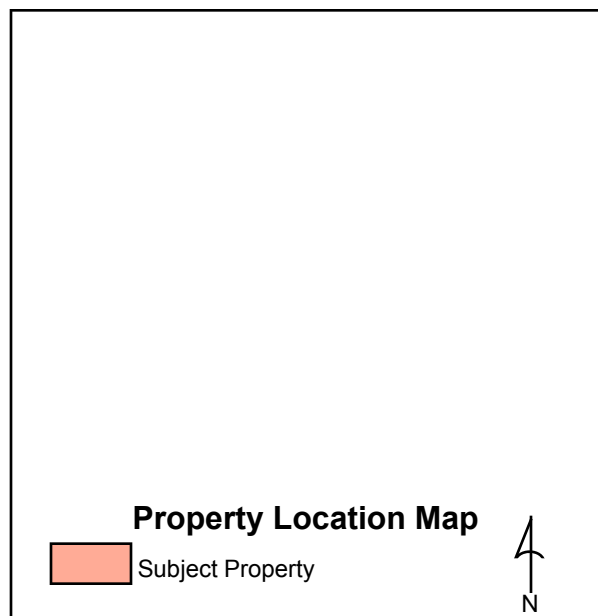




SOUTHEAST

Regional Service Commission
Commission de services régionaux

SUDEST

STAFF REPORT**Regulation Amendment / Amendement à l'Arrêté de zonage****Subject :** Text amendment - Accessory buildings**File Number :** 15-996**Meeting Date:** Wednesday, September 23, 2015**From :****GENERAL INFORMATION****Applicant:** Daniel Leblanc**Landowner :****Proposal:** Amend section 10.23(1) of the rural plan to increase the surface restriction for accessory buildings.**SITE INFORMATION****Location:** Village of Memramcook**PID:****Lot Size:****Current Use:****Zoning:** Text amendment**Future Land****Use:****Surrounding****Use & Zoning:****Municipal****Servicing:****Access/Egress:**

Municipal Plan Policies

Council has a policy to encourage new residential developments, including accessory buildings.

Zoning Bylaw and or Subdivision By-law Regulation

Building and accessory construction dimensions

10.23(1) In residential zones, no accessory buildings or accessory constructions can cover an area greater than the smallest of the following dimensions:

- a) the surface of the main building; or
- b) 140 square meters.

Internal Consultation & External Consultation

Urbanists and development officers discussed the proposal.

Discussion

Currently, in residential zones, Memramcook's rural plan allows accessory buildings covering a surface equal to the surface covered by the main building, up to a maximum of 140m² (approximately 1,500 sq. ft.). While this allows for most accessory buildings, the Commission is receiving more and more requests for larger accessory buildings in some sectors of Memramcook.

The applicant, Mr. Daniel Leblanc, has a large-sized house and would like to build an accessory building for his recreational vehicles. In June, he sent a variance request asking to allow the construction of a 234m² (approximately 2,500 sq. ft.) accessory building at 16 Portage Street. This request was denied by the committee, since the building did not comply with the rural plan's intentions. Mr. Leblanc is now making a request to modify the plan.

The current by-law was adopted with the intention of preventing the construction of accessory buildings disproportionate to the main buildings. The proposed amendment suggests allowing, as a matter of right, the construction of accessory buildings of 140m², whatever the surface of the main building. This would apply to most houses in the region.

For larger houses (larger than approximately 3,500 sq. ft.), the amendment suggests adopting a sliding scale related to a percentage (between 40%-50%) of the main building. This scale would allow owners to build larger accessory buildings, but in proportion with the house. This way, the by-law becomes more permissive, while keeping its original intention.

Legal Authority

Section 66(1) of the Community Planning Act: A council shall request in writing, before enacting a by-law hereunder, the written views of the advisory committee or regional service commission on

a) any proposed by-law in respect of which such views have not been given previously, and

b) any change made in a proposed by-law subsequent to a giving of views by the advisory committee or regional service commission.

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