



TOWN OF STRATFORD RESOLUTION

PH009-2014 - VA001-14 - Parker Perry – Side Yard Variance Request – 22 MacDonald Rd

Motion Carried ✓
Motion Lost
Motion Withdrawn

Council Chambers
Town Council

June 11, 2014

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

WHEREAS a written request has been received from Parker Perry for two side yard variances to parcel number 776443, located at 22 MacDonald Drive, and

WHEREAS each side yard variance request is for four feet six inches (4.5 feet), or 37.5% to the minimum side yard setback requirement of 12 feet for a single family dwelling in the Single Family Residential (R1) Zone. The applicant, therefore, is seeking a variance to each of the side yard setbacks from 12 feet to 7.5 feet, and

WHEREAS our documents show that when this area was originally developed under the control of the Community of Bunbury, the zoning regulations at that time allowed for a side yard setback of 7.5 feet within the R1 Zone the lot in question was created in 1992 while this regulation was still in effect, and

WHEREAS several homes within this area have already been constructed using a 7.5 foot side yard setback and this variance request would allow the property to be developed similarly to how other properties have already been developed in the past, and

WHEREAS pursuant to section 23.1(6), on May 29, 2014 twelve (12) notification letters were sent to property owners located within (60m) two-hundred feet from any lot line of the subject property, and

WHEREAS we received two supporting and two objecting comments and the Planning Committee reviewed carefully all comments made by residents and the Town's solicitor, and any potential impacts on the existing character of the neighborhood,

BE IT RESOLVED that approval be granted to Parker Perry's application for two (4.5 feet) or 37.5% side yard variances to allow the applicant to build his proposed single family dwelling on parcel number 776443, located at 22 MacDonald Drive reducing the minimum yard setback from 12 feet to 7.5 feet.

This resolution bears the recommendation of the Planning, Development and Heritage Committee as discussed at a meeting held June 9, 2014.