



TOWN OF STRATFORD

RESOLUTION

No. PH014-2010 - VA001-10- Gordon Lavers - Lot Size Variance - Marion Drive

Motion Carried ✓

Motion Lost

Motion Withdrawn

Council Chambers

Town Hall

June 9, 2010

Committee

Moved by Councillor

Seconded by Councillor

Planning & Heritage

Gary Clow

Sandy McMillan

WHEREAS an application has been received from Gordon Lavers to construct a semi-detached dwelling on parcel number 328161 (lot #13) located at 23 Marion Drive which is currently zoned R2; and

WHEREAS The Town's Development Bylaw considers building Duplex or semi Detached Dwelling up to 20 percent of units in block as Permitted use; and

WHEREAS In 2005 (approx.) the Town completed a land use inventory of the older section of Marion Drive and concluded a maximum of 8 semi-detached units can be constructed within this block of lots. The proposed application will be the eighth and last semi-detached permitted along Marion Drive without requiring a conditional permit from Council; and

WHEREAS The Bylaw requires a minimum lot area for a semidetached Dwelling is 14,000 sq.ft with a minimum 100 ft frontage. The proposed lot has the required lot frontage of 100 feet but the area is 13,068 sq.ft. Therefore a lot size variance of 932 sq.ft. (or 6.66%) is required to accommodate the applicant's request.

BE IT RESOLVED that approval be granted to an application from Gordon Lavers for a lot size variance request of 932 sq.ft. (or 6.66 %) to build a semi-detached dwelling on parcel number 328161 located at 23 Marion Drive.

This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on June 7, 2010.