

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

**To be held on Wednesday, November 21, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-02-18/A-00362 & D08-02-18/A-00363  
**Owner(s):** 11003985 Canada Inc.  
**Location:** 856 & 858 Bronson Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Part of Lots 63 & 64 and Part of the Rear Lane, Registered Plan 217882  
**Zoning:** R3G  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00374 & D08-01-18/B-00375) which, if approved, will have the effect of creating two separate parcels of land.

It is proposed to divide the property into two parcels, one for each half of the existing semi-detached dwelling. The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law.

**RELIEF REQUIRED:**

A-00362 – 858 Bronson Ave., Parts 5, 6, 7 on Draft 4R-Plan – one half of the existing semi-detached dwelling

- a) To permit a reduced lot area of 214.8 square metres whereas the By-law requires a minimum lot area of 225 square meters.

A-00363 – 856 Bronson Ave., Parts 2, 3, 4 on Draft 4R-Plan – one half of the existing semi-detached dwelling

- b) To permit a reduced lot area of 214.8 square meters whereas the By-law requires a minimum lot area of 225 square metres.

**THE APPLICATIONS** indicate that the Property is subject to the Consent Applications noted above under the *Planning Act*.