

**TOWN OF HARBOUR BRETON
DEVELOPMENT REGULATIONS**

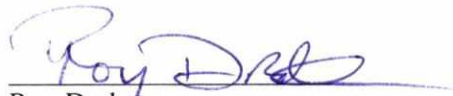
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR BRETON
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

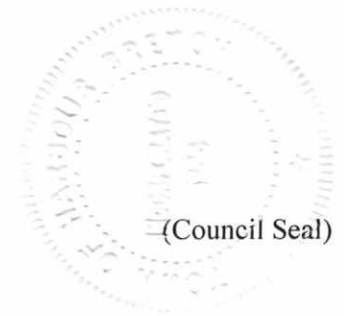
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Breton adopts the Harbour Breton Development Regulations Amendment No. 1, 2017.

Adopted by the Town Council of Harbour Breton on the 17th day of January 2017.

Signed and sealed this 18th day of January, 2017.

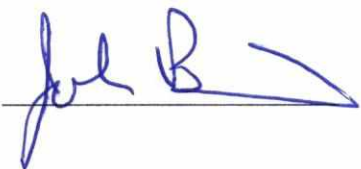
Mayor: 
Roy Drake

Clerk: 
Bernice Herritt



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 



Development Regulations/Amendment	
REGISTERED	
Number	<u>2110-2017-002</u>
Date	<u>April 11, 17</u>
Signature	<u>Eddie Joyce</u>

TOWN OF HARBOUR BRETON

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

BACKGROUND

The Town of Harbour Breton wishes to amend the Residential Medium Density Zone, the Residential High Density Zone, and the Mixed Development Zone in Schedule C of its Development Regulations to establish a height standard for accessory buildings on residential lots.

PUBLIC CONSULTATION

Public notice of the proposed amendment was advertised in the Advertiser newspaper (see attached) on November 17, 2016 with a deadline of November 30 for comments or objections. No objections were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017.

Amendment No. 1 to the Harbour Breton Development Regulations includes the following:

ADD the following conditions as:

- (1) **Condition 10 (g) and Condition 10 (h) in the Residential Medium Density (RMD) Zone,**
- (2) **Condition 8 (g) and Condition 8 (h) in the Residential High Density (RHD) Zone, and**
- (3) **Condition 8 (g) and Condition 8 (h) in the Mixed Development (MD) Zone.**

“(g) No accessory building shall be more than 4.0 metres and one storey in height except where permitted at Council’s discretion in accordance with Paragraph (h) below.”

“(h) Notwithstanding Paragraph (g), at its discretion, Council may permit an accessory building to have a height up to 6.0 metres and one storey, provided that it is satisfied that the increased height will not adversely affect the view, character or other amenities of nearby properties and provided the minimum side and rear lot line is no less than 3.0 metres.

In considering an application for an accessory building higher than 4.0 metres, Council will give notice of the application to nearby property owners who might be affected, and duly consider their comments or objections.”