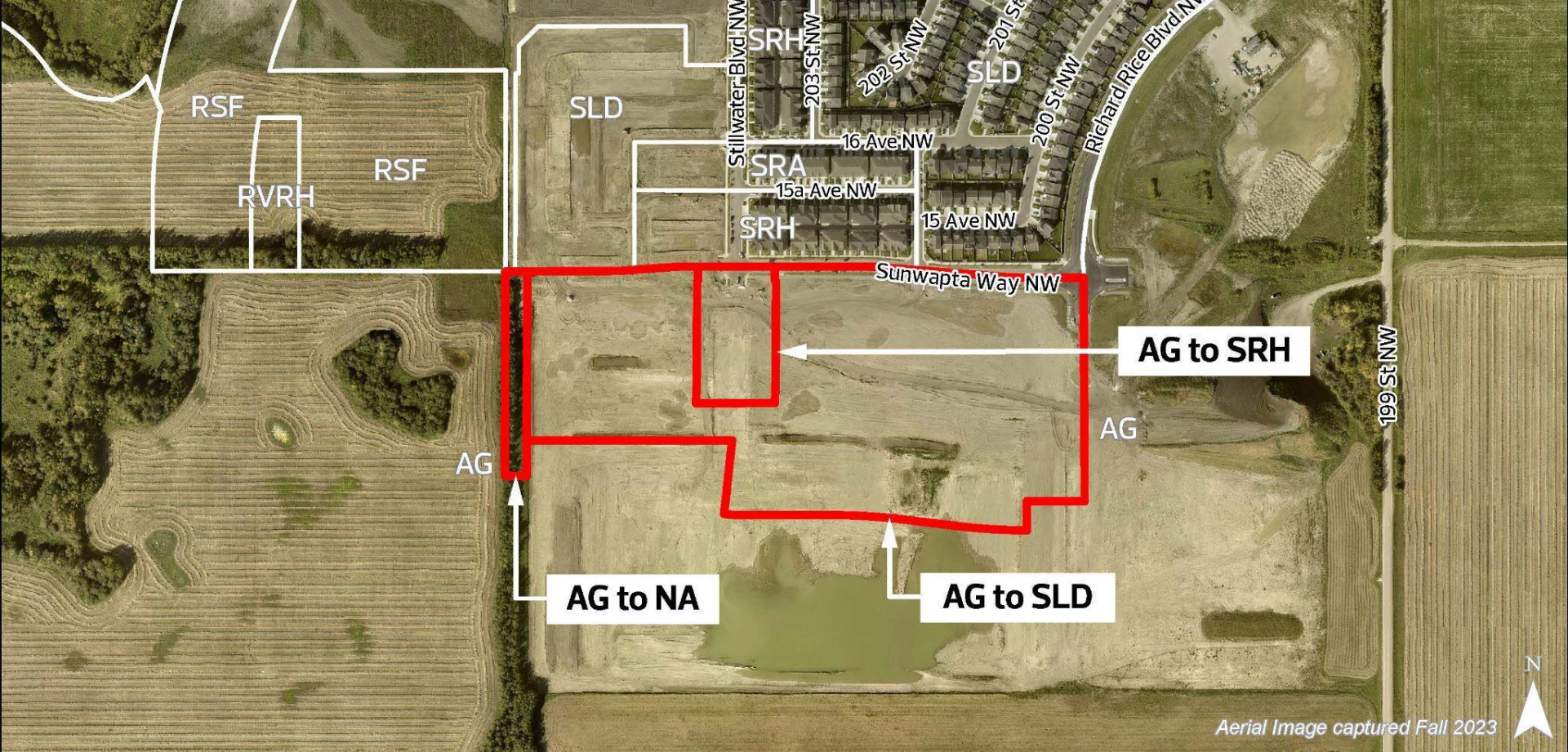
| REGULATION | SLD Zone Proposed Zoning | SRH Zone Proposed Zoning |
|----------------------------------|-----------------------------|-----------------------------|
| Typical Uses | Residential | Residential |
| Height | 11.0 m | 13.5 m |
| Maximum Site Coverage/FAR | 57% - 72% | 56% - 90% |
| Setbacks | | |
| Front | 5.5 m | 5.5 m |
| Side | 0.0 m - 1.2 m | 1.2 m |
| Flanking Side | 2.5 m | 2.5 m |
| Rear | 2.1 m - 6.0 m | 1.1 m - 6.0 m |



WEST HENDAY DISTRICT PLAN



STILLWATER NSP



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**