



# TOWN OF STRATFORD RESOLUTION

**No. PH039-2025 – VA001-25 – Shaun Coady – 10 Ledwell Lane (PID 329649) – Variance Requests to a Side Yard Setback (Proposal #2)**

Motion Carried     X      
Motion Lost             
Motion Deferred           

Council Chambers  
Town Council

**August 13, 2025**

Committee                     Planning & Heritage  
Moved by Councilor                     Ron Dowling  
Seconded by Councilor                     Gordie Cox

**WHEREAS** an application has been received from Shaun Coady. for a Variance to a side setback for a proposed addition (DP019-25 two vehicle garage) to the existing dwelling at 10 Ledwell Lane on PID 329649 within the Low Density Residential Large Lot (R1L) Zone; and

**WHEREAS** the required minimum side yard setback is 12 feet and the proposed side yard setback is only 7 feet, which represents a variance of 41%;

**WHEREAS** the existing lot is legal non-conforming lot (substandard size) and the existing dwelling is a legal non-conforming dwelling (substandard front yard setback);

**WHEREAS** pursuant to subsection 6.1.2. of the Zoning and Development Bylaw #45, Variance applications shall demonstrate one of several tests for justifying a Variance approval. This application has been considered against the following tests:

- a) *the lot in question has peculiar conditions, including small Lot size, irregular Lot shape, or exceptional topographical conditions, which make it impractical to develop in strict conformity with Bylaw standards;*
- b) *strict application of all Bylaw standards would impose undue hardship on the Applicant by excluding the Applicant from the same rights and privileges for reasonable Use of his/her Lot as enjoyed by other persons in the same zone; and*
- c) *the Variance is consistent with the intent and purpose of the Official Plan;*

**WHEREAS**, pursuant to Section 8.12.1(d) Council may grant a variance to the rear yard, front yard or side yard setback requirements to an extent that is reasonable and feasible and does not compromise the safety, convenience of the character of the neighbourhood and may issue a permit on a non-conforming lot;

**WHEREAS** on July 3, 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, fifteen (15) notification letters were sent to property owners who own parcels of lands which are located in whole (or in part) within sixty-one metres (61 m) or two hundred feet (200 ft.) from any lot line of the parcel being proposed for the

Variance. Two (2) response letters were received before the comment deadline on July 25, 2025; and

***BE IT RESOLVED*** that approval be granted to an application from Shaun Coady for a Variance to a side yard setback for a proposed addition to the existing legal non-conforming dwelling at 10 Ledwell Lane on PID 329649 within the Low Density Residential Large Lot (R1L) Zone subject to the following conditions:

1. The minimum side yard setback for the proposed addition shown in DP019-25 (Proposal #2) is granted a variance of 41% and must be a minimum of 7 ft.
2. That the proposed addition shown on DP019-25 (Proposal #2) must comply with all other relevant provisions of the Town of Stratford Zoning and Development Bylaw, Bylaw #45 are met.

***This resolution does bear the recommendation of the Planning & Heritage Committee as discussed at a meeting held on August 4, 2025.***