

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

To be held on Wednesday, January 16, 2019, 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 and 858 Bronson Avenue
Ward: 17 - Capital
Legal Description: Part of Lots 63 and 64 and Part of the Rear Lane, Registered Plan 217882
Zoning: R3G
Zoning By-law: 2008-250

ADJOURNED FROM NOVEMBER 21, 2018

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*.