



TOWN OF STRATFORD RESOLUTION

No. PH008-2012 – VA001-12- Flanking Side Yard Variance Lot #1 and #13 Strathearn Cove Subdivision

Motion Carried √
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

March 14, 2012

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Gary Clow
Randy Cooper

WHEREAS the Town has recently received an application from Dico Reijers to build a new Single Family Dwelling on Lot #13 within the new Strathearn Cove Subdivision; and

WHEREAS the Town's Development Bylaw requires a minimum of 50 foot Flankage Yard in the Single Family Residential Large Zone (R1-L); and

WHEREAS by applying this 50 foot setback requirement, almost 50% of the lot on the flankage side becomes unbuildable which creates hardship to the landowner to build his proposed home; and

WHEREAS the planning department staff has reviewed this issue and are suggesting that a flanking side yard variance of 33 feet (or 66%) shall be applied to lot #1 and Lot #13 resulting in a 17 foot flanking side yard; and

WHEREAS this variance would not change the existing character of the subdivision and would put the flankage yard of these 2 lots in line with the R1 zone requirement of 17 feet.

BE IT RESOLVED that approval be granted for a flankage yard variance to lot #1 and lot #13 of 33 feet (or 66%) to the minimum flanking side yard requirement of 50 feet within the Single Family Residential Large Zone (R1-L). This variance will therefore reduce the flanking side yard requirement from 50 feet to 17 feet which matches the current requirement within the Single Family Residential Zone (R1).

This resolution bears the recommendation of the Planning & Heritage Committee as discussed via an email poll conducted on March 6th, 2012