

June 9, 2021



Residential Accessory Building  
Discretionary Lot Coverage & Variance  
215 Peachytown Road

The Town has received an application for the construction of a 78.04m<sup>2</sup> accessory building (residential garage) at **215 Peachytown Road**. When combined with the existing accessory buildings on the property there is a cumulative accessory building lot coverage of approximately 142.40m<sup>2</sup>. The property has a lot area of approximately 2176.63m<sup>2</sup>. The proposed garage would not exceed the height of the dwelling on the property. The proposal would require a variance to have a cumulative accessory building lot coverage that is 10% larger than the dwelling and 6.6% of the lot area. The proposal is within the range that can be considered by Council.

Section 5.3 (2) of the Development Regulations allows a cumulative accessory building lot coverage of up to 6% of the lot to be permitted on a lot larger than 1,150m<sup>2</sup> at the discretion of Council. As well, Section 3.12 of the Development Regulations allows Council to consider a 10% variance to the standards. 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 exceed 70m<sup>2</sup> or when a variance is requested. Council must consider any representations prior to making a decision.

Anyone wishing to make representation in this regard should do so in writing and must be received at the Town Hall before **2:00 p.m. Thursday, June 17, 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).

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

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

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

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

# 215 Peachytown Road



June 7, 2021

**NOT A LEGAL SURVEY**

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