



TOWN OF STRATFORD RESOLUTION

**No. PH025-2024 – DP136-24 – Nine Yards Studio –
225 Sundance Lane (PID 894519) – Accessory Building in a Front Yard**

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council
October 9, 2024

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Jill Chandler

WHEREAS an application has been received from Nine Yards Studio on behalf of the property owner to place an Accessory Building, a Private Detached Garage, within the Front Yard of the proposed Single Detached Dwelling to be located on PID 894519, 225 Sundance Lane; and

WHEREAS in accordance with section 8.1.2. Council may issue a Development Permit for an Accessory Building located within the Front Yard of a Lot, where the Town is satisfied the Structure includes Building design components such as Building material, scale, and form that are consistent with surrounding Development; and

WHEREAS most of the development in the surrounding area are traditional in design and materials, where the proposed dwelling and detached garage are of a modern design and materials. The detached garage at its current proposed location, being closer to the street than the established buildings, may have a heavier visual mass compared to the surrounding development that includes a deep established building line and dwellings having attached garages either within or as a projection of the building; and

WHEREAS the application proposes to take advantage of the existing treed area, new plantings and slope of the property to shield and minimize the visibility of the proposed detached garage; and

WHEREAS while landscaped buffers are a tool that may assist an application, approving the application based on the level of screening rather than consistency with the surrounding development may set a precedent within the Town to allow exceptions to the bylaw provided they are hidden well enough; and

WHEREAS Planning Board felt a revision incorporating the following recommendations may assist the application become more consistent with the surrounding development by reducing the visual mass and better helping the detached garage appear as though it is attached to the main dwelling.

BE IT RESOLVED that an application received from Nine Yards Studio on behalf of the property owner to place an Accessory Building, a Private Garage which is Detached, within the Front Yard of PID 894519, 225 Sundance Lane be deferred until the following revisions are submitted:

1. That the detached garage's proposed location be revised to bring the detached garage more in line with the established building line to assist in reducing the visual mass of the building.
2. That the street facing, and side elevations of the detached garage include architectural features and similar street facing materials to the main building to create visual interest and further assist in making the detached garage appear as though it is attached to the dwelling in case the visual buffer is compromised.
3. That the tree buffer must be maintained in a healthy growing condition and, if damaged for any reason, be replanted within the first available growing season.
4. That all other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 are met.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held October 1, 2024.