

TOWN OF SPANIARD'S BAY

MUNICIPAL PLAN 2021 - 2031



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

**"Amendment to Accessory Building
Condition in the Residential Medium
Density (RMD); Residential Infill (RI) and
Mixed Development (MD) Land Use Zone
Tables, Schedule C"**

APRIL 2024

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF SPANIARD'S BAY
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Spaniard's Bay adopts the Town of Spaniard's Bay Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Spaniard's Bay on the 21st day of May, 2024.

Signed and sealed this 23rd day of May, 2024.

Mayor: Paul Brazil (Council Seal)

Clerk: Paul Brazil



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Spaniard's Bay Development Regulations Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

| | |
|-----------------------------------|----------------------------|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | 4860-2024-001 |
| Date | 5 JULY 2024 |
| Signature | <u>Reginald J. Garland</u> |



◎本集所收詩歌，除《詩經》外，均為《詩集》所收詩歌。

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（六）利用微生物的代谢调节植物的生长发育

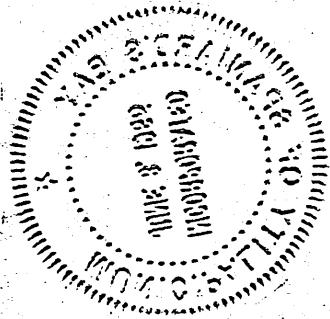
卷之三十一

and 2008, the number of legal same-sex marriages in the United States increased to 1,000,000, with 1,000,000 legal same-sex marriages in the United States.

1800 ते 1900 यांच्यातील विकास विविध रूपात

“I’m going to work,” I said, “but we won’t be going to have a good time. I’m going to go to the office and work.”

1995 में विवाह के बाद उन्होंने अपनी जीवनी को बदल दिया।



مکالمہ فرمادیں ۱۹۷۷ء

10. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 10)

（三）在本办法施行前，已经完成登记的，由登记机关按照本办法的规定核发登记证书。

and the next two possible, but not chosen, are

प्रतिपत्ति निर्वाचन विवरण विवरण विवरण विवरण

19. *Leucosia* *leucostoma* (Fabricius) *leucostoma* (Fabricius) *leucostoma* (Fabricius)

سُلْطَانِيَّةٌ

1. *On the Nature of the Human Species* (1859) by Charles Darwin

TOWN OF SPANIARD'S BAY

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

BACKGROUND

The Town of Spaniard's Bay proposes to amend its Development Regulations. The Town recently completed a review of its Municipal Plan and Development Regulations. As part of this review, Council directed that the maximum combined floor area of an accessory building be calculated based of 7% of the lot size. This change was overlooked and was never included as part of the Municipal Plan review. The present accessory building area in the Development Regulations has a maximum of area of 84m² (900 sq ft).

ANALYSIS

The purpose of this amendment is to amend the accessory building condition so that the maximum combined floor area will be calculated based of 7% of the lot size. The maximum area of 84m² (900 sq ft) will be deleted. This change will apply to condition 9(a) of the Residential Medium Density (RMD) Land Use Zone Table, condition 6(a) of the Residential Infill (RI) Land Use Zone Table and condition 4(a) of the Mixed Development (MD) Land Use Zone Table, Schedule C.

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 Spaniard's Bay published a notice in *The Shoreline* newspaper on April 19, 2024, advertising the proposed amendment seeking comments or representations from the public. The Town Council posted a notice on its Facebook page and on display at the Town Council Office from April 19 to April 24, 2024, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

The Town of Spaniard's Bay Development Regulations is amended by:

- A) Amending** the Accessory Buildings Standards condition 9(a) of the Residential Medium Density (RMD) Land Use Zone Table, condition 6(a) of the Residential Infill (RI) Land Use Zone Table and condition 4(a) of the Mixed Development (MD) Land Use Zone Table, Schedule C, by **deleting**, with strikeout, the

maximum combined floor area of 84m² (900 sq ft) and **replacing** with **7% of the lot coverage** as more particularly described below. Sub-sections (b) to (f) shall remain unchanged.

Accessory Buildings

- (a) All accessory buildings shall have a maximum combined floor area of 84m² (900 sq ft) **7% of the lot coverage**.