



TOWN OF STRATFORD RESOLUTION

No. PH001-2023 – Neil & Sarah McIntosh – Accessory Building within Front Yard – 14 Upper Tea Hill Crescent

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council
January 11, 2023

Committee
Moved by Councilor
Seconded by Councilor

Planning, Development & Heritage
Jeff MacDonald
Jill Chandler

WHEREAS an application has been received from Neil and Sarah McIntosh to place an Accessory Building, a Private Garage which is Detached, within the front yard of the property located on parcel number 299883, at 14 Upper Tea Hill Crescent; and

WHEREAS in accordance with section 8.1.1. Accessory Buildings and Structures shall be permitted on any Lot but shall not: (b) be located within the Front Yard or Flanking Side Yard of a Lot; and

WHEREAS notwithstanding subsection (b) above, Council may issue a Development Permit for an accessory Use, Building or Structure located within the Front Yard or Flanking Side Yard of a Lot, where the Town is satisfied the Structure includes Building design components such as Building material, scale, and form are consistent with surrounding Development; and

WHEREAS this particular lot is irregularly shaped with reduced frontage on Upper Tea Hill Crescent and slopes down to Edgehill Terrace. The existing Main Dwelling is built into the slope and sits lower than the street. The proposed location has been strategically chosen so that the Private Garage will appear as a projection of the Dwelling from the street by taking advantage of the reduced frontage, locating the Garage within the required setbacks for a Single Dwelling within the R1L zone, and including Building materials to match the Main Dwelling; and

WHEREAS the surrounding Development also encompasses a property that has an existing Accessory Building located within the Front Yard. For these reasons, as well as proximity to the driveway for the storage of vehicles, proximity to the existing kitchen for the convenience of bringing in groceries, and the cost associated with building into a slope; the applicants are requesting approval from the Town to place their Accessory Building within an area that is consistent with what is already established within the neighborhood.

BE IT RESOLVED that approval be granted to an application from Neil and Sarah McIntosh to place an Accessory Building, a Private Garage which is Detached, within the Front Yard of the property located on parcel number 299883, at 14 Upper Tea Hill Crescent.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on January 3rd, 2023.