

**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*.