

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

**To be held on Wednesday, February 5, 2020, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-19/A-00368, D08-02-19/A-00369  
**Owner(s):** Debbie Catton  
**Location:** 536 (534) Melbourne Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part of Lot 25 (West Melbourne Avenue), Registered Plan 4R-32248  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-19/B-00405 and D08-01-19/B-00406) which, if approved, will have the effect of creating two separate parcels of land. The Owner wants to demolish the existing dwelling and garage and construct two proposed detached dwellings, one on each new parcel, as shown on plans filed with the Committee. Both parcels 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-00368: 534 Melbourne Ave., Part 1 on Plan 4R-32248 filed with the applications, one proposed detached dwelling

- a) To permit a reduced lot width of 9.15 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced interior side yard setback of 0.91 square metres, whereas the By-Law requires a minimum side yard setback of 1.2 metres.

A-00369: 536 Melbourne Ave., Part 2 on Plan 4R-32248 filed with the applications, one proposed detached dwelling

- c) To permit a reduced lot width of 9.15 metres, whereas the By-law requires a minimum lot width of 12 metres.
- d) To permit a reduced interior side yard setback of 0.91 square metres, whereas the By-Law requires a minimum side yard setback of 1.2 metres.

**THE APPLICATION** indicates that the Property is the subject of other related current applications D08-01-19/B-00405, D08-01-19/B-00406 under the *Planning Act*.