



TOWN OF STRATFORD RESOLUTION

No. PH014-2011 – VA001-11- James Smith – Height Variance Request – 46 Owen Lane

Motion Carried √
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

April 13, 2011

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gary Clow
Steve Ogden

WHEREAS an application has been received from James and Colleen Smith to construct a 900 square foot private detached garage with a roof height of 21.25 feet on parcel number 914739 located at 46 Owen Lane; and

WHEREAS the maximum height of a private detached garage is fifteen (15') feet, in order to achieve architectural harmony with the slope of the roof on the proposed house, the applicants are requesting a 41.7% height variance in their proposed garage *i.e.* excess **from 15 feet to 21.25 feet**

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 March 23, 2011 twelve (12) notification letters were sent to property owners within 200 feet of the subject property to solicit their comments on the height variance request and two comments have been received from neighboring property owners. One neighbour stated “...the garage is too big and would not be in favour of the variance.” Another neighbour expressed that “I don’t believe that the height of the building...should create any problem. But the placement of the new building would probably be concern...” and

WHEREAS the Planning and Heritage Committee reviewed the application and supported the requested variance at the meeting on April 1, 2011; and

WHEREAS Section 23.1(7) of the Development Bylaw indicates that “Where a variance in excess of ten percent (10%) is being considered, Council shall hold a public meeting to provide details of the proposed variance and to allow input from residents and Property Owners.”

BE IT RESOLVED that Council call a Public Meeting on April 27th 2011 to present the proposed application and consult with residents and property owners.