

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

**To be held on Wednesday, July 18, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00225 & D08-02-18/A-00226  
**Owner(s):** Mona Barakat and David Landsbery  
**Location:** 507, (509) Edison Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 2(East Edison Avenue), Reg. Plan 204  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners have filed Consent Applications (D08-01-18/B-00225 and B-00226) which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. 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-00225: 507 Edison Avenue, Part 1 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width of 10.07 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 307 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit an increase in building height to 8.4 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- d) To permit a total side yard setback of 1.8 metres (0.6 metres on the north side and 1.2 metres on the south side), whereas the By-law requires a minimum total side yard setback of 2.4 metres, with one minimum yard less than 1.2 metres.

A-00226: 509 Edison Avenue, Part 2 on the plan filed, proposed detached dwelling.

- e) To permit a reduced lot width of 10.07 metres, whereas the By-law requires a minimum lot width of 12 metres.

- f) To permit a reduced lot area of 307 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- g) To permit an increase in building height to 8.4 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- h) To permit a total side yard setback of 1.8 metres (0.6 metres on the north side and 1.2 metres on the south side), whereas the By-law requires a minimum total side yard setback of 2.4 metres, with one minimum yard less than 1.2 metres.

**THE APPLICATIONS** indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.

**YOU ARE ENTITLED TO ATTEND** the Committee of Adjustment Public Hearing