Attachment 6: Ortho-Images

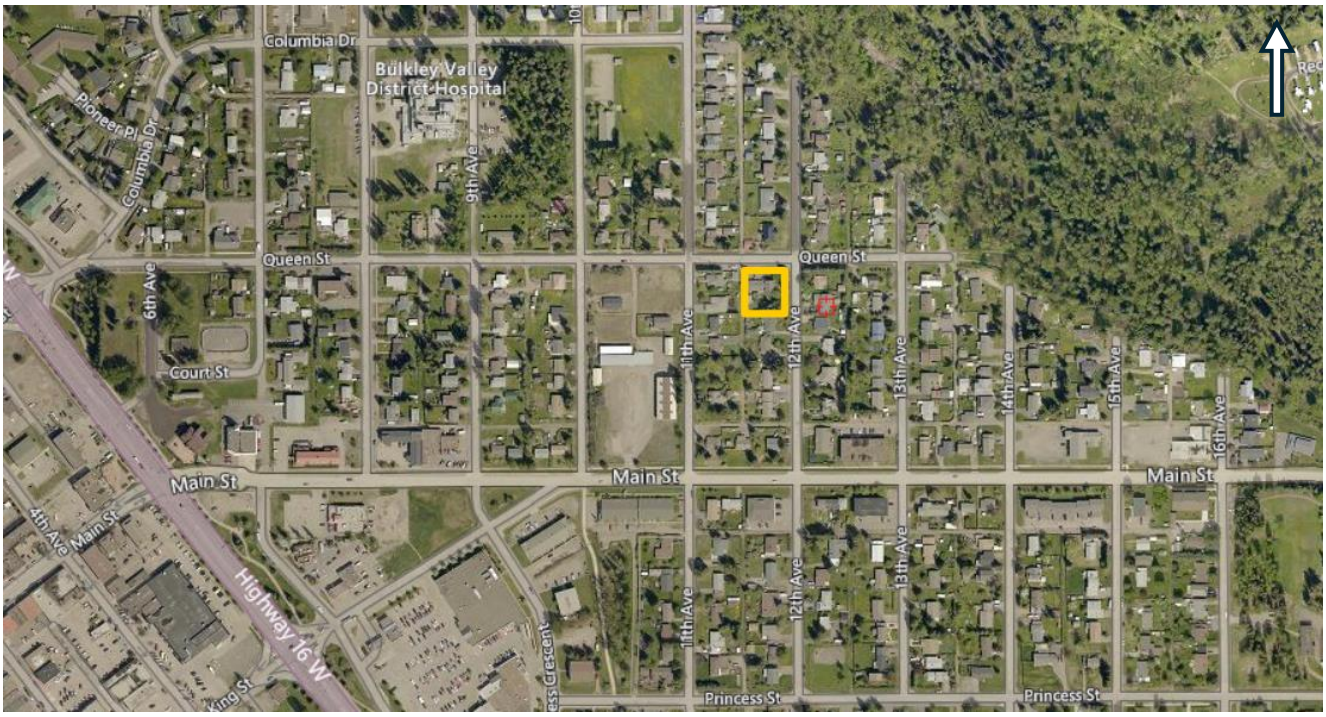

Image 1: Location of the subject property next to the Queen Street-Twelfth Avenue intersection



Image 2: The 4-lot parcel contains a single-detached dwelling and a greenhouse; the proposed subdivision will enable the vacant portion of the parcel to be made available for future low-density residential developments. As part of the subdivision, the applicant has already demolished the shed located south of the greenhouse.



Image 3: The subdivision (shown in red line) will change orientation of the parcels created and hence the setback considerations. Parcel frontage of Lot A will change from Queen Street to 12th Avenue.

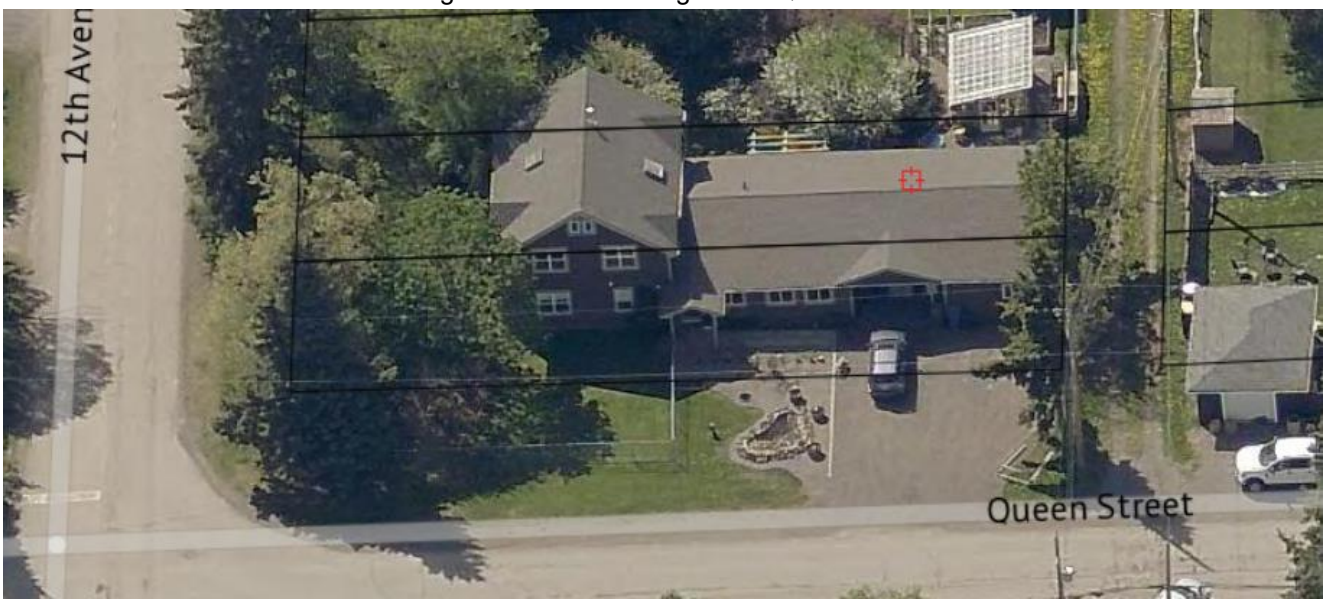

Image 4. The single-family dwelling has a setback of 1.4 m from the lane, well below the 6.0m rear setback required to proceed with the proposed subdivision.