



TOWN OF STRATFORD RESOLUTION

**No. PH029-2024 – DP136-24 – Nine Yards Studio –
255 Sundance Lane (PID 894519) – Accessory Building in a Front Yard**

Motion Carried _____ X _____
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council
November 13, 2024

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Jeff MacDonald
Jody Jackson

WHEREAS a revision to 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 Dwelling to be located on PID 894519, 255 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 the revisions to the proposed detached garage incorporate design elements and materials that are consistent with the proposed single dwelling. The proposed location of the detached garage has been revised to be more in line with the established buildings in the area and the orientation of the detached garage has been rotated 90 degrees, so the garage doors now face the left property line minimizing the required turning radius; and

WHEREAS the aforementioned revisions assist the detached garage in appearing as an attached projection of the single dwelling, which is consistent with the surrounding development and the recommended conditions of PH025-2024.

BE IT RESOLVED that approval be granted to 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, 255 Sundance Lane in accordance with the following conditions:

1. That the 10-foot-wide tree buffer be maintained in a healthy growing condition and, if damaged for any reason, be replanted within the first available growing season.
2. 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 on November 4, 2024.