



TOWN OF STRATFORD RESOLUTION

No. PH005-2023 – Peter MacDonald – Accessory Building within Front Yard – 42 Owen Lane

Motion Carried _____ X
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council
April 12, 2023

Committee	<u>Planning, Development & Heritage</u>
Moved by Councilor	<u>Jeff MacDonald</u>
Seconded by Councilor	<u>Steve Gallant</u>

WHEREAS an application has been received from Peter MacDonald to place an Accessory Building, a Private Garage which is Detached, within the Front Yard of their Heritage property on parcel number 329565, located at 42 Owen Lane; 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 the layout of the existing buildings and structures on this particular lot are designed to optimize the view of the water from the property. Applications for Accessory Buildings within the Front Yard are common along waterfront properties and have less of an impact on surrounding development as neighbours are often protective of waterfront views. In addition, one of the existing buildings on the property, a heritage barn, is already located within the Front Yard. The surrounding development also encompasses a property at 46 Owen Lane that appears to have an existing Accessory Building located within the Front Yard; therefore, the application is consistent with the area; and

WHEREAS the saltbox design of the proposed Building includes a 10/12 pitch on one side to match the steep roof of the Main Building, as well as a 5/12 pitch to compliment the one and a half storey lean-to that faces Owen Lane. For these reasons, as well as proximity to the driveway for the storage of vehicles; the applicant is requesting approval from the Town to place their Private Garage which is Detached 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 Peter MacDonald to place an Accessory Building, a Private Garage which is Detached, within the front yard of their property on parcel number 329565, located at 42 Owen Lane.

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