

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

**To be held on Wednesday, January 22, 2020 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-19/A-00345 & D08-02-19/A-00346  
**Owner:** 1995687 Ontario Limited  
**Location:** 62 & (64) Rossland Avenue  
**Ward:** 8 - College  
**Legal Description:** Lots 64, 65, 66 & 67, Plan 375  
**Zoning:** R1FF  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to demolish the existing dwelling and detached garage and to construct a new two-storey single family dwelling on lots 64 and 65 (Part 1 on a Draft 4R-Plan) and another new two-storey single family dwelling on lots 66 and 67 (Part 2 on said Plan), as shown on plans filed with the Committee.

The application indicates that the Owners' property consists of four full lots on a Plan of Subdivision, as noted in the legal description.

**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-00345 – (64) Rossland Avenue, Lots 64 & 65, proposed single family dwelling

- a) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 455.1 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

A-00346 – 62 Rossland Avenue, Lots 66 & 67, proposed single family dwelling

- c) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 455.2 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

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