

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

**To be held on Wednesday, February 20, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00002  
**Owner(s):** 2315254 Ontario Inc.  
**Location:** 580 Edison Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 32 and Part Lot 31, Reg. Plan 204  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner has filed a Consent Application (D08-01-19/B-00003) which, if approved, will have the effect of creating two separate parcels of land. One parcel will contain the existing semi-detached dwelling, and it is proposed to construct a two-storey detached dwelling on the other parcel, as shown on plans filed with the Committee. One of the parcels (580 Edison Avenue) and the proposed detached dwelling 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 for Part 1 on the Draft 4R-Plan (580 Edison Avenue) as follows:

- a) To permit a reduced lot width of 9.1 metres, whereas the By-law requires a minimum lot width of 12 metres for a detached dwelling.
- b) To permit a reduced lot area of 279.9 square metres, whereas the By-law requires a minimum lot area of 360 square metres for a detached dwelling.
- c) To permit steps and a landing, located above the floor level of the first floor, to project 2.5 metres into the front yard and to be located 2.3 metres from the front lot line, whereas the By-law permits a maximum projection of 1.5 metres into a required yard, but not closer than 1.0 metre to a lot line.

**THE APPLICATION** indicates that the Property is the subject of the above noted Consent application under the *Planning Act*.