

March 3, 2021



**Residential Accessory Building
Discretionary Lot Coverage & Variance
10 Gully Pond Road**

Council received an application for the construction of a 42' X 24' (93.65 m²) accessory building (residential garage) at **10 Gully Pond Road**.

The property has a lot area of approximately 2,096m². Section 5.3(2) of the Town's Development Regulations allows accessory buildings with cumulative lot coverage greater than 70m², to be permitted on a lot larger than 1,150m² at the discretion of Council.

The applicant has also requested a variance to the maximum permitted height of the accessory building. Section 5.3.3 of the Town's Development Regulations state that an accessory building shall not be higher than a residence. The residence at the property is 5.18m high (17') and the applicant is seeking approval for the accessory building to be 5.61m (18'5") high. The applicant has asked that Council consider its discretionary authority in relation to applying a variance of 10% to the height of this accessory building. Section 3.12 of the Development Regulations allows Council to consider up to a 10% variance on standards set out in the Development Regulations. Allowing the additional height to the garage for this application would be approximately a 9% variance.

Prior to considering such applications, section 4.14 of the Development Regulations requires Council to provide public notice where the proposed accessory building exceeds 70 m² and where the proposed accessory building exceeds the height on the existing residence. 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, March 11, 2021**. Submissions can be deposited in the drop box located at the public entrance to the Town Hall at 11 Remembrance Square; faxed to 834-8337; or sent via email to planning@conceptionbaysouth.ca.

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Name: _____

Date: _____

Location: _____

Contact Information (Phone #/Email Address): _____