



TOWN OF STRATFORD RESOLUTION

No. PH053-2025 – VA003-25 – Leading Edge Group – 17 Myrtle Street (PID 890038) – Variance Request for the Minimum Front Yard Setback for a Proposed Addition

Motion Carried X

Council Chambers

Motion Lost _____

Town Council

Motion Deferred _____

October 8, 2025

Committee Planning & Heritage

Moved by Councilor Jeff Macdonald

Seconded by Councilor Jody Jackson

WHEREAS an application has been received from the Leading Edge Group for a Minor Variance to the Minimum Front Yard Setback for a proposed addition (DP052-25) unto the existing industrial building at 17 Myrtle Street (PID 890038) within the Business Park (M2) Zone; and

WHEREAS the M2 zone requires a minimum front yard setback of 50 ft. whereas the applicant has proposed the addition to only be 37 ft from the front property line. This represents a variance of 26%;

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, meets the proposed addition to the existing building meets the intention of the Official Plan that calls for the efficient use and management of industrial lands towards sustainable growth, good site planning and high standards of appearance.

WHEREAS in July 2025, in accordance with subsection 6.1.6. where a Variance in excess of ten percent (10%) is being requested, nine (9) 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. No

written comments were submitted, while there was one (1) verbal comment from an adjacent property owner expressing support of the proposed variance; and

BE IT RESOLVED that approval be granted to the application from Leading Edge Group for a Minor Variance to a Minimum Front Yard Setback for a proposed addition (DP052-25) at 17 Myrtle Street (PID 890038) within the Business Park (M2) Zone, subject to the following conditions:

1. The required front yard setback for the proposed addition to the existing building at 17 Myrtle Street is granted a variance of 26% and must be a minimum of 37 ft.
2. The existing show homes need to be moved so that they are located outside of the required 3 m (10 ft.) landscape buffer.
3. The show home on the left side of the property needs to be moved so that meets the required front yard setback for development within the M2 zone.
4. That a fence be erected on the property, surrounding any outdoor storage areas of materials or goods.
5. All other relevant provisions of the Town of Stratford Zoning and Development Bylaw #45 must be met.

This resolution does bear the recommendation of the Planning & Heritage Committee as discussed at a meeting held on September 29, 2025.