TOWN OF STRATFORD

RESOLUTION

<u>No. PH011-09 - VA001-09 - Don Smith - Front Yard Variance Request -
26 Waterview Road</u>

Motion Carried __√__   **Council Chambers**
Motion Lost ___   **Town Hall**
Motion Withdrawn ___   <u>**April 8. 2009**</u>

Committee   <u>Planning & Heritage</u>
Moved by Councillor   <u>Gary Clow</u>
Seconded by Councillor   <u>Sandy McMillan</u>

WHEREAS application has been received from Mr. Don Smith for a front yard variance to parcel number 299115, located at 26 Waterview Road to allow for the construction of a new cottage to be in line with the existing cottages along the Waterview Road; and

WHEREAS the front yard variance request is for 25 feet (or 50%) to the minimum front yard setback requirement of 50 feet for a single family dwelling located within the Single Family Residential Large Zone (R1L). The applicant, therefore, is seeking a variance to the front yard setback **from** <u>50 feet</u> **to** <u>25 feet</u>; and

WHEREAS 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. Because this application will bring the new cottage inline with existing cottages already constructed along Waterview Road, it is felt that this does indeed keep within the general intent and purpose of the Bylaw; and

WHEREAS on March 19, 2009 twelve (12) letters were sent to property owners within 200 feet of the subject property to solicit their comments on the front yard variance request and no negative comments have been received**.**

BE IT RESOLVED that approval be granted to an application from Mr. Don Smith for a front yard variance of 25 feet (or 50%) to parcel number 299115, located at 26 Waterview Road to allow for the construction of a new cottage to be in line with the existing cottages along the Waterview Road.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on the April 6, 2009.