

**MINOR VARIANCE APPLICATIONS**  
**Under Section 45 of the *Planning Act***

**To be held on Wednesday, May 2, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00110 and D08-02-18/A-00111  
**Owner(s):** Zeyad and Amanda Elsaadi and Mohamed Farhat  
**Location:** 4 (2) de la Côte-des-Neiges Road  
**Ward:** 8-College  
**Legal Description:** Lots 1109, 1110, 1111 and 1112, Registered Plan 375  
**Zoning:** R1FF[632]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner's property consists of four full lots on a Plan of Subdivision as noted in the legal description. The lots contain an existing detached dwelling and two detached accessory buildings (garage and shed), all of which are to be demolished. The Owners propose to construct two, two-storey detached dwellings, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00110: 4 Côte-des-Neiges Road, Lots 1109, and 1110 on Registered Plan 375, existing detached dwelling

- a) To permit a reduced lot width of 15.39 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 422 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00111: 2 Côte-des-Neiges Road, Lots 1111 and 1112 on Registered Plan 375, existing garage and shed

- c) To permit a reduced lot width of 15.39 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 422 square metres whereas the By-law requires a minimum lot area of 600 square metres.

**THE APPLICATIONS** indicate that the Property is not the subject of any other current application under the *Planning Act*.