

**TOWN OF COLLIER'S
DEVELOPMENT REGULATIONS 2001 - 2011**

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

Amendment to the Condition for "Accessory Building" in the
Residential (R), Residential Seasonal (RS) and Mixed Development
(MD) Land Use Zone Table, Schedule C

JUNE 2015

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF COLLIER'S
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Colliers adopts the Town of Colliers Development Regulations Amendment No. 1, 2015.

Adopted by the Town Council of Colliers on the 24th day of July, 2015.

Signed and sealed this 27 day of July, 2015.

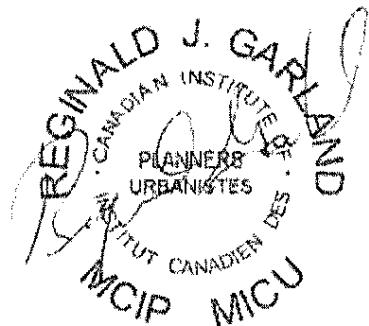
Mayor: Michael May (Council Seal)

Clerk: Maurice Kelly

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Colliers Development Regulations Amendment No. 1, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations Amendment	
REGISTERED	
Number	1125-2015-004
Date	September 4, 2015
Signature	<u>Colliers</u>



TOWN OF COLLIER'S

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

BACKGROUND

The Town of Colliers proposes to amend its Development Regulations. The Town has recently considered several proposals for accessory buildings which do not conform to the present conditions outlined Schedule C of the Development Regulations. The purpose of this amendment is to amend the development condition for an accessory building found in the Residential (R) Land Use Zone Table, the Residential Seasonal (RS) Land Use Zone Table and the Mixed Development (MD) Land Use Zone Table.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Colliers published a notice in *The Shoreline* newspaper on July 6, 2015, advertising the development proposal seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office from July 6, to July 10, 2015, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received during the time period.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2015

The Town of Colliers Development Regulations is amended by:

A) *Deleting* with ~~strikeout~~ Condition 2, Accessory Buildings of the Residential (R) Land Use Zone Table; Condition 3, Accessory Buildings of the Residential Seasonal (RS) Land Use Zone Table and Condition 3, Accessory Buildings of the Mixed Development (MD) Land Use Zone Table as shown below:

Accessory Buildings

- 1) See Regulation 29.
- 2) ~~Exclusive of cold frames, decks, gazebo's, greenhouses, swimming pools and temporary repair shelters, accessory buildings shall have a lot coverage no greater than 7 percent of the lot area up to a maximum of 75 square metres, and a height of no more than 5 metres.~~
- 3) ~~Accessory buildings must be similar in appearance to the main building in terms of design, colour and materials.~~

- 4) Accessory buildings shall not be closer the front lot line than the main building, 1 m to the side lot line, and 1.5 m to rear lot line.
- 5) An open or partially enclosed deck attached to the dwelling shall not extend into the minimum permissible front and side yards, and shall not be closer to the rear lot line than 1.5 m.

And *replacing* with:

Accessory Buildings

- (a) See General Regulation 29.
- (b) All accessory buildings shall have a floor area of not more than 100 m² (1100 sq ft).
- (c) An accessory building shall not project in front of a building line or in the flanking sideyard of a corner lot.
- (d) All 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.
- (e) The maximum height shall be not more than 6m with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- (f) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (g) 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.
- (h) 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.

