



**BATHURST PLANNING ADVISORY COMMITTEE  
NOTICE OF A PUBLIC MEETING  
Tuesday, March 27, 2018 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 for modification of the zoning, subdivision and/or Building By-laws at its next regular meeting.

**40 Youghall Drive:** Investments Madisco Inc, has made an application to develop the second phase of their residential development. The second phase is the construction of 14 units. The property in question is zoned Integrated Development (ID). The proposed use is permitted subject to such terms and conditions as may be imposed by the Planning Advisory Committee

**100 Main Street (Suite 9):** Mr. Jeff Glendenning representing Vino Wine Bar, has made an application to use a portion of the building located at 100 Main Street for a licensed premise. The property in question is zoned Central Business District (CBD). The proposed use is permitted subject to such terms and conditions as may be imposed by the Planning Advisory Committee.

**4.3.1 CENTRAL BUSINESS DISTRICT (CBD Zone)**

**A. Permitted Uses**

*(1) No development shall be permitted nor shall any land, building or structure be used on a lot within a CBD-Zone for any purpose other than:*

*(d) One or more of the following conditional uses which are permitted subject to such terms and conditions as may be imposed by the Planning Advisory Committee pursuant to Section 34(4) of the Community Planning Act. Where compliance with such terms and conditions cannot reasonably be expected then the use may be prohibited by the Planning Advisory Committee;*

*l) A licensed premise (except for a licensed restaurant), excluding adult entertainment, a club or use,*

**180 Bayshore Drive:** Mr. Marc Richard has installed a shed and a boat on the vacant lot located at 180 Bayshore Drive without obtaining the City's approval. Mr. Richard has made an application to keep the shed on this vacant lot and use the vacant property for storage. The property is zoned Residential Waterfront (R5). The city of Bathurst zoning by-law section 3.4.5 and 3.13 states that:

**3.4.5 Accessory Buildings, Structures or Uses**

**(2) Accessory Buildings Erected Prior to Main Building;**

*(a) an accessory building or structure may not be placed or erected on a lot prior to placing or erecting the main building or structure.*

### **3.13 GENERAL PROVISIONS: RE YARDS**

#### **3.13.1 Prohibitions Re Yards and Other Open Space**

(1) *No yard or other open space on a lot may be considered as providing a yard or open space for another lot.*

**559 Fleet Crescent:** Mr. Brian Decandido has made an application to install an accessory building on his property. There are presently two accessory buildings on the property. 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”.*

**1097 Victoria Ave:** Mr. Michael Willett has made an application to install an accessory building on his property. There are presently two accessory buildings on the property. 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”.*

**1745 Anderson Point Lane:** Mr. Hugh Young has made an application to subdivide his property located at 1745 Anderson Point Lane into two building lots. Lot 2018-2B will have a frontage on Anderson Point Lane and lot 2018-2A will have a right of way from Mr. Young’s property to Anderson Point Lane. The City of Bathurst Zoning By-law section 3.3 states that;

### **3.3 GENERAL PROVISIONS: LOTS**

#### **3.3.1 Frontage on Street**

*(1) No person shall erect or use a building or structure or use any lot of land regulated by this by-law unless the lot of land to be used or the lot upon which the building or structure is situated or to be situated abuts or fronts on a public street or otherwise achieves satisfactory access to a public street as approved by the Planning Advisory Committee.*

Anyone wishing to make a presentation before the Committee in regards to these applications are invited to inform the Department of Planning and Development before 4 pm, Tuesday, March 27, 2018, at 548-0444. The Planning Advisory Committee will meet at City Hall at 5:15 pm, Tuesday, March 27, 2018, 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.