

September 08, 2026

Address

RE: 455 Gondola Point Road – Side Yard Setback

Salutations,

The town has received an application requesting approval of an attached garage such that it will be located five (5) metres from the front property line and one (1) metre from shared property line with 459 Gondola Point Road, at 455 Gondola Point Road (PID 247205). Zoning By-law 038, Section 8.(E)(1)(a) states "No main building or structure may be placed, altered or erected, with respect to a street line, withing fifteen (15) meres in the case of an arterial or collector highway", and Section 8.(E)(1)(b) of the same Bylaw states that "No main building or structure may be placed, altered or erected with three (3) metre of a side lot line". As such, a front yard variance of ten (10) metre and a right-side yard variance of two (2) metre will be required for this project to proceed as presented.

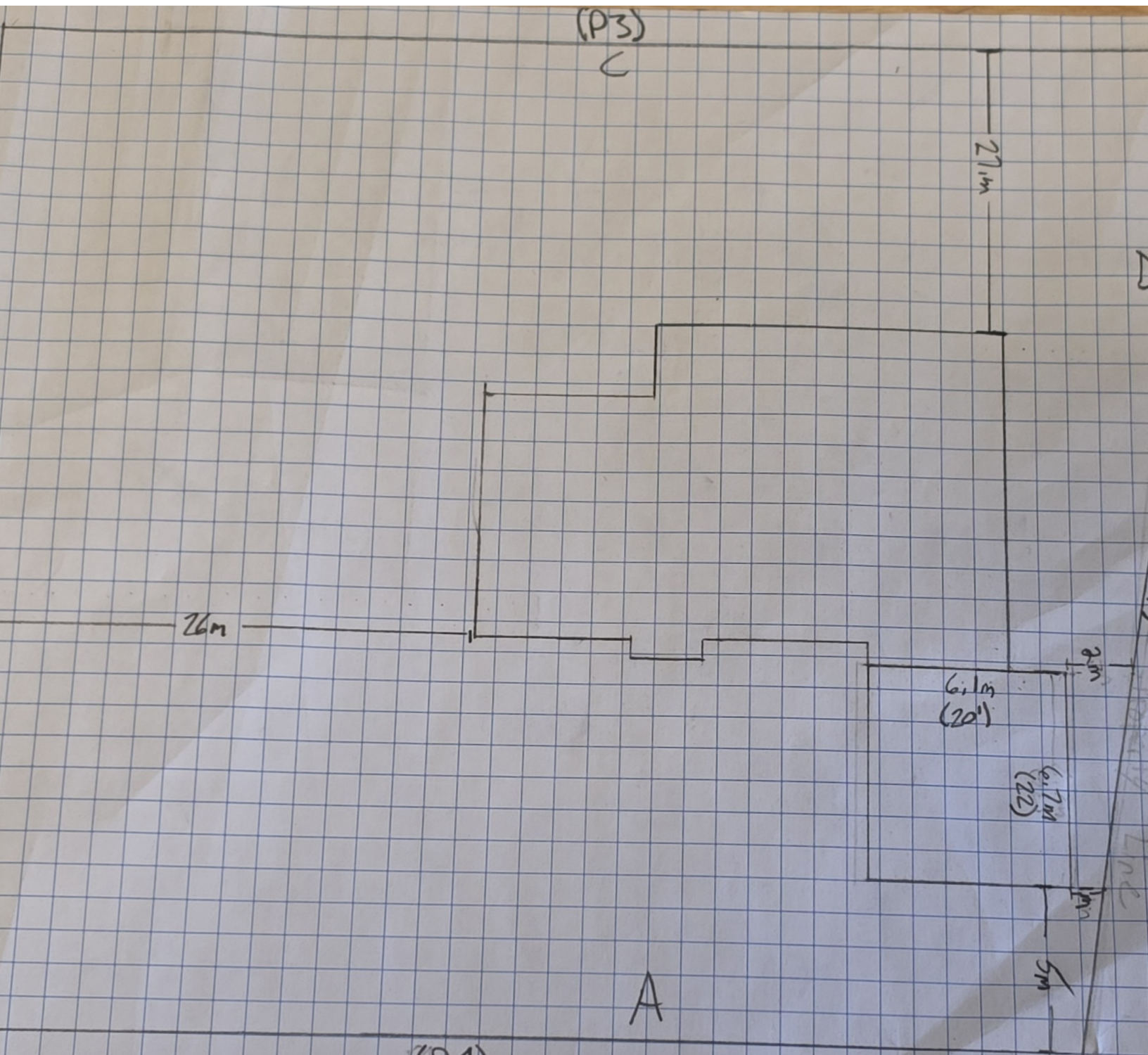
As part of the application review process, the Town is hereby giving you notice of the variance request as a property owner within a 50-metre radius of the subject property. Written comments should be addressed to the PAC, in care of the undersigned, and submitted to the Town by noon, September 17, 2026, for inclusion in the agenda package. Email transmissions are acceptable and can be sent to pac@quispamsis.ca. It should be noted that any correspondence received will become a document of the public record. If we do not receive a response, the Town will consider that you have no objections to the proposal.

This application is scheduled to be considered at the Planning Advisory Committee Meeting to be held in the Town Hall Council Chambers on Tuesday evening, September 22, 2026, at 6:00 p.m. Should you wish to attend, please check our website or contact the office to ensure the item is still on the agenda.

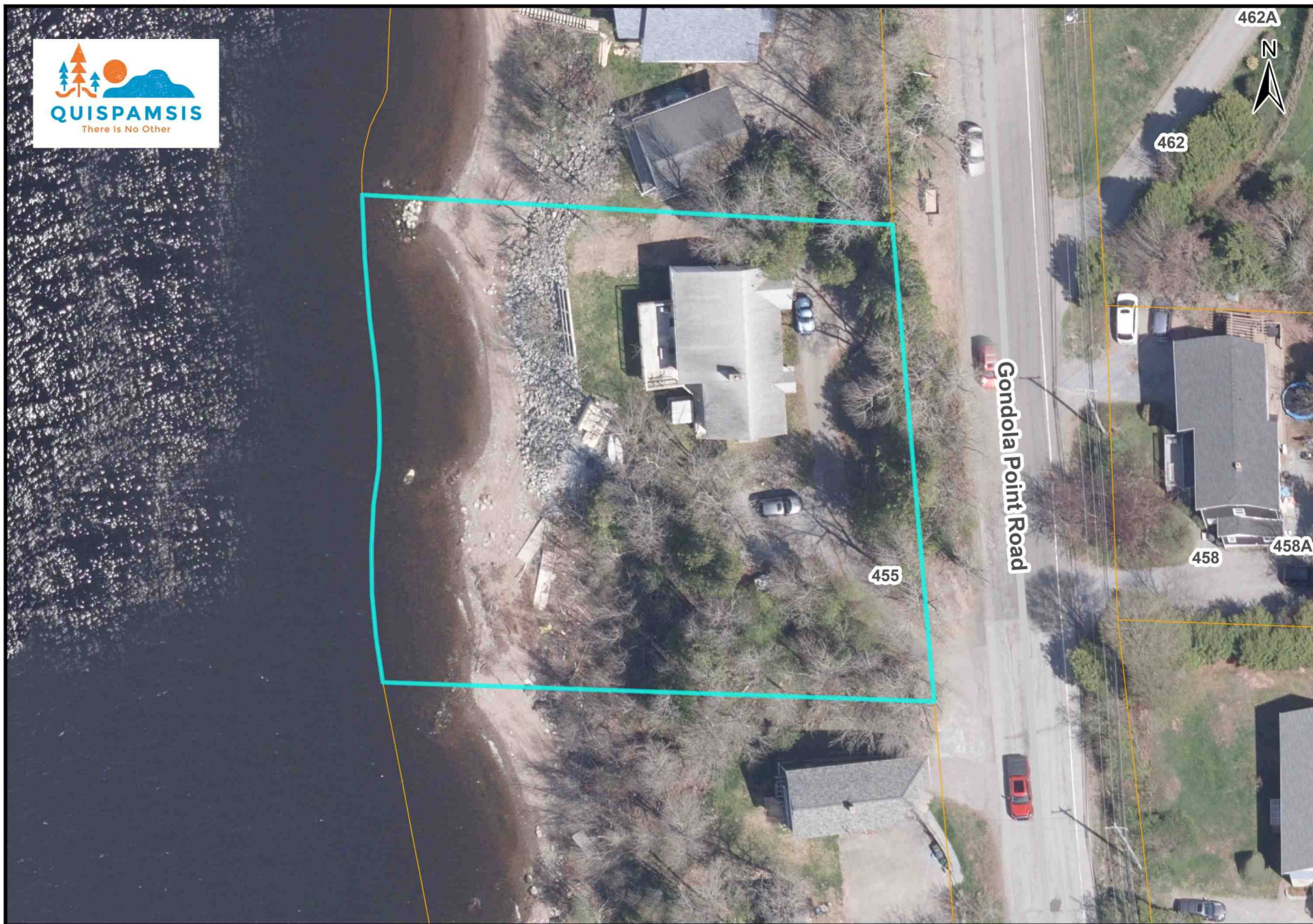
If you have any questions, please do not hesitate to contact us.

Sincerely,

Leanne Kay
PAC Secretary
(506) 849-5749



Proposed Location Lands in A

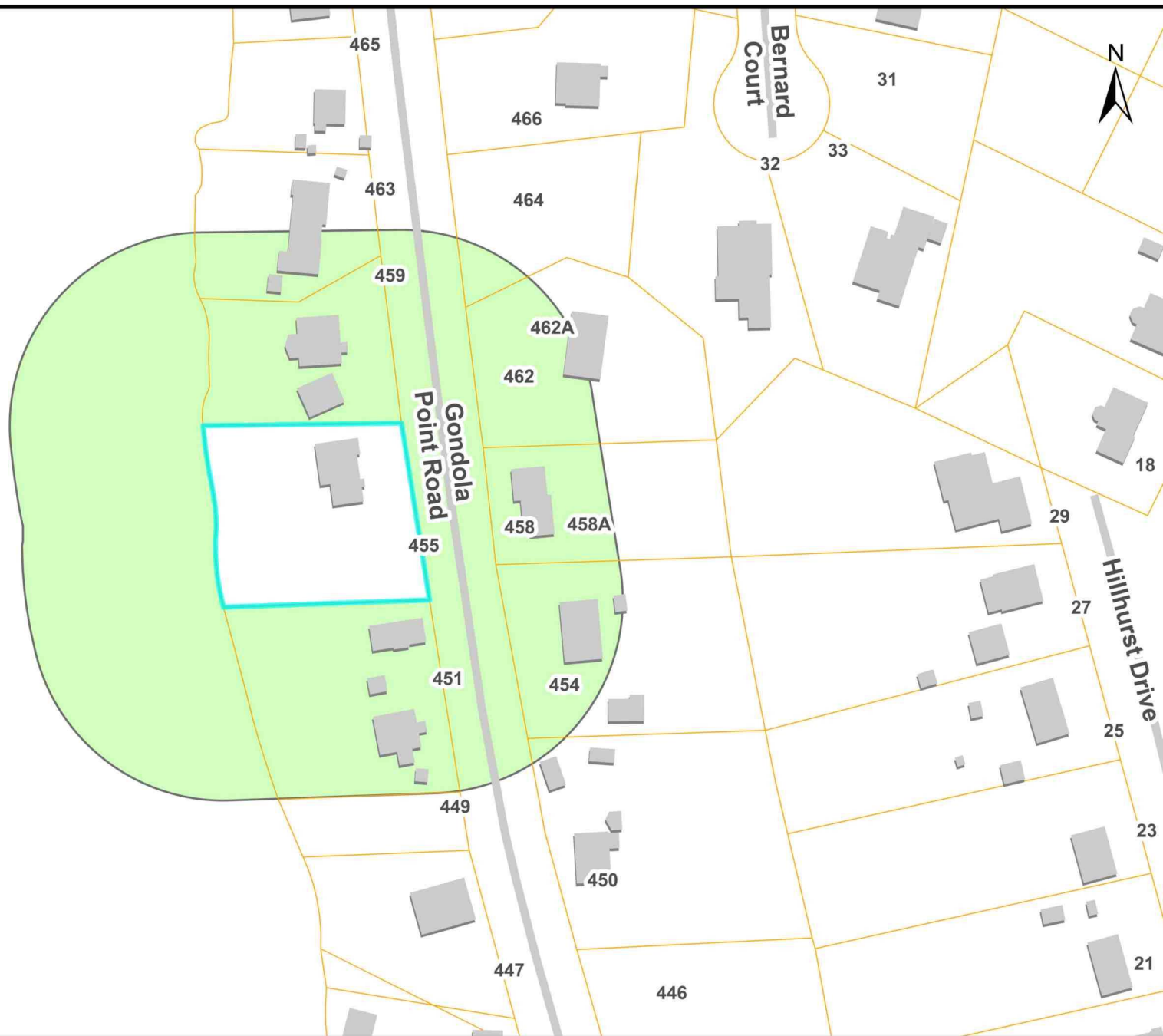


455 Gondola Point Road
Ortho

Sources:
SNB Property Fabric August 2026
Quispamsis Orthophotography 2025

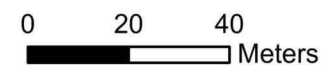
0 5 10
Meters

Date: 2026-08-28



**455 Gondola Point Road
Notification Map**

Sources:
SNB Property Fabric August 2026



Date: 2026-08-28