



TOWN OF STRATFORD

RESOLUTION

No. PH015-10- VA002-10 - John Hennessey & Sarah McCoy - Front Yard Variance Request - 17 Garden Lane

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Hall
June 23, 2009

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

WHEREAS an application has been received from Eddy Younker, Agent for John Hennessey & Sarah McCoy for a front yard variance to parcel number 487579, located at 17 Garden Lane, to allow for the construction of a new cottage to be in line with the existing cottages along the Cottage Lane; and

WHEREAS the Development Bylaw requires minimum front yard setback requirement of 50 feet for a single family dwelling located within the Single Family Residential Large Zone (R1L). The applicant is proposing a 30 feet setback front yard. The applicant therefore, requests a front yard setback variance for 20 feet (or 40%); 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 on June 15, 2010 seventeen (17) 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; and

WHEREAS on June 22 the result of soliciting with the surrounding neighbors was sent to the planning committee members, and through e-mail polling they recommended that Council grant approval to the variance application.

BE IT RESOLVED that approval be granted to an application from Eddie Younker, Agent for John Hennessey and Sarah McCoy for a front yard variance of 20 feet (or 40%) to allow a new cottage to be built in line with the existing cottages along the Garden Lane.