October 28, 2020

the town of Conception Bay South

Residential Accessory Building
Discretionary Lot Coverage & Variance
13 Juniper Place, Foxtrap

Council received an application for the construction of a 37.9 m^2 extension to an existing accessory building at **13 Juniper Place, Foxtrap.** The proposed cumulative accessory building lot coverage would be 121.51 m^2 and the property has a lot area of 1,843 m^2. The applicant has also requested that Council consider a variance in order to have a cumulative lot coverage 10% larger than the dwelling and 10% larger that the 6% lot area allowed by the Town's Development Regulations.

Section 5.3 (2) of the Town's Development Regulations allows accessory buildings with cumulative lot coverage greater than 70 m^2, to be permitted on a lot larger than 1,150 m^2 at the discretion of Council. Section 3.12 of the Development Regulations allows Council to consider up to a 10% variance to standards set out in the Regulations. Prior to considering such applications, section 4.14 of the Development Regulations requires Council to provide public notice. Council must consider any representations prior to making a decision.

Anyone wishing to make representation in this regard should do so in writing and received at the Town Hall before **2:00 p.m. Thursday, November 5, 2020.** Submissions can be deposited in the drop box located at the public entrance to the Town Hall at 11 Remembrance Square, Long Pond; faxed to 834-8337; or sent via email to planning@conceptionbaysouth.ca.

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
__

Name: _____
Date: _____
Location: _____
Contact Information (Phone #/Email Address): _____

11 Remembrance Square
P.O. Box 14040, Stn Manuels
Conception Bay South, NL A1W 3J1

T 709-834-6500 Ext. 401
F 709-834-8337

www.conceptionbaysouth.ca
planning@conceptionbaysouth.ca