

Townsgate Drive

Minor Variance Application – B004/21

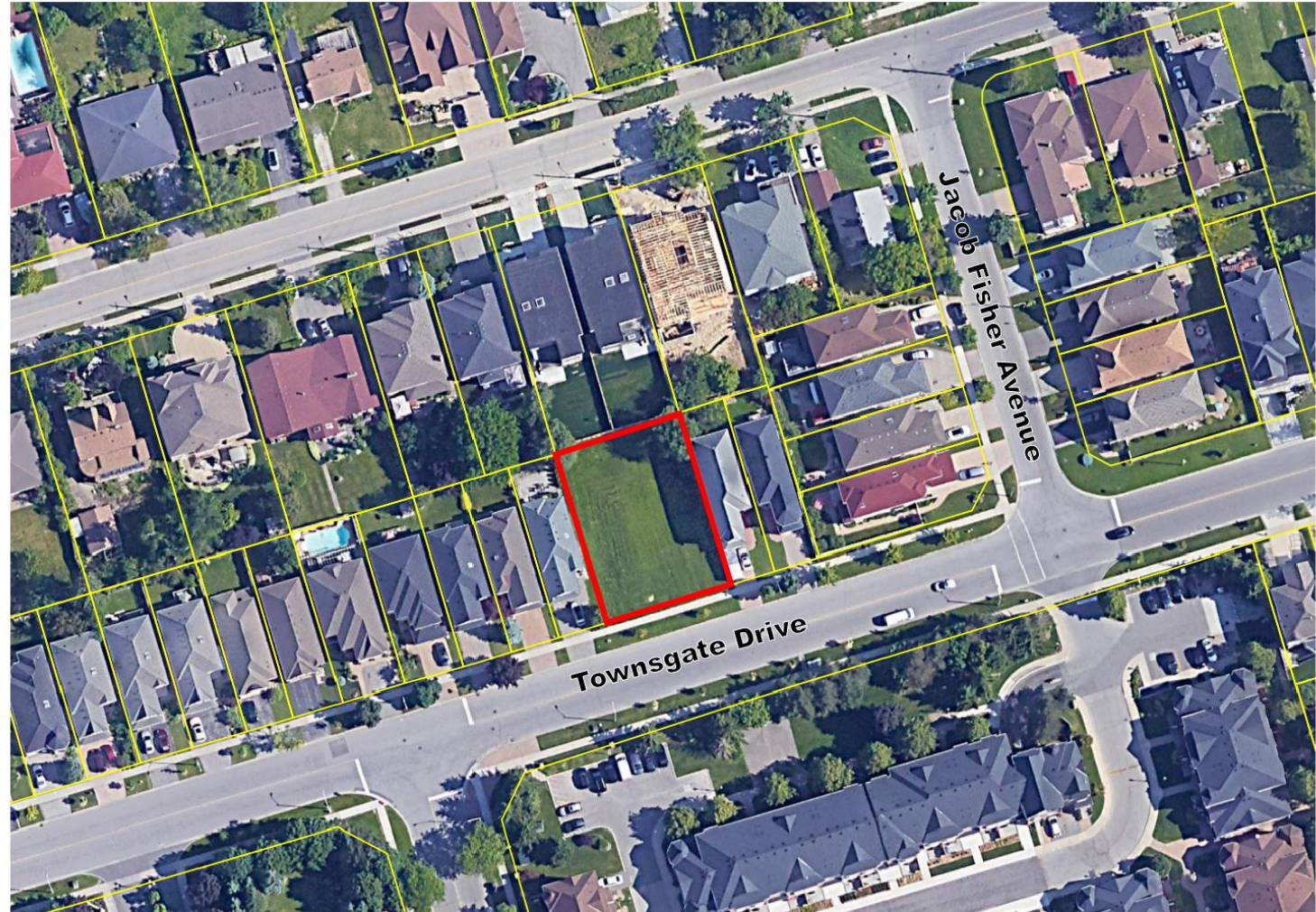
October 28, 2021

5:00 p.m.

Virtual Hearing

LOCATION

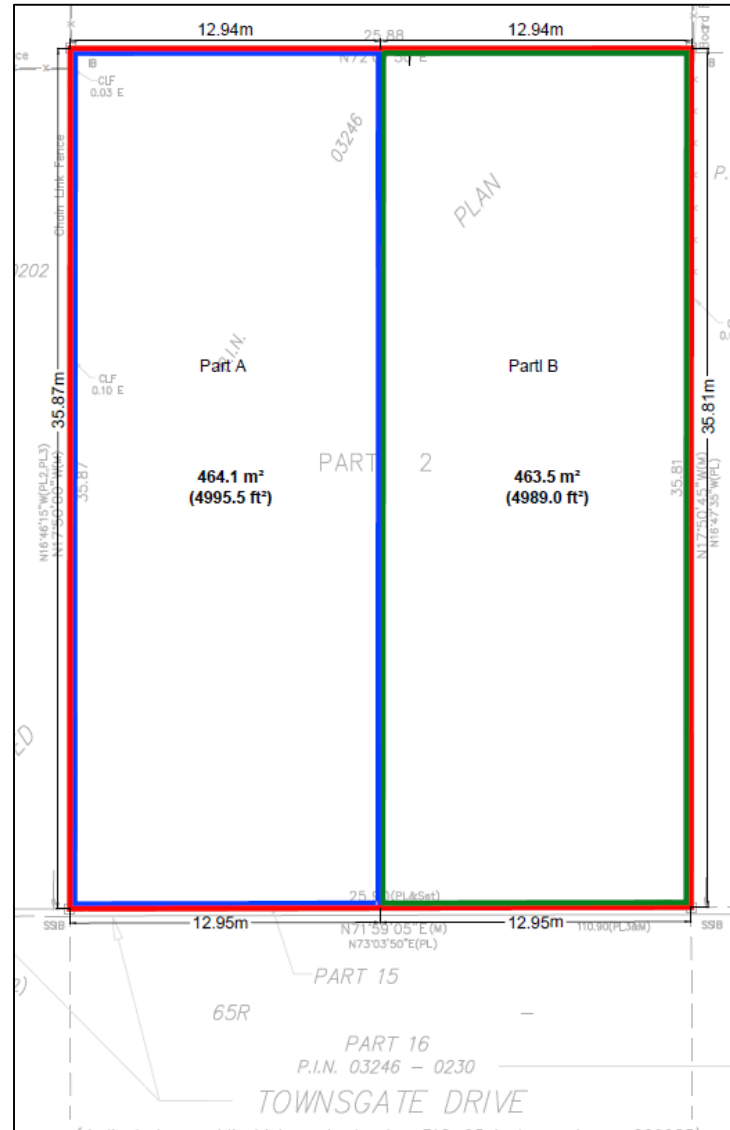
EXISTING LOT FRONTAGE	EXISTING LOT AREA
26 m	927.6 sq.m



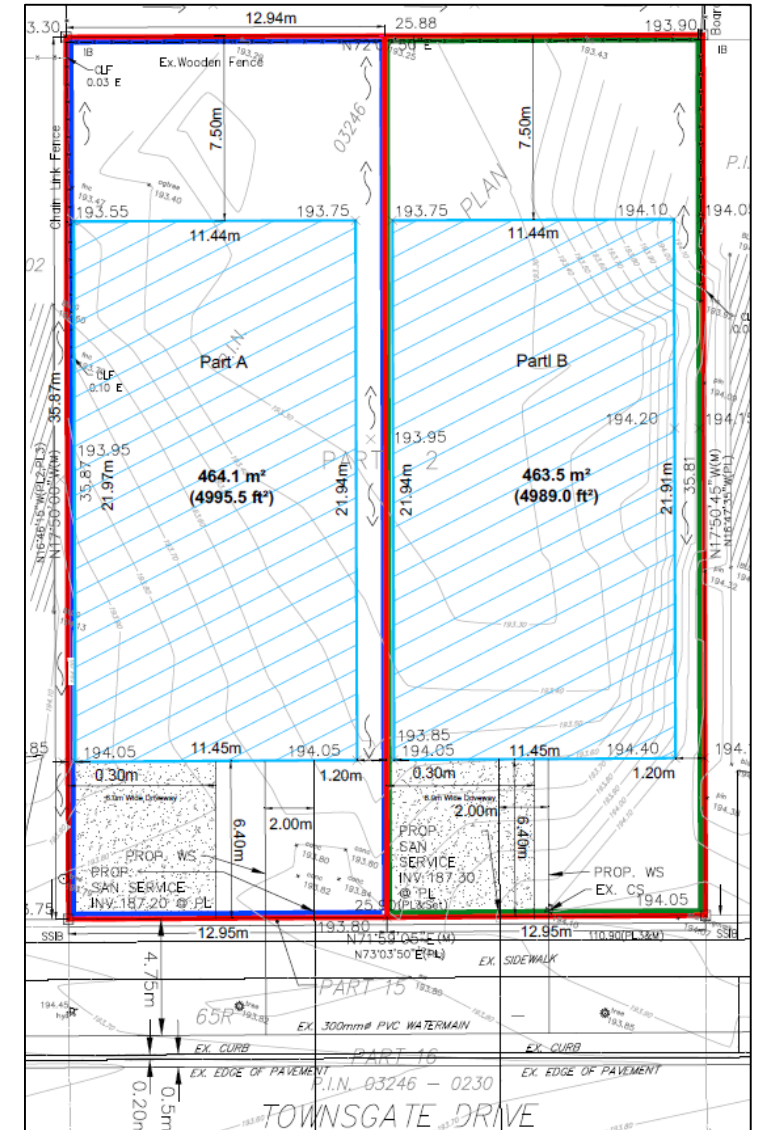
 Subject Lands

PROPOSAL

	PROPOSED LOT FRONTAGE	PROPOSED LOT AREA
Part A (West)	12.95 m	464.1 sq.m
Part B (East)	12.95 m	464.5 sq.m



Consent Sketch



Engineering and Servicing Plan

RENDERING



SUMMARY CONCLUSION

- The Subject Lands conforms to all setback regulations and both lots meet minimum requirements of the Zoning By-law 1-88.
- Lots are larger than typical lots on the street.
- Existing holding provision has been lifted on June 22nd, 2021 by City Council allowing for zoning to come into effect.
- Completes the “hole in the donut” of the community.
- Meets Section 51(24) of Planning Act.