



## TOWN OF STRATFORD RESOLUTION

**No. PH016-2011 – VA001-11- James Smith – Height Variance Request – 46 Owen Lane**

Motion Carried       √        
Motion Lost                       
Motion Withdrawn                     

Council Chambers  
Town Council

May 11, 2011

Committee  
Moved by Councilor  
Seconded by Councilor

Planning & Heritage  
Gary Clow  
Emile Gallant

**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; and

**WHEREAS** 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 (**from 15 to 21.25 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** 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** a Public Meeting was held on April 27, 2011 to present the proposed application to residents and property owners and no negative comments were received.

**BE IT RESOLVED** that approval be granted to James Smith for a roof height variance of 6.25 feet (or 41.7%) in order 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.

**This Resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on April 26, 2011**