



TOWN OF STRATFORD RESOLUTION

**PH002-2015 – Larry Stewart – “Conditional Use” – 3 Unit Townhouse –
222 Stratford Road**

Motion Carried _____ ✓
Motion Lost _____
Motion Withdrawn _____

Council Chambers
Town Council

February 11, 2015

Committee _____
Moved by Councilor _____
Seconded by Councilor _____

Planning & Heritage
Steve Ogden
Gary Clow

WHEREAS an application has been received from Larry Stewart to construct a 3 unit townhouse on parcel number 479394 (approx. 17,172 sq.ft.) located at 222 Stratford Road; and

WHEREAS this property currently contains an old single family dwelling that is in very poor condition. It has been proposed to demolish this dwelling to allow for the 3 unit townhouse to be constructed. This property is fully serviced with municipal sewer and water and all 3 driveways will be located on Stratford Road; and

WHEREAS the property is located within a Two-family Residential Zone (R2), where Townhouse or Row House Dwellings having up to 6 units are considered to be Conditional Use, subject to such terms and conditions as shall be imposed by Council; and

WHEREAS the bylaw requirement for Townhouse development is 14,000 sq. ft. for the first 3 units, and 3,000 sq. ft. for each additional unit. This lot has approximately 17,172sq.ft and is being proposed for a 3 unit building therefore it exceeds the minimum lot size requirements and has almost enough land for a fourth unit; and

WHEREAS a survey of land use has been completed for the area surrounding this lot on Stratford Road showing a total of 15 lots containing 1 duplex, 14 single family dwellings and no vacant lots. With a mix of land use within the area and all new driveways fronting on Stratford Road which is considered to be a collector street, the addition of a 3 unit townhouse should not have any negative impacts on the neighborhood.

BE IT RESOLVED that approval be granted for an application from Larry Stewart to construct a 3 unit Townhouse as a conditional use on parcel number 479394 (approx. 17,172 sq. ft.) located at 222 Stratford Road subject to the development meeting all other relevant provisions of the bylaw.

This resolution bears the recommendation of the Planning Development & Heritage Committee as discussed at a meeting held on February 9, 2015.