

May 26, 2021



**Residential Accessory Building
Discretionary Lot Coverage
39 Dawes Hill Road**

The Town has received an application for the construction of an 88.44m² accessory building (residential garage) at **39 Dawes Hill Road**. The property has a lot area of 1582.57m². The lot coverage of the accessory building would be 5.59%. When considered with other existing accessory buildings on the property, the cumulative lot coverage of all accessory buildings on the property would be approximately 100.33m², or 6.34% of the property.

Section 5.3 (2) of the Town’s Development Regulations allows, at the discretion of Council, accessory buildings to be larger than 70m² on a lot larger than 1,150m², to a maximum of 6% lot coverage.

Section 3.12 of the Town’s Development Regulations allows, at the discretion of Council, to consider up to a 10% variance on standards set out in the Development Regulations. A 10% variance would permit a maximum lot coverage of 6.6%.

The application is within the limits that can be considered by Council. 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.

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, June 3, 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.

Name: _____

Date: _____

Location: _____

Contact Information (Phone #/Email Address): _____

39 Dawes Hill Road



May 25, 2021

NOT A LEGAL SURVEY

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