

April 21, 2021



**Residential Accessory Building  
Variance  
2459 Topsail Road**

Council received an application for the construction of a 44.59 m<sup>2</sup> accessory building (residential garage) at **2459 Topsail Road**. The property has a lot area of 696.67 m<sup>2</sup>. The proposed lot coverage of the accessory building would be 6.4%. The applicant has requested a 6.7% variance to the allowable accessory building lot coverage.

Section 5.3(1) of the Development Regulations, allows accessory buildings with a cumulative lot coverage up to a maximum of 6% of the lot, to be permitted on a lot less than 1,150m<sup>2</sup>. The proposed cumulative lot coverage would exceed 6%, but would be within a 10% variance that can be considered by Council as per Section 3.12 of the Development Regulations. Prior to considering such applications, section 4.14 of the Development Regulations requires Council to provide public notice where the proposed accessory building lot coverage exceeds 6%. Council must consider any representations prior to making a decision.

Any person or persons wishing to make representation in this regard should do so, in writing, to be received at the Town Hall on or before **2:00 p.m. Thursday, April 29, 2021**. Submissions can be deposited in drop box located at the public entrance to the Town Hall at 11 Remembrance Square; faxed to 834-8337; mailed to the address noted below or sent via email to [planning@conceptionbaysouth.ca](mailto:planning@conceptionbaysouth.ca).

---

---

---

---

---

---

---

---

---

---

---

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Location: \_\_\_\_\_

Contact Information (Phone #/Email Address): \_\_\_\_\_