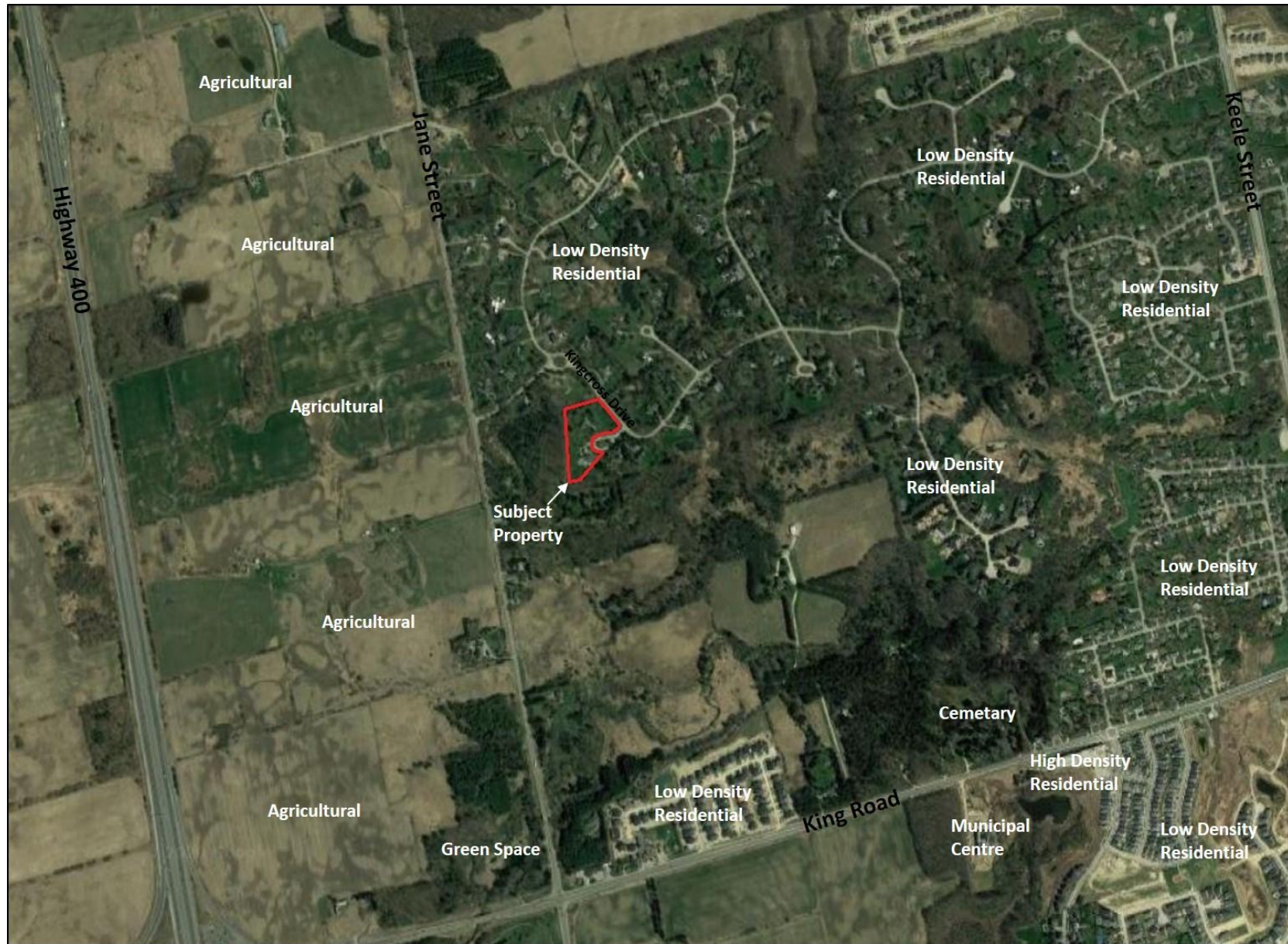
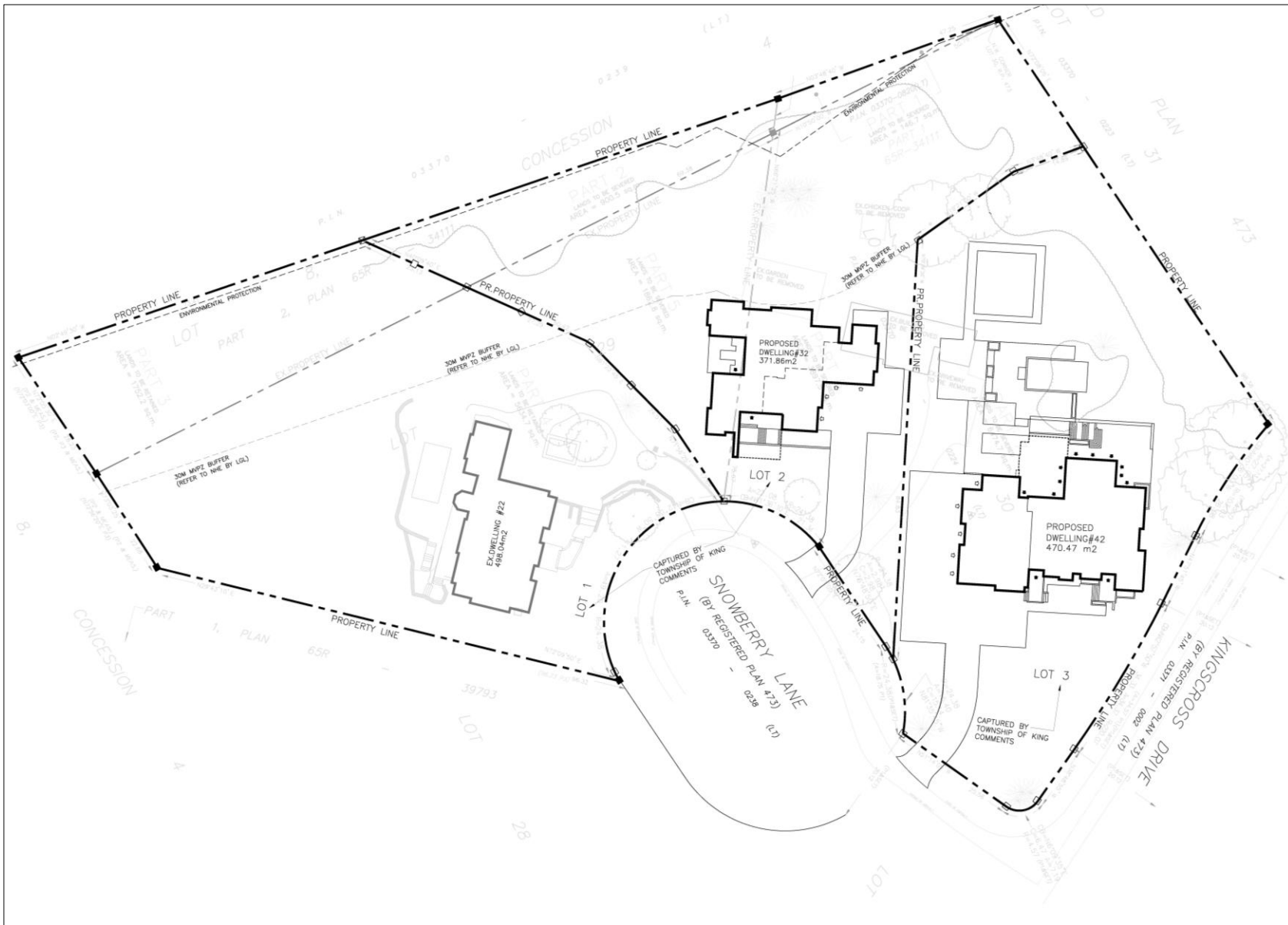


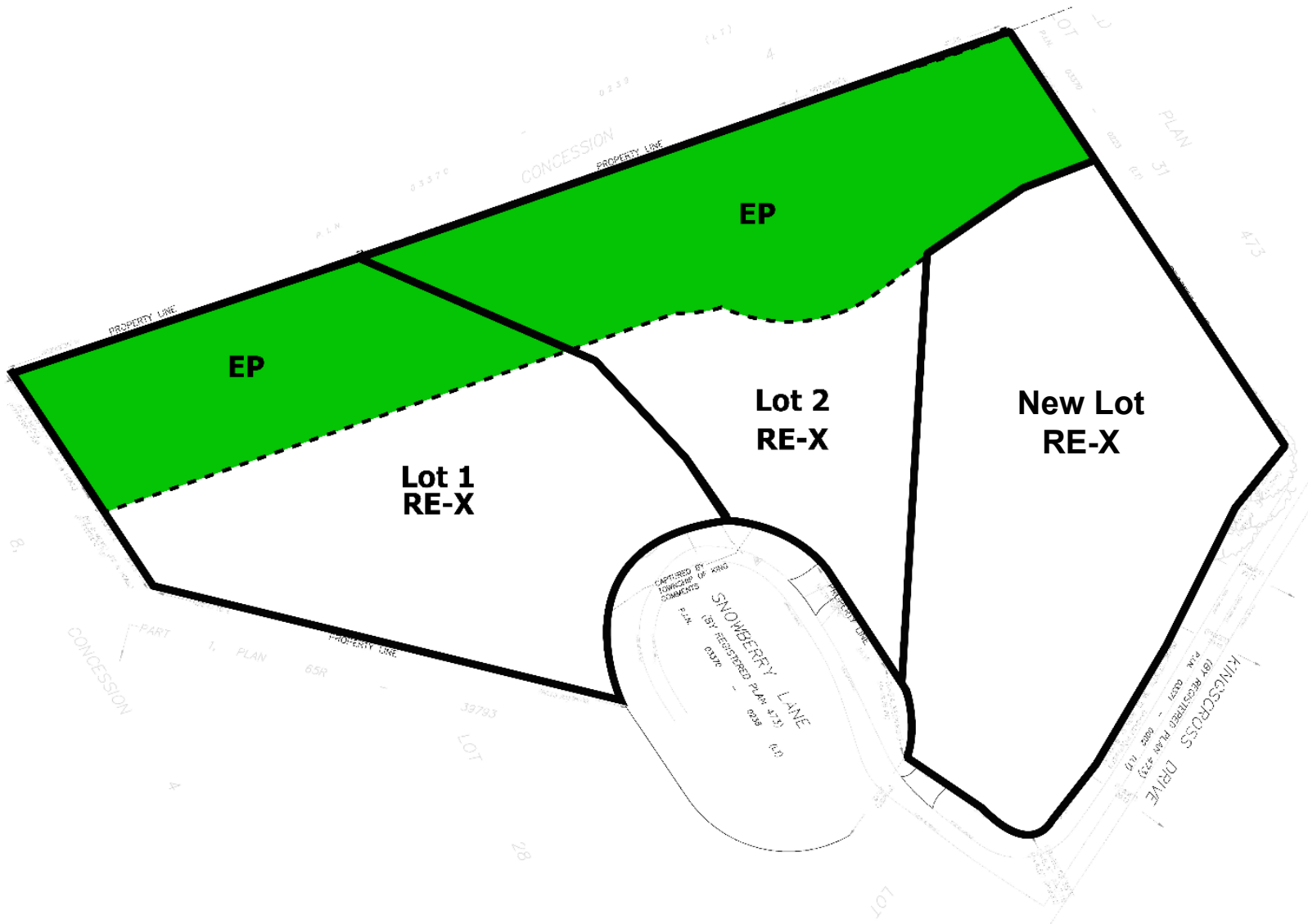


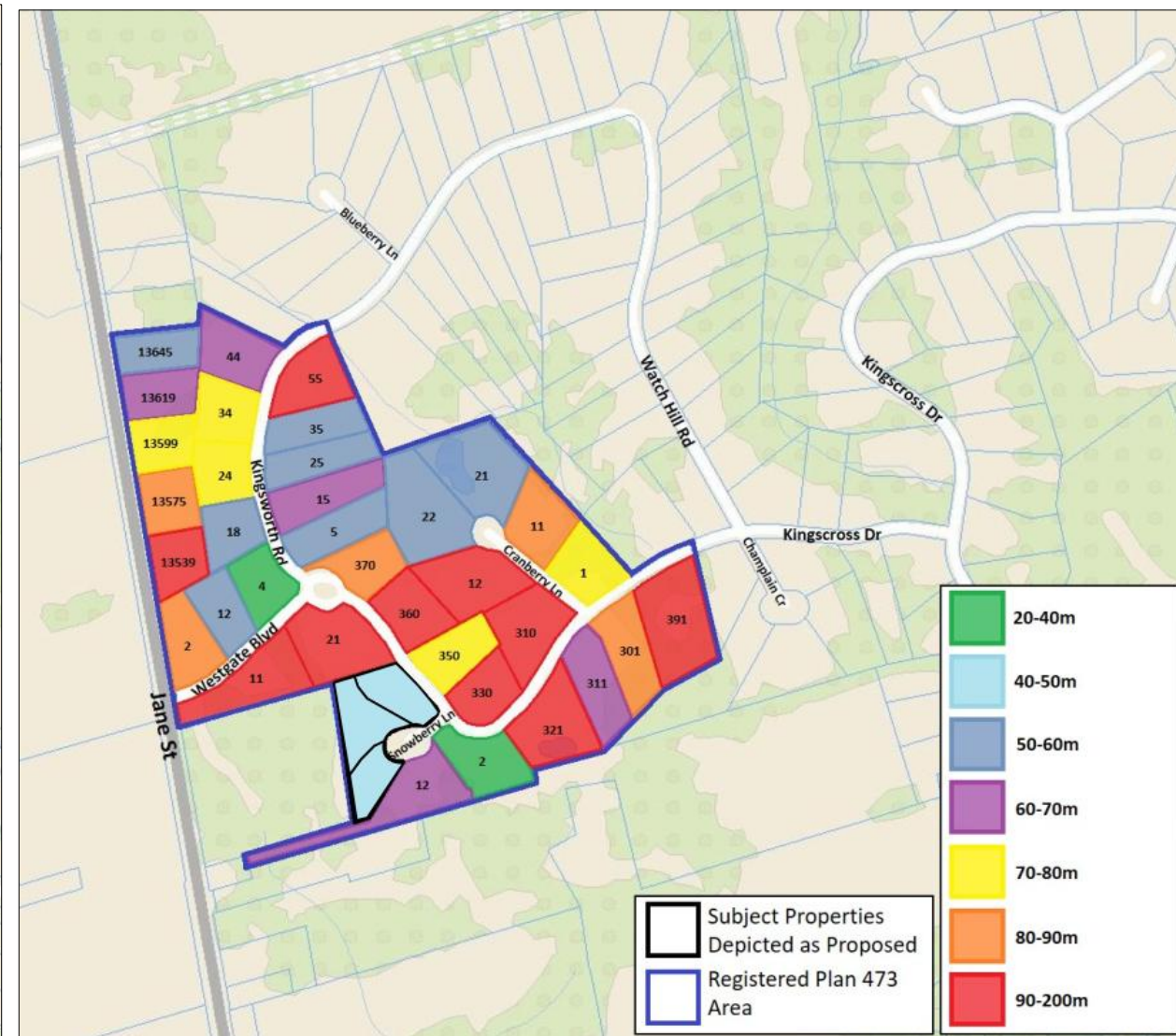
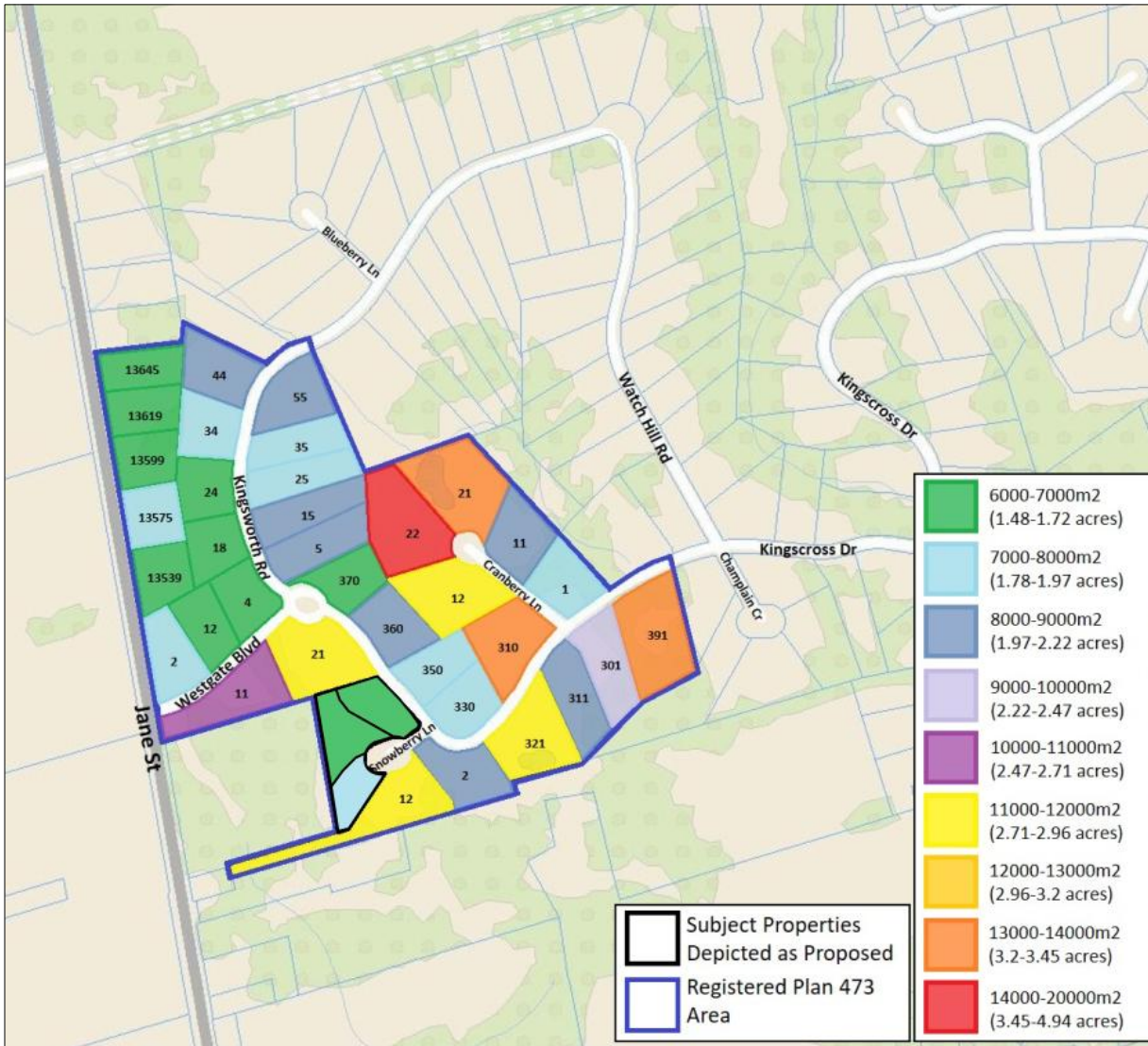
22-32 Snowberry Lane – ZBLA  
JKO Planning Services Inc.  
Council Public Hearing, September 8, 2025



## Context Area – Land Use

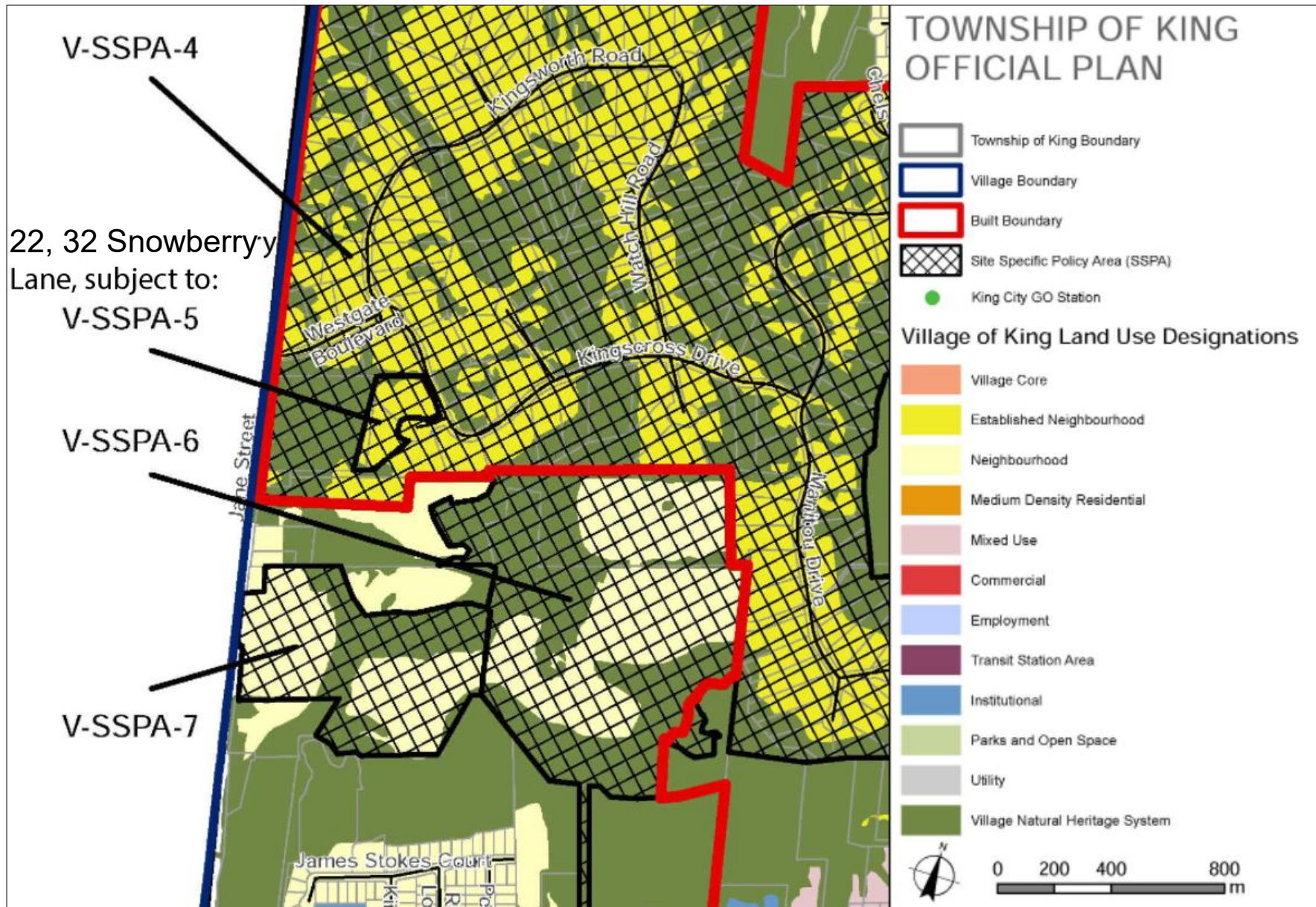


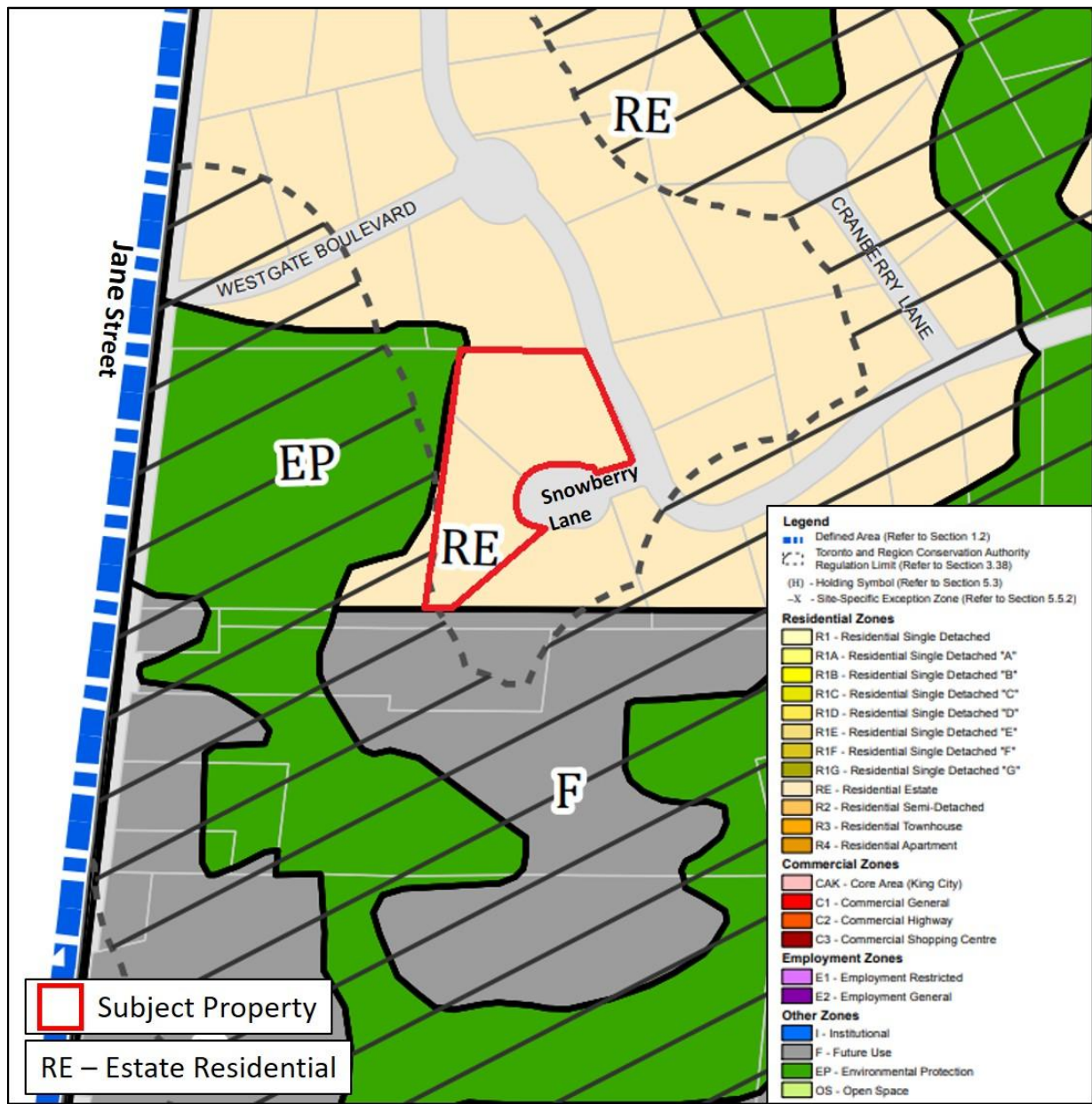


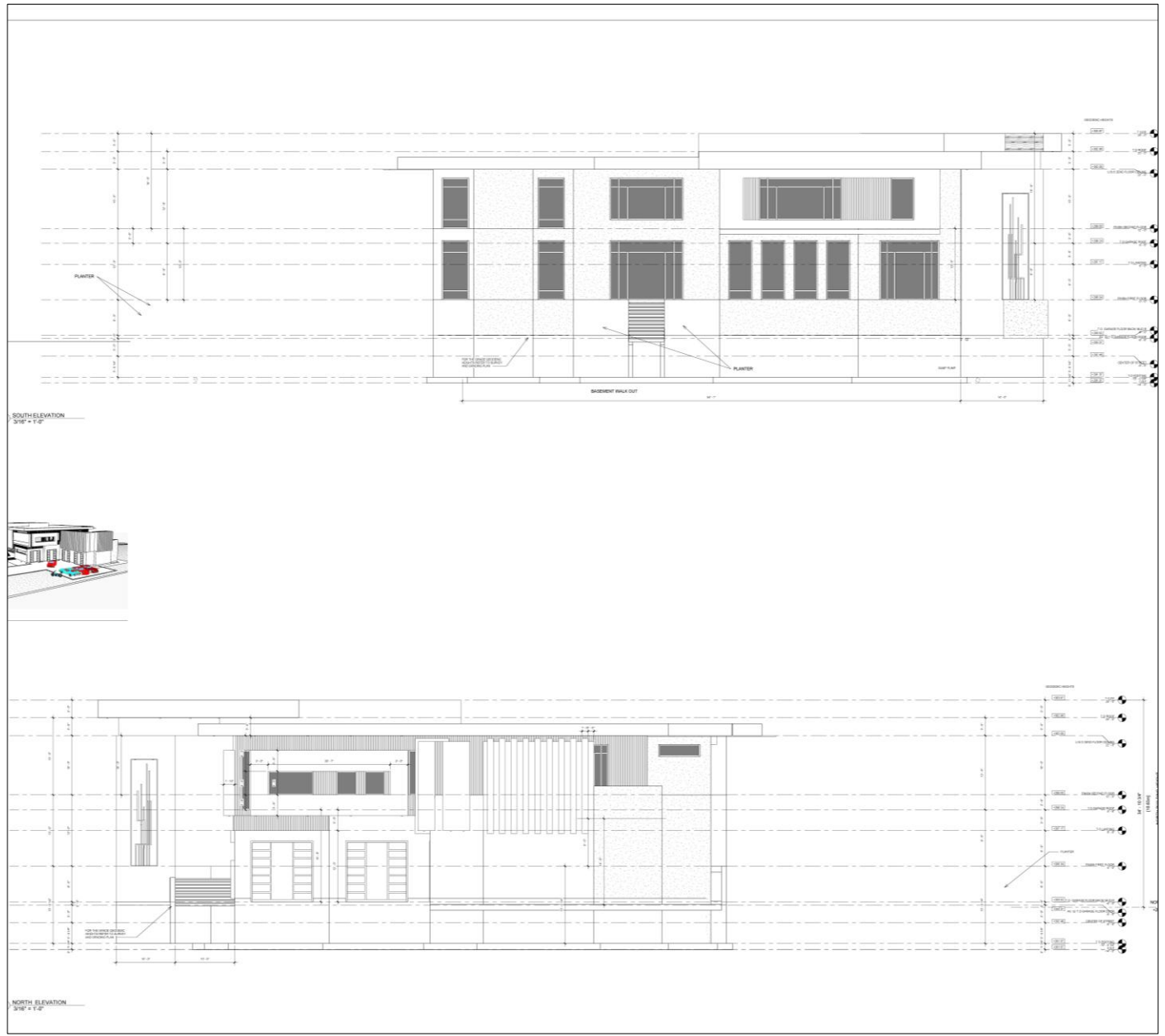


# Lot Area & Frontage Analysis

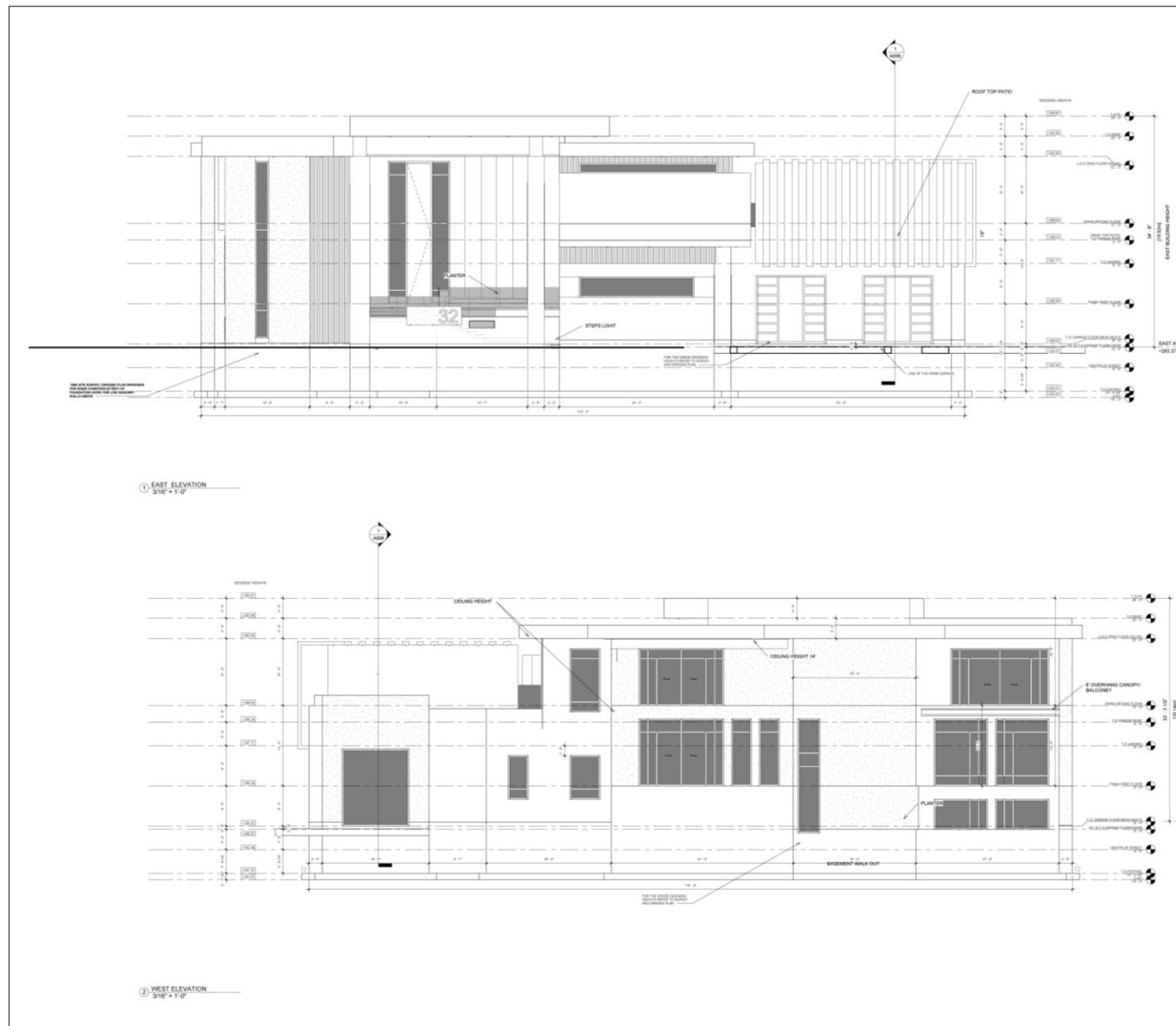
<b>Development Statistics</b>	<b>Requirements (RE)</b>	<b>22 Snowberry</b>	<b>32 Snowberry</b>	<b>New Lot</b>
<b>Lot Frontage (min.)</b>	60.0m	47.76m	49.26m	44.54m
<b>Lot Area (min.)</b>	8,000.0m <sup>2</sup>	7,387.0m <sup>2</sup>	6,808.8m <sup>2</sup>	6,491.6m <sup>2</sup>
<b>Lot Coverage (min.)</b>	15%	9.9%	7.89%	14.07%
<b>Setbacks (min.)</b> Front Rear Int. Side Ext. Side	9.0m 23.0m 4.5m 4.5m	11.5m 61.3m 8.6m, 15.4m -	9.03m 34.14m 4.61m, 6.65m -	30.95m 60.57m 10.71m 4.57m
<b>Height (max.)</b>	11.0m	9.7m	10.05m	11.0m
<b>Pervious Surface Area (min.)</b>	70%	74.44%	81.81%	78.43%
<b>Pervious Surface Area Front Yard (min.)</b>	50%	>50%	66.55%	69.69%
<b>Driveway Width (max.)</b>	9.0m	-	9.87m	-







# 32 Snowberry North-South Elevations





New Lot – Proposed Coloured Renderings