

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

**To be held on Wednesday, May 17, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00094 to D08-02-17/A-00096  
**Owner(s):** Francesco Nicolo  
**Location:** 1397 (1399, 1401) Mory Street  
**Ward:** 10 - Gloucester-Southgate  
**Legal Description:** Lot 18, Reg. Plan 674  
**Zoning:** R1WW[637]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-17/B-00094 to D08-01-17/B-00096) which, if approved, will have the effect of creating three separate parcels of land. None of the three parcels will be in conformity with the requirements of the Zoning By-law. The Owner proposes to construct a new two-storey detached dwelling on one parcel, as shown on plans filed with the Committee. The other two parcels will remain vacant for future development.

**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-00094: 1397 Mory Street, Part 1 on the Draft 4R-Plan submitted with the application, proposed detached dwelling.

- a) To permit a reduced lot area of 461 square metres whereas the By-law requires a minimum lot area of 555 square metres.

A-00095: 1399 Mory Street, Part 2 on the plan submitted, vacant parcel.

- b) To permit a reduced lot area of 461.1 square metres whereas the By-law requires a minimum lot area of 555 square metres.

A-00096: 1401 Mory Street, Part 3 on the plan submitted, vacant parcel.

- c) To permit a reduced lot area of 461.5 square metres whereas the By-law requires a minimum lot area of 555 square metres.

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