



TOWN OF STRATFORD RESOLUTION

No. PH010-2024 - SD015-24 – Power Holdings Inc. – Request to Increase a Non-Conforming Lot – 20 Barkley Avenue – PID 328625

Motion Carried X
Motion Lost
Motion Deferred

Council Chambers
Town Council

June 12, 2024

Committee
Moved by Councillor
Seconded by Councillor

Planning & Heritage
Jeff MacDonald
Gordie Cox

WHEREAS an application has been received from Power Holdings Inc. on behalf of Gail MacDonald for a request to increase the lot area of a non-conforming lot, PID 328625, located on 20 Barkley Avenue; and

WHEREAS in accordance with section 8.12.1.(a), Council may approve an increase in the area of any undersized Lot notwithstanding that it may still have less than the minimum Frontage, depth or area required by this Bylaw, provided that this increase does not further reduce an adjacent Lot which may be below the standard set out in this Bylaw; and

WHEREAS the lot area increase to the non-conforming lot, 20 Barkley Avenue (PID 328625) proposes:

- a total lot area of 471 m² (5,072 ft²) and a frontage of 18 m (60 ft) having less than the minimum area and frontage required by the Bylaw, which is permitted per section 8.12.1(a).
- a side yard setback to the existing non-conforming building of 2.4 m (7.85 ft) meeting the minimum requirement of 2.5 m (8 ft) with a variance of less than five percent (5%) to be granted by a Development Officer.
- a 1.5 m (5 ft.) encroachment of the existing non-conforming deck, permitted per section 8.5 of the Bylaw; and

WHEREAS the lot area reduction to the adjacent lot, 22 Barkley Avenue (PID 520247) proposes:

- a total lot area of 713 m² (7,680 ft²) meeting the minimum requirement of 700 m² (7,535 ft²) and a total frontage of 27 m (90 ft) meeting the minimum requirement of 22 m (72 ft).
- a side yard setback to the existing building of 5.7 m (18.56 ft) also meeting the minimum requirement of 2.5 m (8 ft).

BE IT RESOLVED that approval be granted to an application received from Power Holdings Inc. on behalf of Gail MacDonald for a request to increase the lot size of a non-conforming lot, PID 328625, located on 20 Barkley Avenue in accordance with a preliminary plan showing lot 2024-1 & lot 2024-2 a proposed property consolidation and subdivision of property of Power Holdings Incorporated & Others, drawing number M-24-157, prepared by Mantha Land Surveys Inc., dated May 28, 2024.

This resolution bears the recommendation of the Planning & Heritage Committee as discussed at a meeting held on June 8th, 2024.