



TOWN OF STRATFORD

RESOLUTION

**No. PH016-09 - VA002-09 - Mark MacDougall -
Side Yard Variance Request - 22 Dorothy Avenue**

Motion Carried ✓
Motion Lost
Motion Withdrawn

**Council Chambers
Town Hall
June 10, 2009**

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Sandy McMillan
Emile Gallant

WHEREAS application has been received from Mr. Mark MacDougall for a side yard variance to parcel number 736603, located at 22 Dorothy Avenue to allow for the construction of 20 foot wide attached garage and Inlaw Suite; and

WHEREAS Mr. MacDougall received a development permit from the Town (DP049-09) on June 2nd, 2009 for the proposed addition to his home with the condition that a location certificate be submitted once the footing were in place to ensure the addition still allowed for the required 15 foot side yard setback within the R1-L Zone; and

WHEREAS after the location certificate was complete Mr. MacDougall discovered that he did not have the required 15 foot setback and only had a setback of 10.92 feet to the closest wall of the proposed addition therefore requiring a variance; and

WHEREAS the side yard variance request is for 4.08 feet (or 27.2%) to the minimum side yard setback requirement of 15 feet for a single family dwelling located within the Single Family Residential Large Zone (R1L). The applicant, therefore, is seeking a variance to the side yard setback **from** 15 feet **to** 10.92 feet; 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; and

WHEREAS over the past couple of days Mr. MacDougall has notified property owners within 200 feet of the his property to solicit their comments on the side yard variance request and has got the people to sign a letter if they had no objection to his variance request.

BE IT RESOLVED that approval be granted to an application from Mr. Mark MacDougall for a side yard variance of 4.08 feet (or 27.2%) to parcel number 736603, located at 22 Dorothy Avenue to allow for the construction of 20 foot wide attached garage and Inlaw Suite.