



TOWN OF STRATFORD RESOLUTION

PH006-2016 - VA001-16 – Andrew & Kelli Ing – Front Yard Variance Request – 8 MacNeill Crescent

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

June 8, 2016

Committee
Moved by Councillor
Seconded by Deputy Mayor

Planning, Development & Heritage
Diane Griffin
Randy Cooper

WHEREAS an application has been received from Andrew and Kelli Ing for a front yard variance to parcel number 603688, located at 8 MacNeill Crescent in order to construct one Single Family Dwelling on an existing lot within the Single Family Large Residential Zone; and

WHEREAS the applicants are proposing to construct based on the Passive Home design approach and by moving the dwelling closer to the front it allows for better southern exposure and prevents the need for the possible removal of established trees on rear of the lot; and

WHEREAS the front yard variance request is for twenty feet (20 feet), or 40% closer to the front property boundary than the bylaw permits, which is 50 feet for a single family dwelling located within the Single Family Residential Large Zone (R1-L). The applicant, therefore, is seeking a variance to the front yard setback from 50 feet to 30 feet; and

WHEREAS notification letters were sent to property owners who own parcel(s) of land which are located (or part) within sixty meters (200 feet) from any lot line of the parcel being proposed for variance. Three inquiries had been received regarding the variance asking for clarification on the proposal but all had no objection; and

WHEREAS this application is consistent with the vision for the Town, Sustainability Plan and the Official Plan.

BE IT RESOLVED that approval be granted to the application received from Andrew and Kelli Ing requesting a front yard variance of 20 feet, (or 40%) to the minimum front yard setback requirement of 50 feet for a single family dwelling located within the Single Family Residential Large Zone (R1-L), on parcel number 603688, located at 8 MacNeill Crescent for the construction of a Single Family Dwelling.

This resolution bear the recommendation of the Planning, Development & Heritage Committee at a meeting held on June 6th, 2016.