

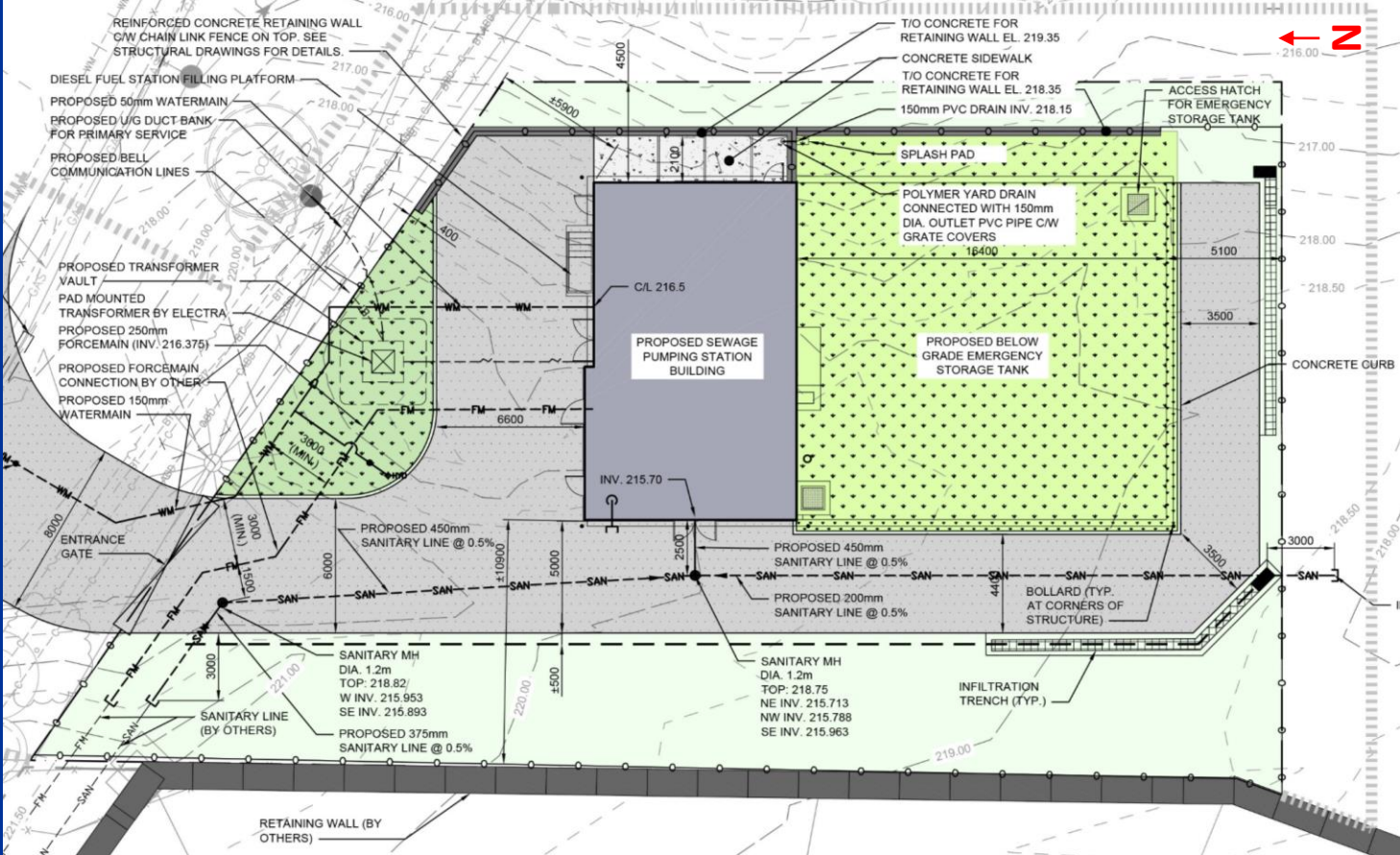
Minor Variance Application

(A177/23)

Block 55NW Block Plan Area
5841 Kirby Road – Pumping Station

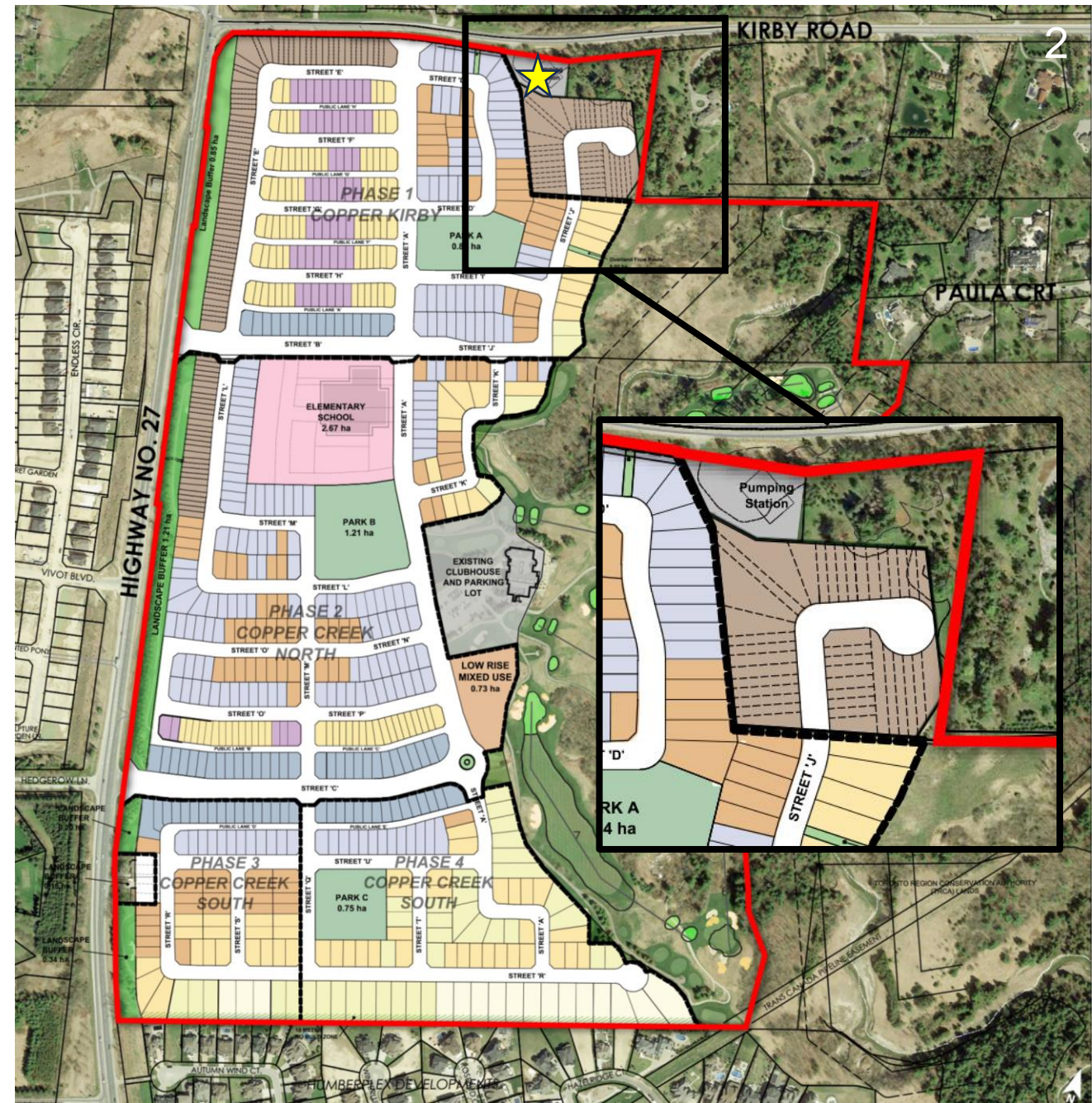
Agenda Item 6.13

April 4th 2024 Committee of Adjustment Hearing

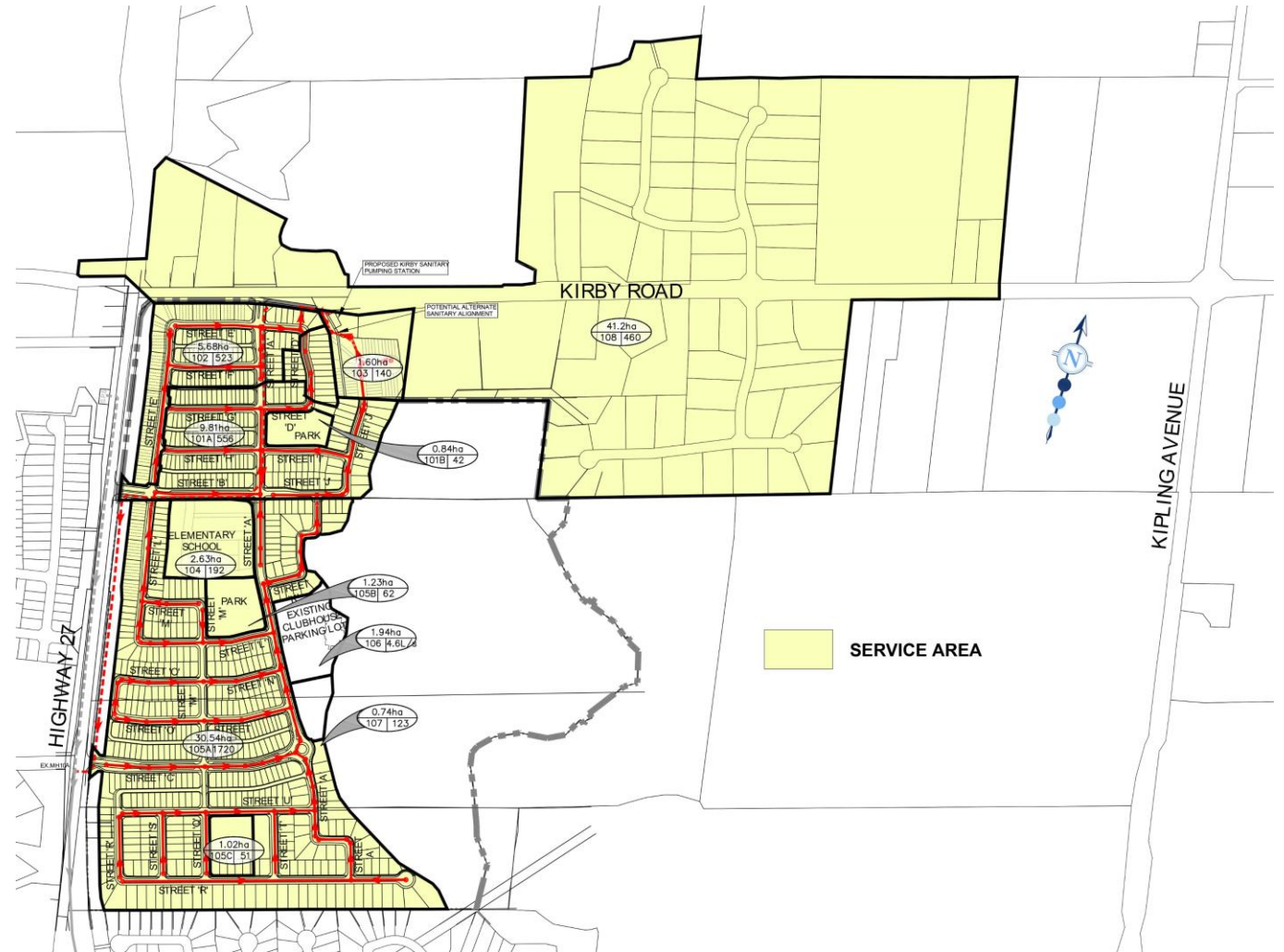


Site History

- Within Block 55 NW, approved by Council on September 26, 2023
- Shown as “Pumping Station” on approved Block Plan
- Remainder of property is planned for future development, no development applications currently submitted
- Adjacent Phase 1 Draft Plan of Subdivision and Zoning approved on December 12, 2023
- Phases 2-4 under review by the City



- Pumping Station planned in this area by the City since 2012
- Site shifted west outside of valley features
- Station will service new development, as well as ~41 ha of existing development to north and east
- Variances will permit the Subject Lands to be used as a pumping station
- Public Uses are permitted within all zones, including existing Estate Residential zone.
- Lands will be conveyed to City through Agreement

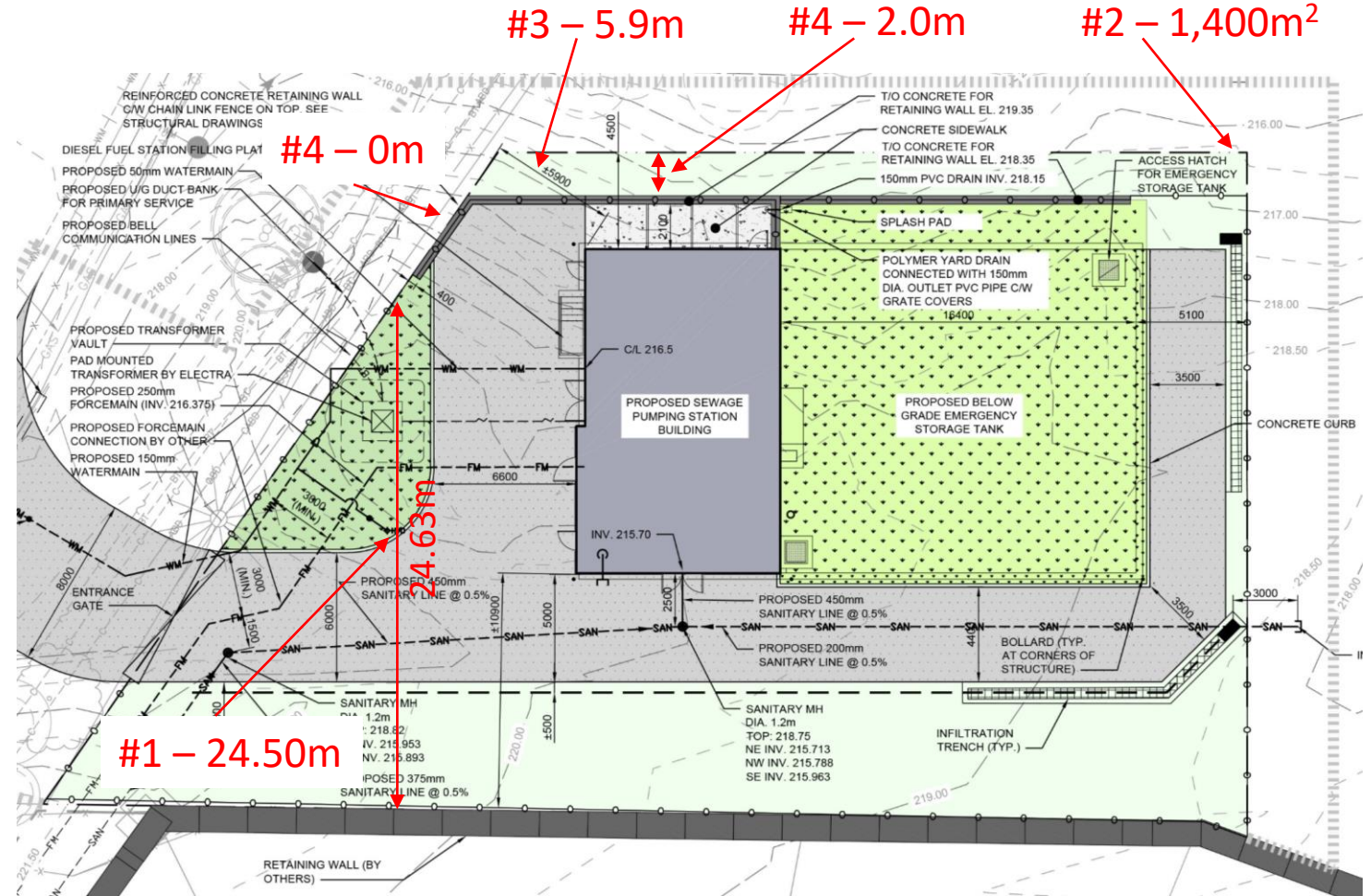


- Site is 0.14 ha at north-west corner of larger 2.7 ha Vitaro property
- Temporary easements for access on Phase 1 lands and Pumping Station
- Ultimate access to retained house will be through Phase 1 subdivision



Proposed variances:

1. Minimum Frontage
From 45m to 24.5m
2. Minimum Lot Area
From 4,000m² to 1,400m²
3. Minimum Front Yard
From 15m to 5.9m
4. Retaining Wall Setback
From 3.5m to 0m (front lot line) and 2m (interior lot line)



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