Date: TUESDAY, MARCH 25TH, 2008 Page No: 47

THE CORPORATION TOWN OF MATTAWA

COMMITTEE: PLANNING & DEVELOPMENT

CHAIRPERSON: COUNCILLOR G. THIBERT

DEPT. HEAD: WAYNE P. BELTER

TITLE: AMEND ZONING BY-LAW 85-23

08-05 Draft By-Law _____ **Item** _____ **Policy Recommendation**

Mayor D. Backer and Members of Council:

Council at the January 28, 2008 regular meeting of Council withdrew Page 20 of the agenda which was recommending an amendment to the Zoning By-Law which would permit an increase in the size of accessory buildings on residential lots.

Council adopted Page 181 of Resolution Number 07-57 at their regular meeting of December 10, 2007, which stated:

> "That Council authorizes the Planning Department to proceed with the public consultation process to revise the Zoning By-Law Accessory Building size requirements with the intention of recommending to Council a Zoning By-Law amendment to permit Accessory Buildings of up to 600 square feet."

A public meeting was scheduled for January 14, 2008 here in the Council Chambers and a number of Councillors were in attendance to hear public presentations.

Mr. J.M. Belanger, Mr. T. Mick, and Mr. B. Huard were in attendance and presented various positions on the basic theme that the 602 sq. ft. amendment proposed for accessory buildings was still too small for an accessory building. A 24' x 30' (720 sq. ft.) was the minimum size the presenters proposed as acceptable and they would prefer even larger.

The Planning Committee has further reviewed the Accessory Building issue and after discussing the subject with numerous people including members of Council it is the concesus that the maximum size for accessory buildings should be increased to 780 sq. ft. to accommodate those residents wanting to build a larger garage than is presently permitted if they own a normal sized lot.

It is proposed a 30 foot by 26 foot garage will be permitted or a combination of dimensions not to exceed 780 sq. ft. provided the lot coverage of such accessory buildings does not exceed 9% of the total or a maximum or 780 sq. ft. All lots smaller will be allowed to have at least a 419 sq. ft. accessory building and a standard 66 x 132 will be allowed to have a 780 sq. ft. garage based on the 9% maximum. Larger lots will still be restricted to the 780 sq. ft. maximum and smaller lots will be working with the 9% factor.

A second public meeting was held on March 10th, 2008 to ensure the public and those possibly affected were advised and had the opportunity to comment on the revised larger proposed sq. footage for accessory buildings. No written comments were received and one person attended who was generally in favour of the proposed amendment.

Recommendation:

That By-Law Number 08-05 being a by-law to amend Zoning By-Law 85-23 be approved which will permit accessory buildings on residential lots to be a maximum of 780 square feet under certain circumstances as detailed in the by-law.

Respectfully submitted

Councillor G. Thibert

THE CORPORATION OF THE TOWN OF MATTAWA

BY-LAW NUMBER 08-05
A ZONING BY-LAW AMENDMENT

A BY-LAW FOR THE PURPOSE OF AMENDING BY-LAW NO. 85-23, AS AMENDED, BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE TOWN OF MATTAWA UNDER THE AUTHORITY OF SECTION 34 OF THE PLANNING ACT R.S.O. 1990, C.P. 13.

WHEREAS upon a review of the Accessory Building size requirements, Council deems it advisable to amend Town of Mattawa By-law Number 85-23.

NOW, THEREFORE, the Council of the Corporation of the Town of Mattawa hereby enacts as follows:

1. By-law Number 85-23 is hereby amended as following:

   Section 5.20.3 is repealed and is replaced with a new Section 5.20.3 which states:

   "The total lot coverage of all accessory buildings and structures may not exceed 39 sq. metres, (419 sq. ft) provided the lot coverage of such accessory buildings or structures shall be included in the compilation of the permissible lot coverage of all buildings or structures on such lot. Not withstanding the above, a legal lot, is permitted to have accessory buildings or structures up to 9% of the lot coverage provided the maximum coverage for all accessory buildings and structures does not exceed 780 square feet."

2. (a) Written Notice of this By-Law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 34 (18) of the Planning Act, R.S.O. 1990, C.P. 13 as amended.

   (b) Where no notice of appeal is filed with the Clerk of the Corporation of the Town of Mattawa within twenty (20) days after the day that the giving of written notice, then this By-Law shall be deemed to have come into force on the day it was passed.

(c) Where one or more notices of appeal are filed with the Clerk of the Corporation of the Town of Mattawa within twenty (20) days after that the giving of written notice setting out the objection to the By-Law and the reasons in support of the objection, then this By-Law shall not come into force until all appeals have been finally disposed of, whereupon the By-Law shall be deemed to have come into force on the day it was passed.

READ, PASSED AND ADOPTED THIS 25th DAY OF March 2008.

MAYOR

CLERK