

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

**To be held on Wednesday, February 20, 2019, starting 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00466 & D08-01-18/B-00467  
**Owner(s):** Shahram Zahirazami and Roya Ghaemolsabahi  
**Location:** 1355, (1357) Mory Street  
**Ward:** 10 - Gloucester-Southgate  
**Legal Description:** Part of Lot 22, Registered Plan 674  
**Zoning:** R1WW[637]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners have filed Consent Applications (D08-01-18/B-00475 and D08-01-18/B-00476) which, if approved will have the effect of creating two separate parcels of land which will not be in conformity with the requirements of the Zoning By-law. The Owners want to construct a two-storey detached dwelling on each of the newly created parcels as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

A-00466: 1355 Mory Street, Part 1 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot area of 329.8 square metres, whereas the By-law requires a minimum lot area of 555 square metres.

A-00467: 1357 Mory Street, Part 2 on the plan filed, proposed detached dwelling.

- b) To permit a reduced lot area of 330.5 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 related current consent applications as noted above under the *Planning Act*.