

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

**To be held on Wednesday, December 5, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-02-18/A-00391 & D08-02-18/A-00392  
**Owner(s):** Mushimpex Investments Inc.  
**Location:** (560) 562 Edison Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 29, Registered Plan 204  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00396 & D08-01-18/B-00397) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct a two-storey detached dwelling with a secondary dwelling unit in each, with one dwelling on each new parcel of land, as shown on plans filed with the Committee. The parcels of land and detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**RELIEF REQUIRED:**

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

A-00391 – 560 Edison Avenue, Parts 1 & 2 on Draft 4R-Plan

- a) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 308.1 m<sup>2</sup>, whereas the By-law requires a minimum lot area of 360 m<sup>2</sup>.
- c) To permit a maximum building height of 8.8 metres, whereas the By-law requires a maximum building height of 8.0 metres.
- d) To permit the northerly open stairway to project to 0 metres from the interior side yard, whereas the By-law states that an open stairway may project no closer than 1.0 metre to a lot line.
- e) To permit an increased projection of 4.2 metres into the front yard for the proposed open stairway, whereas the By-law permits a maximum projection of 1.5 metres.

A-00392 – 562 Edison Avenue, Parts 3 & 4 on Draft 4R-Plan

- f) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- g) To permit a reduced lot area of 308.1 m<sup>2</sup>, whereas the By-law requires a minimum lot area of 360 m<sup>2</sup>.
- h) To permit a maximum building height of 8.3 metres, whereas the By-law requires a maximum building height of 8.0 metres.
- i) To permit the southerly open stairway to project to 0 metres from the interior side yard, whereas the By-law states that an open stairway may project no closer than 1.0 metre to a lot line.
- j) To permit an increased projection of 4.2 metres into the front yard for the proposed open stairway, whereas the By-law permits a maximum projection of 1.5 metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.