



**BATHURST PLANNING ADVISORY COMMITTEE  
NOTICE OF A PUBLIC MEETING  
Tuesday, April 16<sup>th</sup>, 2019 at 5:15p.m.**

**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.

**225 Raymond Ave:** Mr. Bertrand Raiche and Mrs. Denise Boudreau have made an application to build a detached garage 24 feet by 24 feet (576 square feet) on their property located at 225 Raymond Avenue. Presently, there is an existing accessory building on the property, which is 16 feet by 20 feet (320 square feet). The total square area of the accessory building with the proposed addition be will be approximately 960 square feet (11.7% of the lot area).

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.

**508 Stout Court:** Mr. Serge Vienneau has made an application to use a portion of the house located at 508 Stout Court for a medical office, as his wife is a Psychologist specializing in children. The property in question is presently zoned “Residential Single and Two-Unit Dwelling (R2 zone)”. The City of Bathurst Zoning By-Law permits certain types of business to be operated on a residential property as a “Home Occupation Business”. The “Home Occupation Business” shall be listed as “permitted use” or “approved” by the Planning Committee.

The proposed business is not listed as a permitted Home Occupation Business. The Planning Advisory Committee must decide if the proposed use is sufficiently similar to, or compatible with, a permitted use under the Zoning By-Law Home Occupation uses.

**1430 Sunset Dr:** Mrs. Ashley Cranney has made and application to use a portion of the building located at 1430 Sunset Drive for a neighbourhood daycare. The property in question is zoned “Residential Single or Two-Unit Dwelling”. The proposed use of a daycare is permitted, subject to such terms and conditions as may be imposed by the Planning Advisory Committee.

**144 Munro St:** Mrs. Mélanie Breau has made an application to use a portion of her house located at 144 Munro Street for Pet Grooming. This type of activity is not listed as a permitted Home Occupation. The Planning Advisory Committee must decide if the proposed use is sufficiently similar to or compatible with a permitted use under the Zoning By-Law.

## **Zoning By-Law Section 1.7.4.**

1.7.4 The Planning Advisory Committee may permit, subject to such terms and conditions as it considers fit:

A proposed use of land or a building that is otherwise not permitted under the Zoning By-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the By-law for the zone in which the land or building is situated.

### **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, April 15, 2019 by calling 548-0444. The Planning Advisory will meet at City Hall at 5:15 pm, Tuesday, April 16, 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.