

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

**To be held on Wednesday, April 5, 2017, starting at 6:30 pm**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00048 & D08-02-17/A-00049  
**Owner(s):** Janet Potts  
**Location:** 44, (44B) Tower Road  
**Ward:** 8 - College  
**Legal Description:** Lots 833, 834, 835 & 836, Reg. Plan 375  
**Zoning:** R1FF [632]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner's property consists of four full lots on a Plan of Subdivision. The Owner wants to demolish the existing detached garage located on the west side of the property and construct a new two-storey detached dwelling on the westerly two lots (Lots 833 & 834). The existing dwelling located on the easterly two lots (Lots 835 & 836) is to remain, all 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-00048: 44B Tower Road, Part 1 (Lots 833 & 834) on a Draft 4R-Plan filed with the applications, proposed detached 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 442.4 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit the proposed covered porch to project 3.36 metres into the required rear yard whereas the By-law permits a maximum projection of 2.0 metres into the required rear yard.

A-00049: 44 Tower Road, Part 2 (Lots 835 & 836) on the plan submitted, existing dwelling.

- d) To permit a reduced lot width of 15.24 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 442.4 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*.