

Town of Conception Bay South
Development Regulations Amendment No. 52, 2024

Accessory Building Style & Design

Prepared by the
Town of Conception Bay South

January 2024

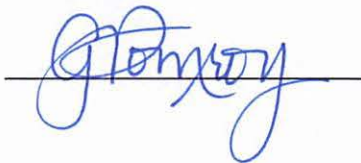
Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South Development Regulations
Amendment No. 52, 2024

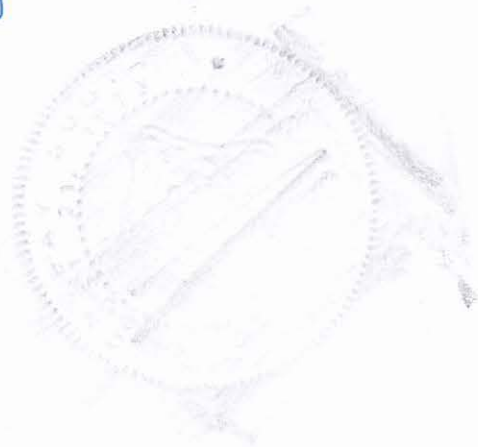
Be it so resolved, that under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, Development Regulations Amendment No. 52, 2024, be adopted.

Adopted by the Town Council of Conception Bay South on the 6th day of February, 2024.

Signed and sealed this 13 day of February, 2024.

Mayor: 

Clerk: 



Canadian Institute of Planners Certification

I certify that Amendment No. 52, 2024 to the Conception Bay South Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.


Corrie Davis, MCIP


Development Regulations/Amendment
REGISTERED
Number 1145-2024-036
Date 22 FEB 2024
Signature 

**Town of Conception Bay South
Development Regulations Amendment No. 52, 2024**

Introduction

The Conception Bay South Municipal Plan and Development Regulations came into legal effect on July 20, 2012. Council is considering amending the Development Regulations. This report has been prepared to explain the proposed change, and to serve as a background information for the public and Council.

Background

The Development Regulations include regulations in Part 5 that outline conditions and standards for accessory buildings within the Town. The Conception Bay South Town Council determined that limiting the style of residential accessory buildings to be complimentary with the style of the dwelling is vague.

Council acknowledged that the roof line, pitch and style and building materials of accessory buildings may not always be reflective of those features of the main building on the lot. Council also agreed that differences in building style may not create a situation where the accessory building is inconsistent with character of the lot or general area.

Council also determined that the general discretion provided by Section 4.6 of the Development Regulations provides authority refuse or conditionally approve applications in consideration of such things as general appearance of a proposed development.

Council therefore determined that elimination of reference to the style of accessory building within Section 5.3.3 would better reflect Council's overall authority on such matters.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan (Regional Plan) identifies Conception Bay South as a sub-regional centre. Upon installation of municipal services, the Regional Plan encourages a wide range of residential densities, a variety of commercial operations, parks and recreational facilities and other uses that are characteristic and appropriate for a sub-regional centre. Accessory building uses within Conception Bay South therefore complies with the policies of the Regional Plan.

The Conception Bay South Municipal Plan

The Conception Bay South Municipal Plan came into legal effect on July 20, 2012. The Municipal Plan allows for accessory uses and buildings subject to the Conception Bay South Development Regulations. This amendment complies with the intent and policies of the Conception Bay South Municipal Plan.

Consultation

In accordance with section 14 of the *Urban and Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were published in the December 15 and 29, 2023 editions of *The Shoreline* newspaper. A similar notice, and the proposed amendment, was also published on the Town's website and social media.

The Town received one submission in response to the notice that expressed concern and objection to the proposed amendment.

A public information session was held on January 17, 2024 to discuss the proposed amendments. The information session was attended by two individuals.

Comments received through the written submission and at the information session included

- Concern that proposal could result in uncomplimentary structures;
- Certainty in regulations is better than flexibility;
- The proposed amendment is a regressive step;
- The proposal would be inconsistent with other adjacent municipalities; and
- Concern with timing of consultation.

Council considered the feedback received through the consultation and determined that the Town's regulations balance the need for flexibility and provide other mechanisms to ensure residential accessory buildings do not negatively impact the community.

The Town determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

Development Regulations Amendment No. 52, 2024

The Conception Bay South Development Regulations shall be amended as follows:

1. Section 5.3.3 that currently states:

5.3.3 Height and Style

1. *In addition to Regulation 5.7, an accessory building shall not be higher than the residence, or constructed so as to have a negative impact on adjoining properties.*
2. *Accessory buildings shall be designed to be complimentary to the residential building in style and exterior finish.*

Is modified by renaming the title of the section to "Height and Finish" and revising subsection (2), such that it now reads:

5.3.3 Height and Finish

1. *In addition to Regulation 5.7, an accessory building shall not be higher than the residence, or constructed so as to have a negative impact on adjoining properties.*
 2. *Accessory buildings shall be designed to be complimentary to the general surroundings and the exterior finish of the main building.*
2. All other sections of the Conception Bay South Development Regulations not referenced in this amendment retain their current wording.