

**TOWN OF ROBERT'S ARM  
MUNICIPAL PLAN 2010 - 2020**



**DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2014**

**CHANGE ACCESSORY BUILDING CONDITION IN THE  
RESIDENTIAL (RES) AND THE MIXED DEVELOPMENT (MD)  
LAND USE ZONE TABLE, SCHEDULE C**

**MAY 2014**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF ROBERT'S ARM  
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Robert's Arm adopts the Town of Robert's Arm Development Regulations Amendment No. 12, 2014.

Adopted by the Town Council of Robert's Arm on the 2<sup>nd</sup> day of June, 2014.

Signed and sealed this 19 day of June, 2014.

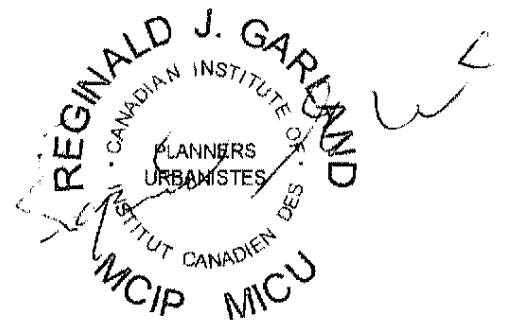
Mayor: Don Paddock (Council Seal)

Clerk: Bob Russell

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Robert's Arm Development Regulations Amendment No. 12, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>4230 - 2014 - 004</u>
Date	<u>June 27, 2014</u>
Signature	<u>[Signature]</u>



**TOWN OF ROBERT'S ARM**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2014**

**BACKGROUND**

The Town of Robert's Arm proposes to amend its Development Regulations. Council is in receipt of several proposals for accessory buildings which do not conform with present conditions in the Development Regulations for Accessory Buildings in particular the maximum allowable floor area and height.

The purpose of this amendment is to amend the development condition for an accessory building to increase the allowable floor area and height as well as to allow Council discretion to consider proposals for Accessory Buildings which may exceed the maximum allowable floor area as set out in the Development Regulations. This proposed Amendment shall be applied to the Residential (Res) and the Mixed Development (MD) Land Use Zone Table.

**PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Robert's Arm published a notice in *The Nor'wester* newspaper on May 21, 2014, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from May 21, to May 28, 2014, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

## DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2014

The Town of Robert's Arm Development Regulations is amended by:

- A) *Deleting* the Accessory Building condition No. 5 as found in the Residential Land Use Zone Table and Accessory Building condition No. 2 as found in the Mixed Development Land Use Zone Table as shown below:

### Accessory Buildings

- ~~(a) Accessory buildings shall have a combined maximum lot coverage not exceeding 7%, up to a maximum floor area of 56 m<sup>2</sup>, whichever is less. Accessory buildings shall be located a minimum of 3 metres from the nearest part of the main building and a minimum of 1 metre from a side and rear lot line.~~
- ~~(b) The maximum height of an accessory building shall be 4 metres.~~

*And Replacing with:*

### Accessory Buildings

- (a) All accessory buildings shall have a maximum floor area of 75m<sup>2</sup> (800 sq ft).
- (b) An accessory building shall be prohibited from projecting in front of a building line or in the flanking sideyard of a corner lot.
- (c) Accessory buildings shall be located on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- (d) The maximum height shall be 5m with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- (e) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (f) Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings, shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- (g) Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- (h) Where it can be clearly demonstrated that a need exists for a larger accessory building, Council shall have discretion where the proposed accessory building will exceed the maximum floor area of 75m<sup>2</sup>, and the maximum height of 5m.