

TOWN OF REIDVILLE

**DEVELOPMENTS REGULATIONS AMENDMENT NO. 2, 2016
ACCESSORY BUILDINGS MIXED DEVELOPMENT ZONE**

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF REIDVILLE
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Reidville adopts the Reidville Development Regulations Amendment No. 2, 2016.


Adopted by the Town Council of Reidville on the 14th day of November, 2016.

Signed and sealed this 14 day of November, 2016.

Mayor:


Roger Barrett

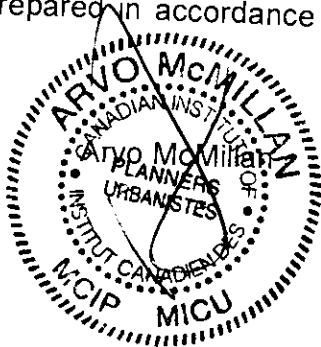
Clerk:

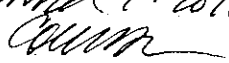

Connie Reid

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



4165 - 2016 - 007
December 7, 2016


**TOWN OF REIDVILLE
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2016**

BACKGROUND

Development Regulations No. 2, 2016 is designed to accommodate larger accessory buildings (in the Mixed Development Zone) as stated in the Committee Meeting of June 27th, 2016:

Committee Meeting: This meeting to discuss development regulations was held on Monday, June 27th. The changes that were discussed are listed below:

-The height of outbuildings being changed from 5 meters to 6 meters which would include a change in the side boundary distance from 2 meters to 3 meters. If a land owner has a minimum of a 5 acre lot then an outbuilding would be permitted to be 8 meters with a minimum side boundary distance of 15 meters.

However, upon further review the Town determined that other changes would be required as well.

PUBLIC CONSULTATION

The amendment's November 14th, 2016 public briefing session was advertised in the November 5th, 2016 edition of the Western Star. No representations were received, and Council proceeded to adopt the amendment on November 14, 2016.

THE AMENDMENT

Condition 4 of the Mixed Development Zone – Accessory Buildings WHICH STATES:

4. Accessory Buildings

- (1) Accessory buildings shall be clearly incidental and complementary to the use of the main buildings in character, use and size, and shall be contained on the same lot, and, with the exception of greenhouses and swimming pools, accessory buildings shall be similar in appearance to the main building in terms of design, colour and materials.
- (2) No accessory building or part thereof shall project in front of any building line.
- (3) Excluding cold frames, decks, gazebos, greenhouses, swimming pools and temporary repair shelters, not more than two accessory buildings shall be erected upon a lot.
- (4) Exclusive of cold frames, decks, gazebos, greenhouses, swimming pools and temporary repair shelters, accessory buildings shall have a lot coverage of no greater than 7%.
- (5) The height of the exterior wall as measured from the established grade to the eave shall not exceed 2.4 metres.
- (6) The height of the accessory building shall not exceed 5 metres.
- (7) Accessory buildings shall not be closer than 1.8 metres to the side lot line and 1.8 metres to the rear lot line.
- (8) Accessory buildings can be used for accessory uses.
- (9) Accessory buildings shall not be erected upon or placed upon any easement.
- (10) Communications antennae and towers shall have a maximum height of 15 metres.

IS AMENDED TO STATE:

4. Accessory Buildings

- (1) Accessory buildings shall be clearly incidental and complementary to the use of the main buildings in character, use and size, and shall be contained on the same lot, and, with the exception of greenhouses and swimming pools, accessory buildings shall be similar in appearance to the main building in terms of design, colour and materials.
- (2) No accessory building or part thereof shall project in front of any building line.
- (3) Excluding cold frames, decks, gazebos, greenhouses, swimming pools and temporary repair shelters, not more than two accessory buildings shall be erected upon a lot.
- (4) Exclusive of cold frames, decks, gazebos, greenhouses, swimming pools and temporary repair shelters, accessory buildings shall have a lot coverage of no greater than 7%.
- (5) The height of the exterior wall as measured from the established grade to the eave, shall not exceed 3.4 metres.
- (6) The height of the accessory building shall not exceed 6 metres unless the lot area is at least 2.2 hectares (5 acres approximate) in which case the height of the accessory building shall not exceed 8 metres.
- (7) Accessory buildings up to 6 metres in height shall not be closer than 3 metres to the side lot line and 3 metres to the rear lot line. Where the height of the accessory building is greater than 6 metres in height, then the minimum distance between the side lot line and rear lot line shall be 15 metres (see also clause 8 below).
- (8) If the lot area is 2.2 hectares or more, then the accessory building shall not be closer than 15 metres to the side lot line and 15 metres to the rear lot line.
- (9) Accessory buildings can be used for accessory uses.
- (10) Accessory buildings shall not be erected upon or placed upon any easement.

- (11) Communications antennae and towers shall have a maximum height of 15 metres.