

July 28, 2021



**Residential Accessory Building
Discretionary Lot Coverage & Variance
212-216 Dunns Hill Road**

The Town has received an application for the construction of a 62.43 m² accessory building at **212-216 Dunns Hill Road**. The property has a lot area of 1351 m². The lot coverage of the accessory building would be 4.7%. When combined with existing accessory buildings on the property, the total lot coverage of all accessory buildings would be 84.73 m², which is approximately 6.3% of the lot area.

Section 5.3 (2) of the Town’s Development Regulations allows, at the discretion of Council, the cumulative lot coverage for all accessory buildings to be larger than 70 m² on a lot larger than 1,150 m², to a maximum of 6% lot coverage. Section 3.12 of the Development Regulations allows Council to consider a variance of up to 10% of the maximum lot coverage. Prior to considering this request, section 4.14 of the Development Regulations requires public notification of the application and Council must consider any representations prior to making a decision.

Anyone 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, August 5, 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): _____