



TOWN OF STRATFORD RESOLUTION

**No. PH040-2025 – VA007-25 – Edward Bradbury– 47 Macdonald Road
(PID 463638) – Variance Request for the Flanking Yard Setback**

Motion Carried X
Motion Lost
Motion Deferred

Council Chambers
Town Council

August 13, 2025

Committee
Moved by Councilor
Seconded by Councilor

Planning & Heritage
Ron Dowling
Steve Gallant

WHEREAS an application (VA007-25) has been received from Edward Bradbury for a Variance to the flanking side yard setback for a proposed accessible secondary suite addition to the existing accessible dwelling at 47 Macdonald Road on PID 463638 within the Low Density Residential (R1) Zone; and

WHEREAS the required minimum flanking side yard setback is 15 feet and the proposed setback for the addition is only 12 feet, which represents a variance of 20%;

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 on April 17, 2025, in accordance with subsection 6.1.6. where a Variance more than ten percent (10%) is being requested, eleven (11) 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,

WHEREAS, a petition in support of the proposal, signed by 9 adjacent landowners, was submitted with this application and no additional written correspondence was received;

WHEREAS, as the design specifics required under the Building Code for Accessible Dwellings, make it harder for these types of buildings to be built in strict conformity with the Standard

Zoning Bylaw development standards, this proposal meets the variance test identified in Subsection 6.1.2(b);

BE IT RESOLVED that approval be granted to the application VA007-25 from Edward Bradbury for a Variance to the flanking side yard setback for a proposed accessible secondary suite addition to the existing accessible dwelling at 47 Macdonald Road on PID 463638 within the Low Density Residential (R1) Zone subject to the following conditions:

1. The minimum flanking side yard setback for the proposed secondary suite addition shown in is granted a variance of 20% and must be a minimum of 12 ft.
2. That the proposed secondary suite addition shown in VA007-25 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.