

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

**To be held on Wednesday, June 6, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00119  
**Owner(s):** 8740348 Canada Inc.  
**Location:** 1053 (1053A and 1053B) Secord Avenue  
**Ward:** 17-Capital  
**Legal Description:** Part 1 Part of Lot 29, Registered Plan 527  
**Zoning:** R3A  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

At its Hearing on May 2, 2018, the Committee (Panel 1) heard this application and rendered a Decision. However, it was brought to our attention after the Hearing by the City's Legal Department that the Decision had been issued in error. It should be noted that this application will be re-heard by Panel 2, on June 6, 2018 at 6:30 p.m.

The Owner has now revised the plans. It is proposed to construct a one and a half storey semi-detached dwelling and to demolish the existing one-and-a-half storey detached dwelling, as shown on the plans filed with the Committee. The parcel is undersized in regards to the Zoning By-law requirements for lot width and area for the proposed 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:

1053A Secord Avenue (half of the proposed semi-detached dwelling):

- a) To permit a reduced lot area of 232.94 square metres whereas the Zoning By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced lot width of 7.62 metres whereas the Zoning By-law requires a minimum lot width of 9 metres.

1053B Secord Avenue (other half of the proposed semi-detached dwelling):

- c) To permit a reduced lot area of 232.94 square metres whereas the Zoning By-law requires a minimum lot area of 270 square metres.
- d) To permit a reduced lot width of 7.62 metres whereas the Zoning By-law requires a minimum lot width of 9 metres.

**THE APPLICATION** indicates that the Property is not the subject of any other current application under the *Planning Act*.