

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

**To be held on Wednesday, January 17, 2018, starting at 6:30 p.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00334 & D08-02-17/A-00335  
**Owner(s):** Danzac Holdings Inc.  
**Location:** 840 Balsam Drive and (8009) Jeanne D'Arc Boulevard  
**Ward:** 1 - Orleans  
**Legal Description:** Part of laot148, Reg. Plan 19  
**Zoning:** R1HH  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-17/B-00414 & D08-01-17/B-00415) which, if approved, will have the effect of creating two separate parcel of land which will not be in conformity with the requirements of the Zoning By-law. The existing dwelling is to be relocated to the east side of the property and renovated, it is also proposed to construct a new one-storey detached dwelling on the other parcel, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

A-00334: (8009) Jeanne D'Arc Boulevard, Part 1 on the Draft 4R-Plan filed with the application, proposed detached dwelling.

- a) To permit a reduced lot width of 15.4 metres whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced lot area of 408.7 square metres whereas the By-law requires a minimum lot area of 540 square metres.

A-00335: 840 Balsam Drive, Part 2 on the plan filed, existing detached dwelling.

- c) To permit a reduced lot width of 15.3 metres whereas the By-law requires a minimum lot width of 18 metres.
- d) To permit a reduced lot area of 410 square metres whereas the By-law requires a minimum lot area of 540 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of current related consent applications as noted above under the *Planning Act*.