



TOWN OF STRATFORD RESOLUTION

No. **PH003-2016 Dale McKeigan – Conditional Change of Use – Single
Family Dwelling to Duplex – 22 Aylward Drive**

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

Feb 10, 2016

Committee Planning & Heritage
Moved by Councilor Randy Cooper
Seconded by Councilor Gary Clow

WHEREAS an application has been received from Dale McKeigan to convert his single family dwelling into an over-under Duplex located at 22 Aylward Drive on parcel number 830000 which is located within the Two-Family Residential Zone (R2); and

WHEREAS in accordance with the Development Bylaw, Duplex or Semi Detached Dwellings are permitted within the R2 zone for up to 20% of the units within a Block meaning any unit of land consisting of a grouping of lots bounded on all sides by watercourses, streets, or large parcel boundaries or as otherwise defined by the municipality; and

WHEREAS this Block has 27 parcels of land, of which 6 are currently being used for Duplex or Semi-Detached residential uses, which calculates to be 22.2% of the Block; and

WHEREAS in the case of a Conditional Use, Council can permit Duplex or Semi Detached Dwellings up to 100% of the units in a Block; and

WHEREAS the request to change the use of the existing single family dwelling into a Duplex would require the number of units within the Block used for Duplex to be increased from 6 to 7, which results in a percentage increase of 3.71% for a total of 25.9% of the units within the Block now being used for Duplex; and

WHEREAS based on the minor percentage increase and the fact that there are already 6 established Duplex or Semi-Detached uses within the area, planning department staff do not feel this change would adversely impact the established character; and

WHEREAS with regard to the Town's Official Plan, staff has determined that the proposed is consistent with policies aimed at increasing density in residential areas where existing character can be maintained, as well as, policies aimed at improving housing affordability.

BE IT RESOLVED that approval be granted to a conditional change of use request from Dale McKeigan to convert a Single Family Dwelling into an over-under Duplex located at 22 Aylward

Drive on parcel number 830000, which is located within the Two-Family Residential Zone (R2) and requires an increase in the permitted number of Duplex units in a Block from 22.2% to 25.9%, subject to the following:

- A. That adequate Parking Spaces must be provided in accordance with the Town of Stratford Zoning and Subdivision Control (Development) Bylaw.
- B. That the development shall meet all other relevant provisions of the Town of Stratford Zoning and Subdivision Control (Development) Bylaw.

This resolution bears the recommendation of the Planning, Development & Heritage Committee as polled via email on February 2nd, 2016.