



**BATHURST PLANNING ADVISORY COMMITTEE  
NOTICE OF A PUBLIC MEETING  
Tuesday, July 30th, 2019 at 5:15 PM**

**COUNCIL CHAMBERS, CITY HALL  
150 ST. GEORGE STREET**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Planning Advisory Committee will be considering the following applications at its next regular meeting.

**1050 Youghall Drive:** Mr. John Lee have made an application to build a 6-foot privacy fence along Anderson Point Lane and Youghall Drive.

The Zoning By-Law Section 3.4.5 states that “Accessory Buildings, Structures or Uses in a Residential zone an accessory building may occupy up to 8 percent of the lot area, to a maximum of 1076 square feet”, creating a variance of 3.7% of the building area.

**Zoning By-Law: 3.18 FENCES, WALLS, HEDGES AND SHRUBBERY**

**3.18.1** Notwithstanding any provision of this By-Law, subject to this section, fences, walls, hedges and shrubbery may be located on any lot or in any yard.

**3.18.2** No fence, wall, hedge or shrubbery may; exceed in height.

- (a) 36 inches above the level of the centre line of the abutting streets, back for a distance of 16 feet from any street property lines.

The fence will be installed on the street lot line. The maximum height permitted along a street lot line is 3 feet, creating a variance of 3 feet.

**190 Côte Bleu Drive:** Mr. Jack Biseau & Mrs. Elizabeth Sweet have made an application to build an addition 32.6 feet x 8.4 feet in front of their house. The property is presently zone Residential Single and Two Unit Dwelling .The proposed addition will be located 16 feet +/- from the street line. The City Zoning By-Law states that “No building may be placed, erected or altered so that it is within 25 ft. of a street lot line” creating a variance of 9 ft.+/-.

**1550 King Avenue:** Mr. John Steen & Mrs. Claire Steen have made an application to build a shed 10 feet by 14 feet (140 square feet) on their property. There are presently two accessory buildings on the property. The total square area of the existing accessory buildings is approximately 1020 square feet. The total square area of the accessory buildings with the proposed garage will be 1160 square feet. The Zoning By-Law Section 3.4.5 states that

**“Accessory Buildings, Structures or Uses**

- (1) Where in this By-Law accessory buildings are permitted no more than two accessory buildings may be built, placed, or erected on a property unless otherwise approved by the Planning Advisory Committee”. The Zoning By-Law states that “in a Residential zone an accessory building may occupy up to 8 percent of the lot area, to a maximum of 1076 square feet”, creating a variance of 84 square feet over the total square feet of accessory buildings permitted.

**1085 Daley Avenue:** Mr. Claude Doucet & Mrs. Marie Doucet have made an application to build a detached garage of 24 feet by 24 feet (576 square feet) on their property. There are presently three accessory buildings on the property. The total square area of the existing accessory buildings is approximately 733 square feet. The total square area of the accessory buildings with the proposed garage will be 1309 square feet. The Zoning By-Law Section 3.4.5 states that

**“Accessory Buildings, Structures or Uses**

- (1) Where in this By-Law accessory buildings are permitted no more than two accessory buildings may be built, placed, or erected on a property unless otherwise approved by the Planning Advisory Committee”. The Zoning By-Law states that “in a Residential zone an accessory building may occupy up to 8 percent of the lot area, to a maximum of 1076 square

feet”, creating a variance of 233 square feet over the total square feet of accessory buildings permitted.

**Citizen input**

Any person wishing to make a presentation before the Committee in regards to this application **is invited to inform the Department of Planning and Development before 4:00p.m., Tuesday, July 30, 2019 by calling 548-0400. The Planning Advisory will meet at City Hall at 5:15 pm, Tuesday, July 30, 2019** to consider written objections to the proposed land use. Anyone wishing to address the Committee on the written objections may do so at that time.