

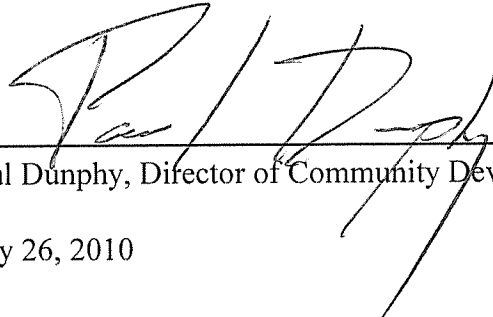


PO Box 1749  
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**Harbour East Community Council**  
**June 10, 2010**

**TO:** Chair and Members of Harbour East Community Council

**SUBMITTED BY:**

  
\_\_\_\_\_  
Paul Dunphy, Director of Community Development

**DATE:** May 26, 2010

**SUBJECT:** Quonset Huts and Temporary Garages

### INFORMATION REPORT

#### ORIGIN

On April 1, 2010 Harbour East Community Council (HECC) passed the following motion:

*“Moved by Councillor Fisher, seconded by Councillor Barkhouse that Harbour East Community Council request a staff report providing information on regulations relating to quonset huts and temporary garages.”*

## **BACKGROUND/DISCUSSION**

The term quonset hut refers to a type of prefabricated structure most commonly comprised of corrugated metal formed in a semicircular and arching shape. A quonset hut may be a temporary or permanent structure and may be constructed as an accessory building or a main building. Similarly, garages may be designed and constructed as accessory structures or as an addition to a main building in residential, commercial or industrial areas.

### **Land Use Regulations**

Whether temporary or permanent, all forms of accessory structures or main building must conform with the requirements of the applicable land use by-law, which include height, size and yard setbacks. In most cases, accessory structures are not permitted in the front yard of a main building and the maximum height is less than that permitted for the main building. These requirements are intended to ensure that the scale and use of an accessory building remains secondary to the primary use of the property as a residence.

A garage or addition may also be attached to a main residential building and, provided that it meets the corresponding structural requirements set out in the National Building Code, may be considered to form a part of the dwelling or main building. In these cases, the garage or addition is regulated according to all applicable land use by-law requirements for the dwelling, including yard setbacks, maximum height and lot coverage.

### **Dangerous and Unsightly Regulations**

The minutes from the April 1, 2010 meeting of HECC indicate that Council also wished to be advised of any implications involving quonset huts and temporary garages in relation to the Dangerous and Unsightly regulations. The Dangerous and Unsightly provisions established pursuant to Part XV of the HRM Charter and Administrative Order 30, apply to all properties and structures in HRM regardless of their classification as temporary or permanent. There are no differences in the manner with which these structures are regulated under the dangerous and unsightly provisions of the Charter.

If Council wishes to establish additional regulations for quonset huts and temporary garages it should be noted that there would be no resulting impact on existing structures. Furthermore, future quonset huts and garages which are considered to form part of a main dwelling under the National Building Code would not be impacted by regulations established for temporary or accessory structures. Section 235 (5) (i), of the Charter enables HRM to regulate the external appearance of structures in cases where a municipal planning strategy provides for such regulation. Therefore, any process that seeks to regulate the appearance of either accessory or main buildings may require amendments to both the applicable municipal planning strategy and land use by-law.

## **BUDGET IMPLICATIONS**

There are no budget implications.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

**COMMUNITY ENGAGEMENT**

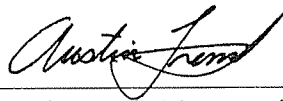
No community engagement is required since this report responds to Council's request for information and staff has not been directed to open a case or consider amendments to any planning document. If Council directs staff to open a planning case, consultation will be conducted in accordance with the Community Engagement Strategy and *Halifax Regional Municipality Charter*.

**ATTACHMENTS**

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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