

ITEM 3.15  
BYLAW 21171  
THE ORCHARDS AT ELLERSLIE

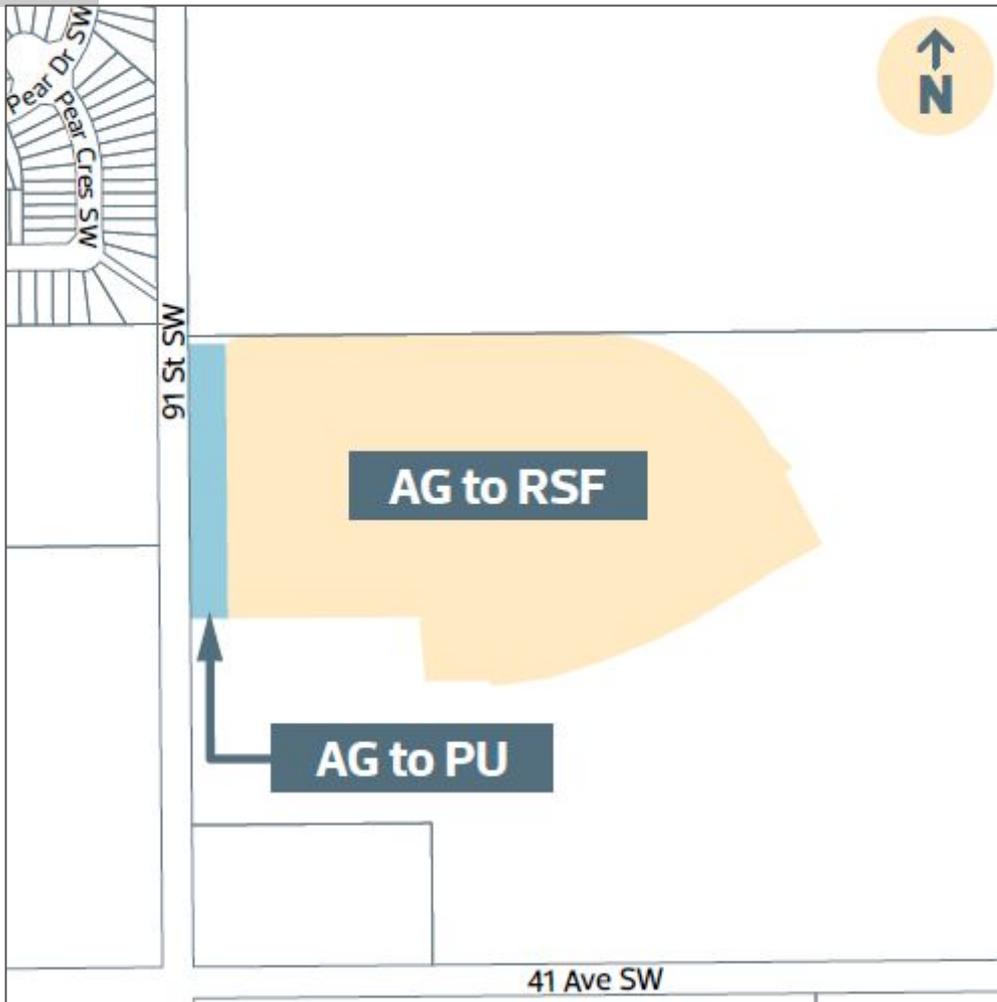
DEVELOPMENT  
SERVICES  
JUN 9, 2025



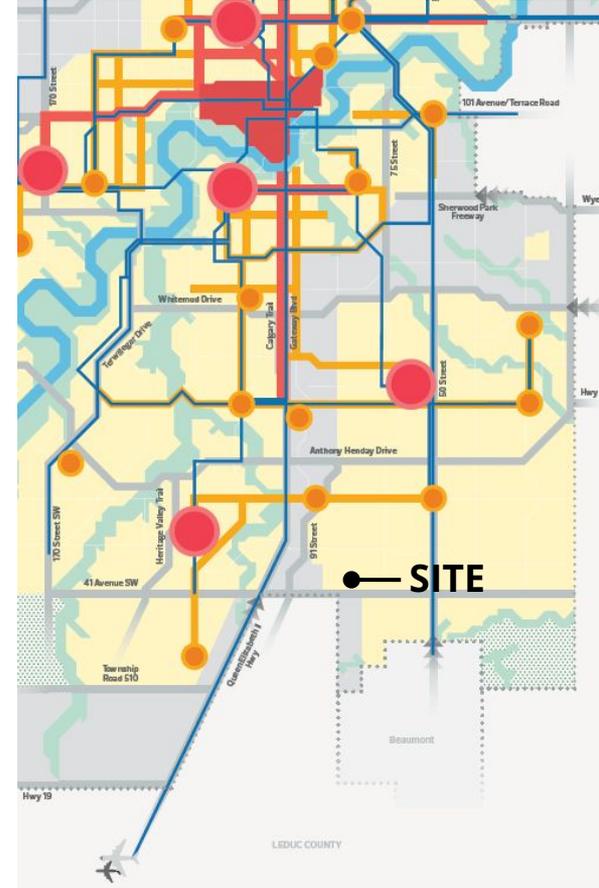
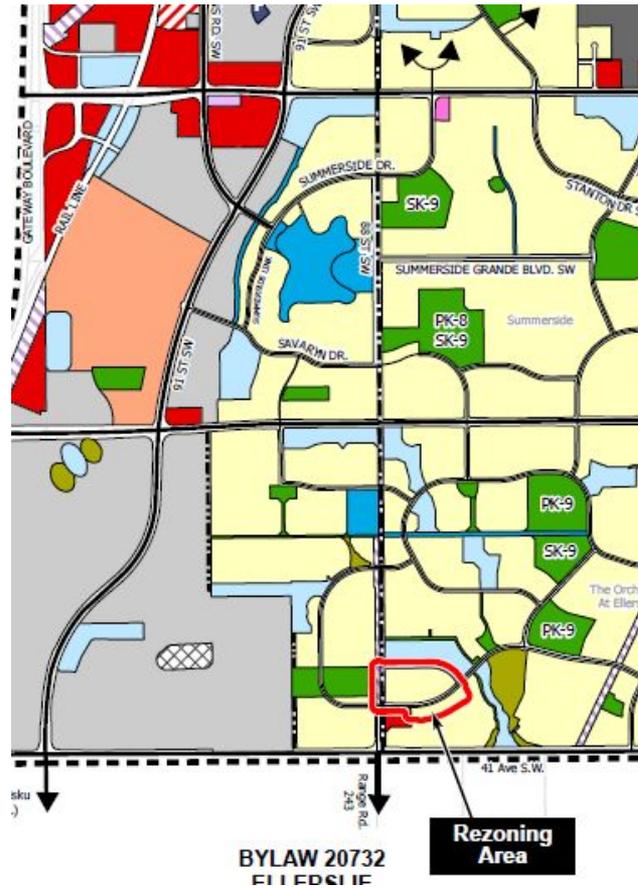
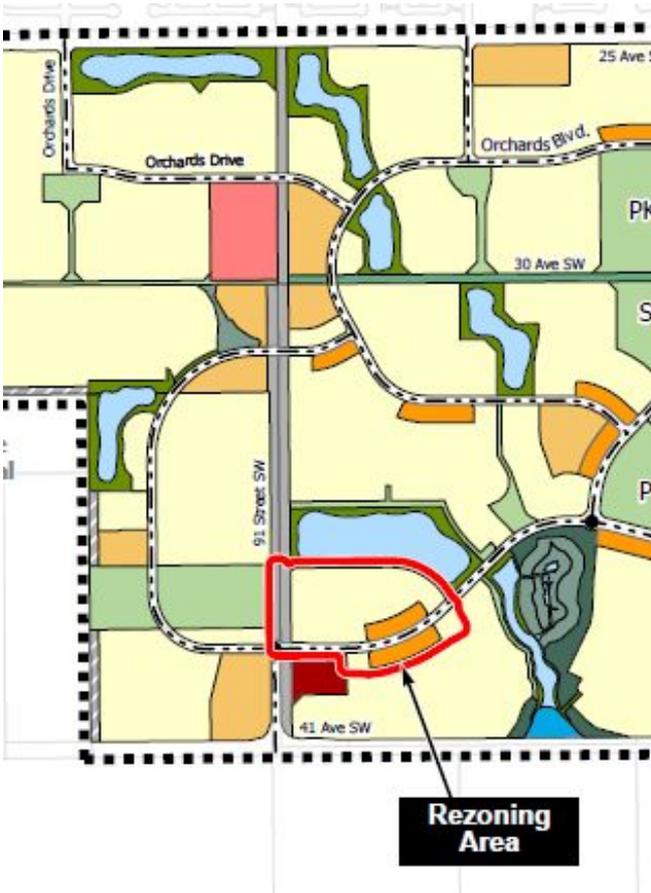
Aerial Image captured Fall 2024



# 3 PROPOSED ZONING



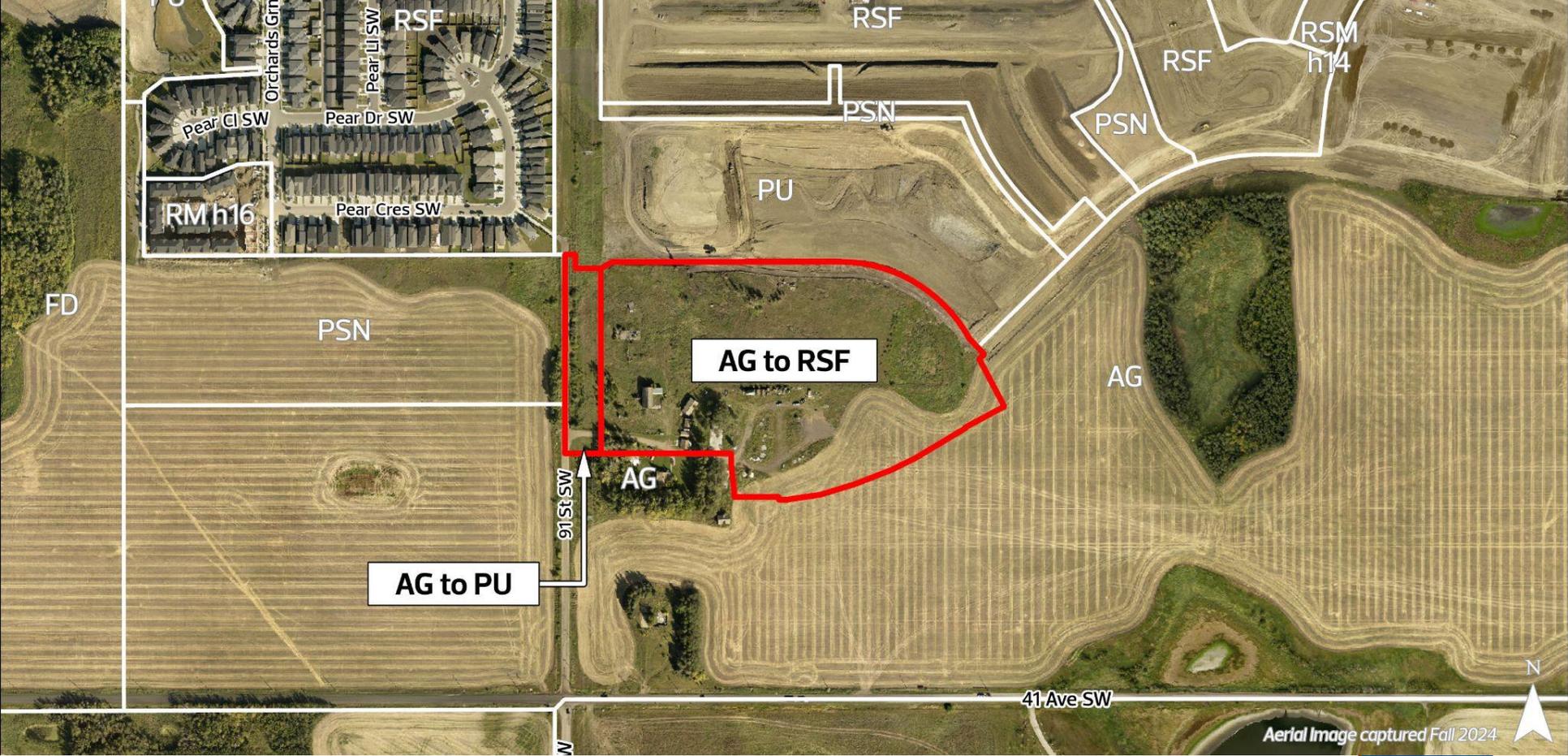
REGULATION	RSF
Typical Uses	Small scale Residential
Maximum Height	12.0 m
Density	N/A
Maximum Site Coverage	55%
Minimum Front Setback	3.0 m - 4.5 m
Minimum Interior Side Setback	0.0 m - 1.2 m
Minimum Flanking Side Setback	2.0 m
Minimum Rear Setback	6.0 m



THE ORCHARDS AT ELLERSLIE NSP

ELLERSLIE ASP

THE CITY PLAN



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

