

Submission #16 Nov 9 2012 to North Kawartha Council by Ambrose Moran

Subject; Proposed Zoning Bylaw **Attached Buildings –Detached Buildings & Accessory Bldgs**

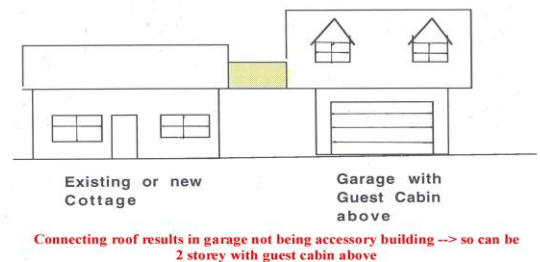
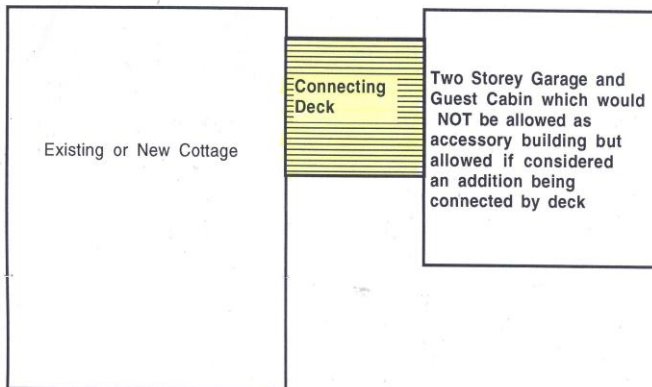
Background- Currently the intent of the zoning bylaws is being circumvented based on wording of attached and detached whereas simply connecting two detached building with either ground level decks or small roof connections converts an accessory building to a main building relaxing setbacks, heights, lot coverage and size provisions.

According to existing Burleigh Anstruther zoning bylaw and possibly Chandos Bylaw- detached accessory building were permitted based on being considered addition to building when connected by either connecting rood structures or ground level deck **which circumvented the intend of the zoning bylaw and official plan.**

Definitions in NK draft bylaw

2.6 Attached shall mean a building otherwise complete in itself, which depends on for structural support or complete enclosure upon a division wall shared in common use with adjacent building or buildings

2.41 Detached when used in reference to a building, means a building which is not dependent on any building for structural support or enclosure



RECOMMENDATION

That new North Kawartha zoning bylaw clearly distinguish between accessory building and main building by not allowing construction of or additions to main buildings simply by connecting two buildings either by ground level decks or roof structures