Post on Town’s Website – June 19, 2024



**TOWN OF QUISPAMSIS**

 **PUBLIC NOTICE**

**PROPOSED AMENDMENT TO ZONING BY-LAW NO. 038**

Public Notice is hereby given that the Quispamsis Town Council has been requested to and intends to consider doing a Text Amendment to “By-law No. 038, A By-law of the Municipality of Quispamsis Respecting Zoning”, pursuant to the applicable Sections of the *Community Planning Act* of New Brunswick. The Amendment would permit accessory dwelling units in detached garages.

**REASON FOR CHANGE:**   Planning Staff have received requests to develop detached garages or portions thereof into accessory dwelling units. There is currently a provision in the Town’s Zoning By-law that prohibits a dwelling unit in a detached garage, and the proposed amendment would strike this restriction from the Zoning By-law. Permitting accessory dwelling units in detached garages is considered a gentle density approach to infill existing single-family neighbourhoods in the community. If approved, the maximum number of permitted dwelling units will continue to remain at two for Residential (R1) and Rural Residential (RU) lots that meet specified requirements of the By-law and meet the conditions of the National Building Code to ensure life safety.

Council will be holding a Public Hearing to hear and consider any objections to the proposed Zoning By-law Amendment, (copy attached), on July 16, 2024, at 6:00 p.m., in the council chambers of the Quispamsis Town Hall, 12 Landing Court, Quispamsis.

Written objections to the proposed amendment may be made to the Council in care of the undersigned and submitted no later than 1:00 p.m. on Thursday, July 11, 2024.

The proposed amendment may also be inspected by any interested person during regular office hours, 7:30 a.m. to 5:00 p.m., Monday to Friday inclusive, at the Quispamsis Town Hall, 12 Landing Court, Quispamsis, New Brunswick.

 Lisa MacInnis, Asst. Town Clerk

 Town of Quispamsis

 12 Landing Court, Quispamsis, NB E2E 4R2

lmacinnis@quispamsis.ca

**AMENDMENT NO.038-49 TO ZONING BY-LAW NO. O38**

**A BY-LAW OF THE MUNICIPALITY OF QUISPAMSIS RESPECTING ZONING**

**BE IT ENACTED** by the Council of the town of Quispamsis that Zoning By-law No. 038. A By-law of the Municipality of Quispamsis Respecting Zoning, is hereby amended, as follows:

1. *By removing immediately after Section 8.(G)(1)(d)(ii) the following:*

 (iii) a dwelling unit

1. *By amending the text of Section 6.(D)(1)(a) to read as follows:*
2. Not result in more than two (2) dwelling units contained in any R1 or RU Residential Lot, subject to the requirements of Table 3.

**READ FIRST TIME: June 18, 2024**

**READ SECOND TIME: June 18, 2024**

**READ THIRD TIME AND ENACTED:**

 **SEAL**

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**MAYOR CLERK**