

**TOWN OF BURGEO
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BURGEO
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Burgeo adopts the Burgeo Development Regulations Amendment No. 8, 2019.

Adopted by the Town Council of Burgeo on the 17th day of July 2019.

Signed and sealed this 22 day of July, 2019.

Mayor:


George Reid

Clerk:

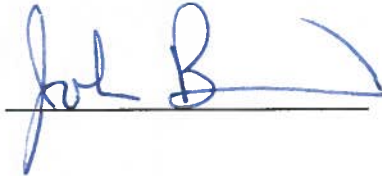

Selina Cumpstone

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 8, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





Development Regulations/Amendment

REGISTERED

Number 715-2019-007

Date August 13, 2019

Signature Mary O'Leary

TOWN OF BURGEO
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019

BACKGROUND

Burgeo Town Council wishes to amend its Development Regulations to eliminate the maximum lot coverage and floor area restrictions for accessory buildings in the Residential Development and Mixed Development zones. Presently in these zones, accessory buildings are not permitted to have a combined footprint larger than 7% of the lot area or a combined floor area larger than 55 m².

Due to Burgeo's irregular topography and development pattern, conventional standards for siting accessory buildings on lots are difficult to implement. Therefore, the amendment will provide Council authority to decide where an accessory building will be permitted to locate on the lot.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted in the Gulf News newspaper (see attached) on June 19, 2019 providing a period up to 3:00 PM, June 28 for submission of written comments. No comments were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019

Amendment No. 8 to the Burgeo Development Regulations includes the following:

1. In Schedule C – Residential Development Zone

DELETE the present wording of Condition 5 – Accessory Buildings as follows:

“Accessory buildings shall have a maximum lot coverage of 7% and a maximum height of 3 metres. Accessory buildings shall be located in the rearyard or sideyard and shall be a minimum of 3 metres from the nearest part of a main building and a minimum total of 1 metre from a side and rear lot line. The more floor area shall be 55 m².”

AND REPLACE with the following:

“An accessory building shall:

- have a minimum height of 3 metres and a maximum height of 6 metres,*
- be a minimum of 3 metres from the nearest part of a main building, and*
- be located a minimum of 1 metre from a side and rear lot line.*

At Council's discretion, the location of the accessory building on the lot will be decided by a committee of Council taking into consideration site characteristics such as the topography of the site and nearby land uses that may be affected, as well as required building and fire code separations.”

2. In Schedule C – Mixed Development Zone

DELETE the present wording of Condition 3 – Accessory Buildings as follows:

“Accessory buildings shall have a maximum lot coverage of 7% and a maximum height of 3 metres. Accessory buildings shall be located in the rearyard or sideyard and shall be a minimum of 3 metres from the nearest part of a main building and a minimum total of 1 metre from a side and rear lot line. The more floor area shall be 55 m².”

AND REPLACE with the following:

“An accessory building shall:

- have a minimum height of 3 metres and a maximum height of 6 metres,*
- be a minimum of 3 metres from the nearest part of a main building, and*
- be located a minimum of 1 metre from a side and rear lot line.*

At Council's discretion, the location of the accessory building on the lot will be decided by a committee of Council taking into consideration site characteristics such as the topography of the site and nearby land uses that may be affected as well as required building and fire code separations.”