

830 and 840 Alpine Avenue
Minor Variance and Severance Applications

Novatech has been retained to prepare and file minor variance and severance applications to facilitate the development of two semi-detached buildings and one detached dwelling on the lands municipally known as 830 and 840 Alpine Avenue. The proposed development has been designed around the preservation of the large mature tree located in the front yard of the subject properties. A preliminary site plan is provided on the reverse side of this notice.



Semi Detached Rendering

Detached Dwelling Rendering

Minor variances for lot area and lot width are required to support efficient building design while fitting in with surrounding lots. Minor variances for increased height and reduced setbacks are required to preserve the mature tree located in the front yard. Minor variances for the projection of the decks support effective use of the rear yard space.

A virtual community meeting is planned for **Thursday November 19th at 7:00pm-8:30pm** to further discuss this proposal. The meeting will take place through the “Zoom” application.

Please email t.west@novatech-eng.com for more information and an invitation to the community meeting.

If you have any questions or comments, do not hesitate to reach out to the undersigned.

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