



TOWN OF STRATFORD RESOLUTION

No. PH024-2021- Melanie and Graham Shaw – Lot size, Front, and Rear setback Variance Request - Creekside Drive - Portion of PID 865550

Motion Carried √
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

August 11, 2021

Committee
Moved by Councillor
Seconded by Councillor

Planning, Development & Heritage
Jill Burridge
Darren MacDougall

WHEREAS an application has been received for three variances from Melanie and Graeme Shaw for a portion of parcel number 865550, located on Creekside Drive for a proposed single detached dwelling; and

WHEREAS the proposed single dwelling would be located within two zones, the R1L (Low Density Residential Large Lot) and R1 (Low Density Residential) and therefore it has been determined that variances are needed for the portions within the existing R1L zone to allow for conformity to the Zoning Bylaw; and

WHEREAS the lot size variance request is for 357sq m, (or 24%) to the minimum lot size that would be permitted in the R1L zone. The applicant, therefore, is seeking a lot size variance from 1,440sq.m. to 1,083sq.m.; and

WHEREAS the front yard setback variance request is for 2m (or 18%) to the minimum front yard setback that would be permitted in the R1L zone. The applicant, therefore, is seeking a side yard variance from 10.6m to 8.6m; and

WHEREAS the rear yard setback variance request is for 0.3m (or 5.6%), to the minimum rear yard setback that would be permitted within the R1L Zone. The applicant, therefore, is seeking a rear yard setback variance from 7.5m to 7.2m; and

WHEREAS pursuant to section 6.1.1, Council may authorize variances in excess of ten (10%) percent from the provisions of the Bylaw, if Council deems such a variance is desirable and appropriate and if such a variance is in keeping with the general intent and purpose of the Bylaw; and

WHEREAS on July 21, 2021, sixteen (16) notification letters were sent to property owners who own parcel(s) of land which are located (in whole or in part) within sixty meters (200 feet) from any lot line of the parcel being proposed for variance. No comments were received in regard to the variance requests.

BE IT RESOLVED that Council grant approval to a Lot size variance request is for 357sq m, (or 24%), for a proposed single detached dwelling on a portion of parcel number 865550, located at Creekside Drive within the R1L Zone; and

BE IT FURTHER RESOLVED that Council grant approval to a front yard setback variance request for 2m, (or 18%), for a proposed single detached dwelling on portion of parcel number 865550, located at Creekside Drive for dwelling within the R1L Zone; and

BE IT FURTHER RESOLVED that Council grant approval to a rear yard setback variance request for 0.3m, (or 5.6%), for a proposed single detached dwelling on portion of parcel number 865550, located at Creekside Drive for dwelling within the R1L Zone.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as discussed at a meeting held on August 2nd, 2021.