

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

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

File No.: D08-02-17/A-00341
Owner(s): Jordan Tannis
Location: 887, (889) Pinecrest Road (Under Agreement of Purchase and Sale)
Ward: 7 - Bay
Legal Description: Lot 3 and Part of Lot 4, Reg. Plan 256
Zoning: R2G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Applications (D08-01-17/B-00421 & D08-01-17/B-00422) which, if approved, will have the effect of creating two separate parcels of land. One of the proposed parcels will not be in conformity with the requirements of the Zoning By-law. It is proposed to construct a new two-storey semi-detached dwelling, as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced lot area of 221.3 square metres whereas the By-law requires a minimum lot area of 225 square metres.

THE APPLICATION indicates that the Property is the subject related current consent application as noted above under the *Planning Act*.