



**TOWN OF WABANA**

**DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2019**

**REMOVE SIZE, HEIGHT AND COVERAGE REQUIREMENTS FOR ACCESSORY BUILDINGS**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 3, 2019**

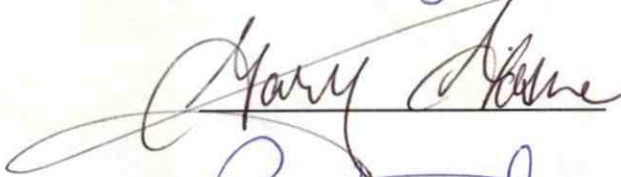
**TOWN OF WABANA MUNICIPAL PLAN**

Under the authority of Section 16 of the Urban and Rural Planning Act 2000, the Town Council of Wabana adopts the amendment to the Town of Wabana Municipal Plan.

Adopted by the Town Council of Wabana on the 23rd day of May, 2019.

Signed and sealed this 23 day of May, 2019.

Mayor:



Town Manager/Clerk:



Commissioner of Oaths  
Mayor Town of Wabana

(Council Seal)



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 2, 2018 to the Town of Wabana Municipal Plan has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

MCIP:

  
Anna Myers  
Member of Institute of Planners (MCIP)



Amendment Regulations/Amendment  
**REGISTERED**  
Number 5245-2019-003  
Date July 31, 2019  
Signature 

## **TOWN OF WABANA**

### **DEVELOPMENT REGULATIONS AMENDMENT NO. 3 2019**

#### **BACKGROUND**

The Town of Wabana feels that the minimum floor area standards for accessory buildings are too restrictive given the range in size and configuration of lots and the needs of the residents of the community. The purpose of this amendment is to remove the minimum size, height and lot coverage requirements for accessory buildings from the Town of Wabana Development Regulations, 1990.

#### **PUBLIC CONSULTATION**

The Notice regarding the proposed amendment to the Development Regulations and the opportunity for comment, objection or other representation, was published in the April 15, 2019 edition of 'The Northeast Avalon Times'. The deadline for submissions was noon April 30, 2019.

No submissions or representations were made to the Town Clerk by the deadline. An affidavit is attached.

**DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2019**

1. The Standards for the Residential Low Density Zone under Schedule C of the Development Regulations, **WHICH STATE:**

6. Accessory Buildings

- i. Accessory buildings shall have a total of lot coverage no greater than 7% and a height not more than 3 metres (See also Regulation 33)
- ii. Accessory buildings shall be a minimum of 1 metre from any side and rear lot line when located in the rearyard and shall be a minimum of 3 metres from the nearest part of a main building.
- iii. The maximum floor area of an accessory building shall be 55 m<sup>2</sup>.

**IS AMENDED AS FOLLOWS:**

6. Accessory Buildings

- i. Accessory buildings shall be a minimum of 1 metre from any side and rear lot line when located in the rearyard and shall be a minimum of 3 metres from the nearest part of a main building.

2. The Standards for the Residential Rural Zone under Schedule C of the Development Regulations, **WHICH STATE:**

10. Accessory Buildings

- i. Accessory buildings shall be a minimum of 3 metres from any side or rear lot line and shall be a minimum of 3 metres from the nearest part of a main buildings.
- ii. The total floor area of accessory buildings shall not exceed 60 m<sup>2</sup>.

**IS AMENDED AS FOLLOWS:**

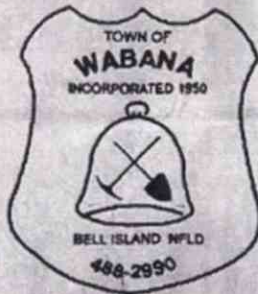
10. Accessory Buildings

- i. Accessory buildings shall be a minimum of 3 metres from any side or rear lot line and shall be a minimum of 3 metres from the nearest part of a main buildings.

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## PUBLIC NOTICE



### URBAN AND RURAL PLANNING ACT, 2000 TOWN OF WABANA

### NOTICE OF PROPOSED CHANGES TO THE TOWN OF WABANA DEVELOPMENT REGULATIONS, 1990

#### DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019

Town Council of Wabana is considering a change to the Town of Wabana Development Regulations, 1990. In general terms, the purpose of this change is to remove the minimum size, height and lot coverage for accessory buildings. The intent of these changes is to allow flexibility to accommodate the needs of the residents of the community.

The Town Council of Wabana wishes to receive any comments or representation on this proposed change. Anyone wishing to make a comment, objection, or representation should submit a signed statement outlining their concerns to the Town Clerk, Wabana Complex (former District Vocation School), PO Box 1229, 14 Middleton Avenue, Bell Island, NL A0A 4H0, by noon, April 30, 2019.

For more information about the proposed changes to the Town of Wabana Development Regulations, 1990, please contact the Town Clerk at (709) 488-2990.