

PLANNING STAFF REPORT

SUBJECT: Pursuant to Section 110(1) of the Community Planning Act (C-19), the City of Miramichi has requested the views of the Greater Miramichi Regional Service Commission – Planning Review and Adjustment Committee on an Application to amend:

1. Schedule A: Future Land Use Map of the City of the Miramichi Municipal Plan (By-law No. 109) to change the designation from “Institutional” to “Residential”; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from “Institutional (IN)” to “Residential Mixed Low-Density (RML)”,

For the Subject Properties described as PIDs 40104325 & 40325284, located at 2843 King George Hwy in the City of Miramichi, to enable residential development on the property, including conversion of the existing church into three dwelling units, and the construction of a new two-unit dwelling.

MEETING DATE: November 21st, 2023

AGENDA ITEM: 2023-8-2

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I. APPLICATION OVERVIEW

A Municipal Plan and Zoning By-law Amendment application has been submitted to Planning Services by Gregory William Voutour regarding the Subject Properties described as PIDs 40104325 & 40325284, located at 2843 King George Hwy, Miramichi. The application is to change the Plan designation from “Institutional” to “Residential”, and the zoning designation from “Institutional (IN)” to “Residential Mixed Low-Density (RML)”, for both subject properties.

This application is to allow for the existing church building to be converted into a proposed three-unit (triplex) dwelling (PID 40104325), and for the construction of a new two-unit (duplex) dwelling on the adjacent property (PID 40325284).

The Table below provides an overview of the Application.

Figure 1: Aerial Image Location of Subject Properties outlined in blue



Figure 2: Oblique Aerial Image of Subject Properties outlined in blue

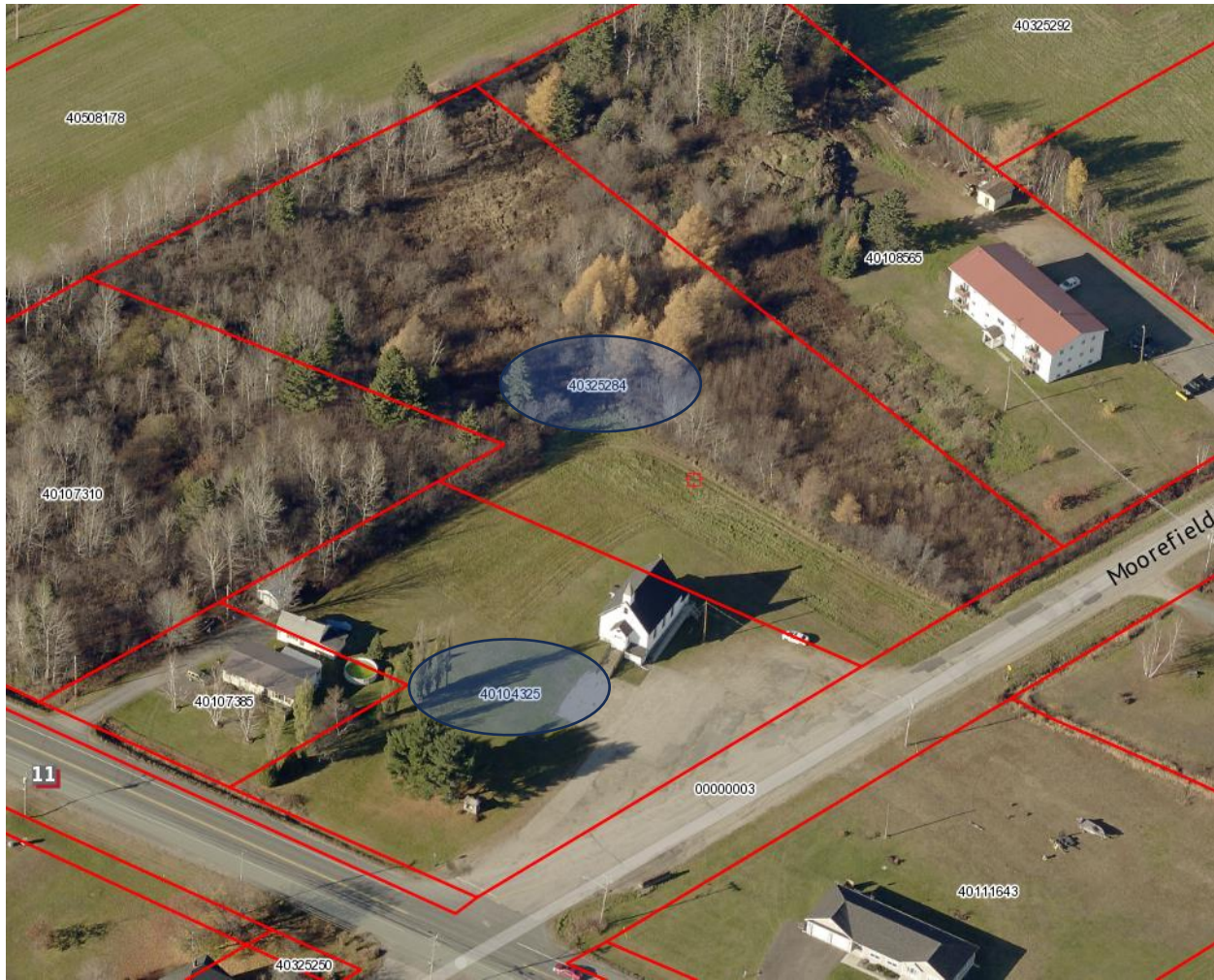


Table 1: Gregory William Voutour - Plan Amendment & Rezoning Application Overview

Property Owner/Applicant Details	
Property Owner	Bethel United Church
Applicant	Gregory William Voutour
Subject Properties Details (see attached Subject Properties Map)	
Property Identification Numbers (PID)	40104325 & 40325284
Shape	Irregular
Area	PID 40104325: 5370m ² PID 40325284: 9000m ²
Access	Moorefield Rd
Services	Private well and septic servicing
Zoning and Municipal Plan Details	
Current Zoning	Institutional (IN)
Future Land Use Designation	Institutional

Land Use	
Existing	Former Bethel United Church
Proposed Use	PID 40104325: Redevelopment of existing church building into a three-unit dwelling PID 40325284: Construction of new two-unit dwelling

II. PROPOSED USE

The following lists provides a summary of the proposed apartment use of the Subject Property, should the Plan Amendment and Rezoning be approved:

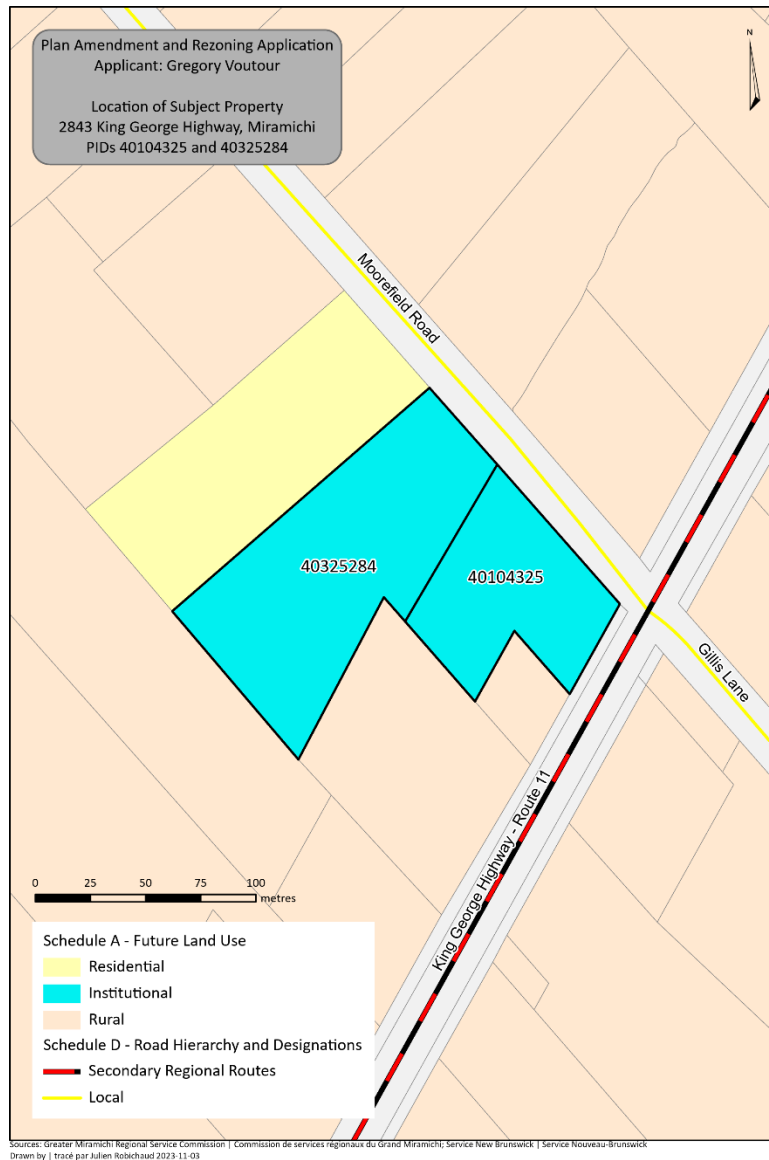
- Access to both properties is via Moorefield Rd
- The current church building will be converted into a three-unit dwelling with two two-bedroom apartments and one one-bedroom apartment. The basement will have two apartments, while the main floor will have one
- The layout of the new two-unit dwelling on PID 40325284 is unknown, but the footprint will be approximately 2000 sq ft
- Any potential development would still be subject to the RML and other zoning regulations (for setback, lot coverage, parking, screening, etc. (along with any potential conditions that Council wishes to impose).

III. PLANNING CONSIDERATIONS

(A) Municipal Plan

The Municipal Plan sets out Miramichi City Council's long-term policies and proposals to guide future land use and development within the Municipality. The Plan is intended to be used by Council, City Staff, GMRSC Planning Services and PRAC, developers, businesses, community organizations, and residents to guide day-to-day decisions affecting development.

Figure 3: Municipal Plan Designations



The Subject Properties are designated as “Institutional” by Schedule A: Future Land Use Map of the Municipal Plan (By-law No. 109). The properties do not have designations under Schedule B: Residential Hierarchy & Designations or Schedule C: Commercial Hierarchy & Designations. This portion of King George Hwy is designated as a “Secondary Regional Route” (and cross-designated as NB Rte 11) by Schedule D: Road Hierarchy & Designations. Moorefield Rd is designated as a “Local Road”.

The Applicant’s proposal generally aligns with the following policies and proposals from the Municipal Plan:

- To sustain the community at its current (and eventually higher) levels of population and skilled workforce including retention of young people, families, and newcomers. (Goal 3. Subsection 2 (D))
- Ensuring unserviced development meets all statutory and regulatory requirements of the provincial government, as well as meeting other policies of this Plan with respect to provision of water and sewage disposal services (Policy 1 (f), Subsection 2 (E))
- To ensure appropriate provision of enough land to accommodate future demand for various uses in a manner which provides convenient and efficient movement between places of residence, work, and play and assures compatibility between uses and minimization of land use conflicts. (Objective 6. Subsection 2 (D))
- Encourage more diversity in housing types to retain and attract newcomers, young families, working people, and people participating in education and training programs, as well as providing for the expanding population of retired, seniors, and aged residents. (Policy 7. Subsection 2 (D))

The residential goals and policies of the Municipal Plan provide support for new residential developments (including building conversions) and support the transition of this property to residential. It is a goal of the Plan to have an adequate supply of Residential Land Designations.

The Plan works to encourage developers to provide alternatives to traditional development that can better meet the needs of the varying demographics within the region.

Furthermore, the Plan works to promote an increasing diversity of housing options. The proposed multi-unit residential developments would provide another option for higher density living in the area, as well as varying unit types and sizes. While the Plan seeks to limit rural development in unserviced areas, low to medium density development, as proposed, can be accommodated provided that adequate private services are installed.

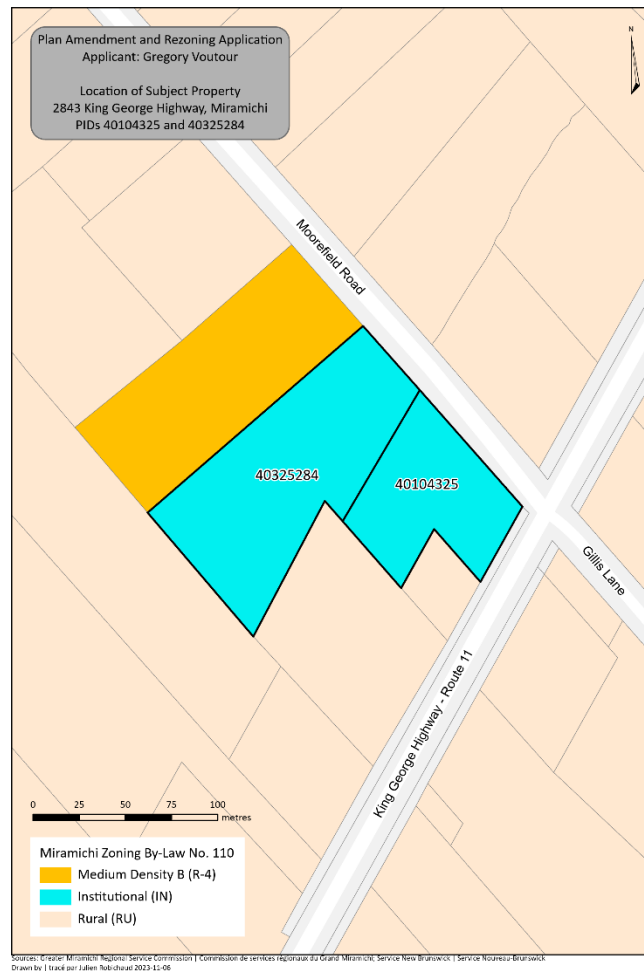
(B) Zoning By-law – Site Development Regulations and Considerations

The applicable site development regulations are contained in the Zoning By-law (By-law No. 110), which includes several general provisions that apply to development in all areas of the City and provisions that are specific to the zoning of the Subject Property (e.g., permitted uses, setbacks, landscaping and screening requirements, size restrictions, etc.). The Zoning By-law also contains regulations that apply specifically to offer site elements like driveway access, parking, loading, and signage.

The proposed residential uses are not permitted under the current “Institutional (IN)” zoning of the subject properties. The proposed uses are permitted under the “Residential Mixed Low-

Density (RML)” zone. The RML zone allows for residential development up to four units per lot, and is a zoning designation that is typically used in outlying areas of the City.

Figure 4: Zoning By-law (By-law No. 110) – Zoning Map



Zoning regulations and other provisions can provide certainty about a future development. This is because the zones regulate factors such as setbacks and lot coverage. Furthermore, the Zoning By-law regulates parking and lighting. These provisions can provide some certainty with regard to how new development could occur and how its impact could be lessened on the adjacent properties.

If the Plan Amendment & Rezoning is approved, the Applicant will require a building permit from the GMRSC Planning Services Office, for both the redevelopment of the existing church building, and for the new construction on the adjacent property.

The applicable zoning regulations of the RML zone vary based on the residential use proposed, but generally require sideyard setbacks of 2.4m, rear yard of 6.1m, maximum lot coverage of

40%, and maximum parking/driveway coverage of 25%. In addition to a 1-4 unit dwelling, the zone also permits mini-homes, tiny homes, semi-detached dwellings, parks, and community placement residential facilities. Notably, the Zoning By-law restricts residential development in unserviced areas of the City to four units maximum, per lot.

As part of the building permitting process, the Applicant will be required to obtain Approvals to Install for private sewage disposal systems for each lot, or to certify the existing system, as required. Detailed site plans, floor plans, and other drawings will be required to fully assess the developments for zoning compliance. As proposed, it seems that the developments will meet the zoning requirements for the RML zone.

After the Plan Amendment and Rezoning Application is heard by City Council, there is no mechanism to add additional terms and conditions that are not regulated by the Zoning By-law. If PRAC or Council wishes to:

1. Provide more immediate and long-term certainty with regard to the proposed rezoning;
2. Address potential incompatibility with surrounding uses; or
3. Restrict or relax the RML development rules.

They should consider recommending/utilizing Section 59 of the *Community Planning Act (C-19)* to place additional terms and conditions on the use/development.

(C) Neighbourhood Impacts and Compatibility with Surrounding Land Uses

The following points summarize land use activities in the area:

- The primary zone in the surrounding area is Rural (RU). A neighbouring property to the north is zoned Medium Density B (R-4), and is home to a 12-unit apartment building.
- The Subject Properties are primarily surrounded by low density rural/residential land uses
- The property is located approximately 250m north of the Miramichi River; 300-400m from the Century Dr residential subdivision; 1.9km east of the Centennial Bridge
- King George Hwy/Rte 11 represents an important transportation corridor in this area, connecting Miramichi and most of New Brunswick with the Acadian Peninsula.

Considering the Subject Property and the immediate area described above and the broader community context, the proposed development should not present an intensity to the level of traffic, noise and overall activity that would surpass the existing conditions and patterns of activity in the neighbourhood. It is unlikely that residents and businesses in the area will object to the proposed development of the properties, nor are they expected to generate a noticeable increase in traffic or noise in the area with only five dwelling units total across the 3.5+ acres of land.

Specific neighbourhood impacts of concerns may be identified as the application progresses through the planning process (i.e., notification of property owners within 100m, notice in the local paper, and a Public Hearing).

(D) Department and Agency Comments

The City of Miramichi's Department of Engineering, Department Public Works, NB Department of Environment and Local Government, the Miramichi Regional Housing Authority, and NB Department of Transportation and Infrastructure were notified of the application and were asked to provide comments regarding the proposed development of the Subject Properties.

The City's Director of Engineering provided the following comments from the Engineering and Public Works Departments:

- No services in the area.
- Access – The developer shall provide a plan to rationalize the driveway the former church by minimizing the width of the access. The plan shall clearly show a reduction in chipseal / asphalt to alleviate any access concerns. The property shall be accessed off Moorefield Road, and not KGH.
- Drainage – No drainage plan required in this area as a reduction in chipseal area is expected with the driveway rationalization.

No further comments have been received at the time of publication.

IV. STAFF RECOMMENDATIONS

Pursuant to Section 110(1) of the *Community Planning Act (C-19)*, it is the view of the Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Regional Service Commission that the City of Miramichi amend:

1. Schedule A: Future Land Use Map of the City of the Miramichi Municipal Plan (By-law No. 109) to change the designation from "Institutional" to "Residential"; and
2. Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law No. 110) to change the zoning from "Institutional (IN)" to "Residential Mixed Low-Density (RML)",

For the Subject Properties described as PIDs 40104325 & 40325284, located at 2843 King George Hwy in the City of Miramichi, to enable residential development on the property, including conversion of the existing church into three dwelling units, and the construction of a new two-unit dwelling; subject to the following terms and conditions pursuant to Section 59 of the *Community Planning Act (C-19)*:

1. That development on the properties be limited to one single, two, three, or four-unit dwelling per property.

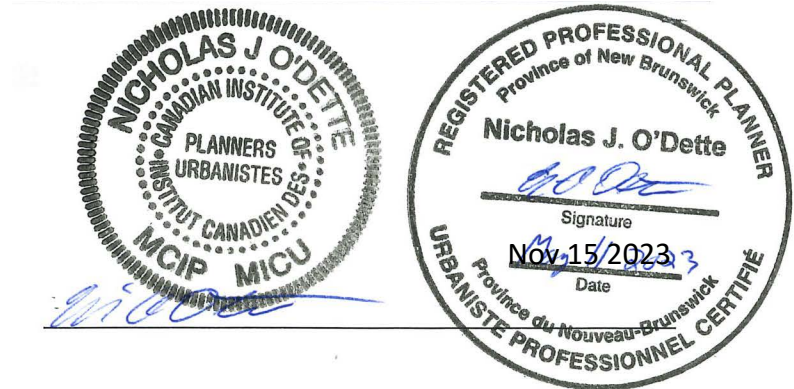
V. ATTACHMENTS

1. Applicant's Submission Documents
2. Site Photos

Report prepared on: November 15th 2023

Report Prepared by:

Nic O'Dette, RPP, MCIP
Planning Services Manager



ATTACHMENT 1 – Applicant’s Submission Documents

503 FT

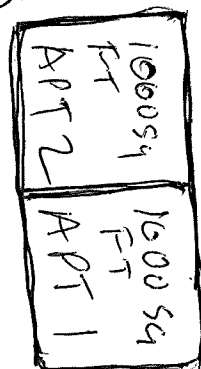
P.1.D

40325284

newman

← 30 FT →

200 FT



15 FT



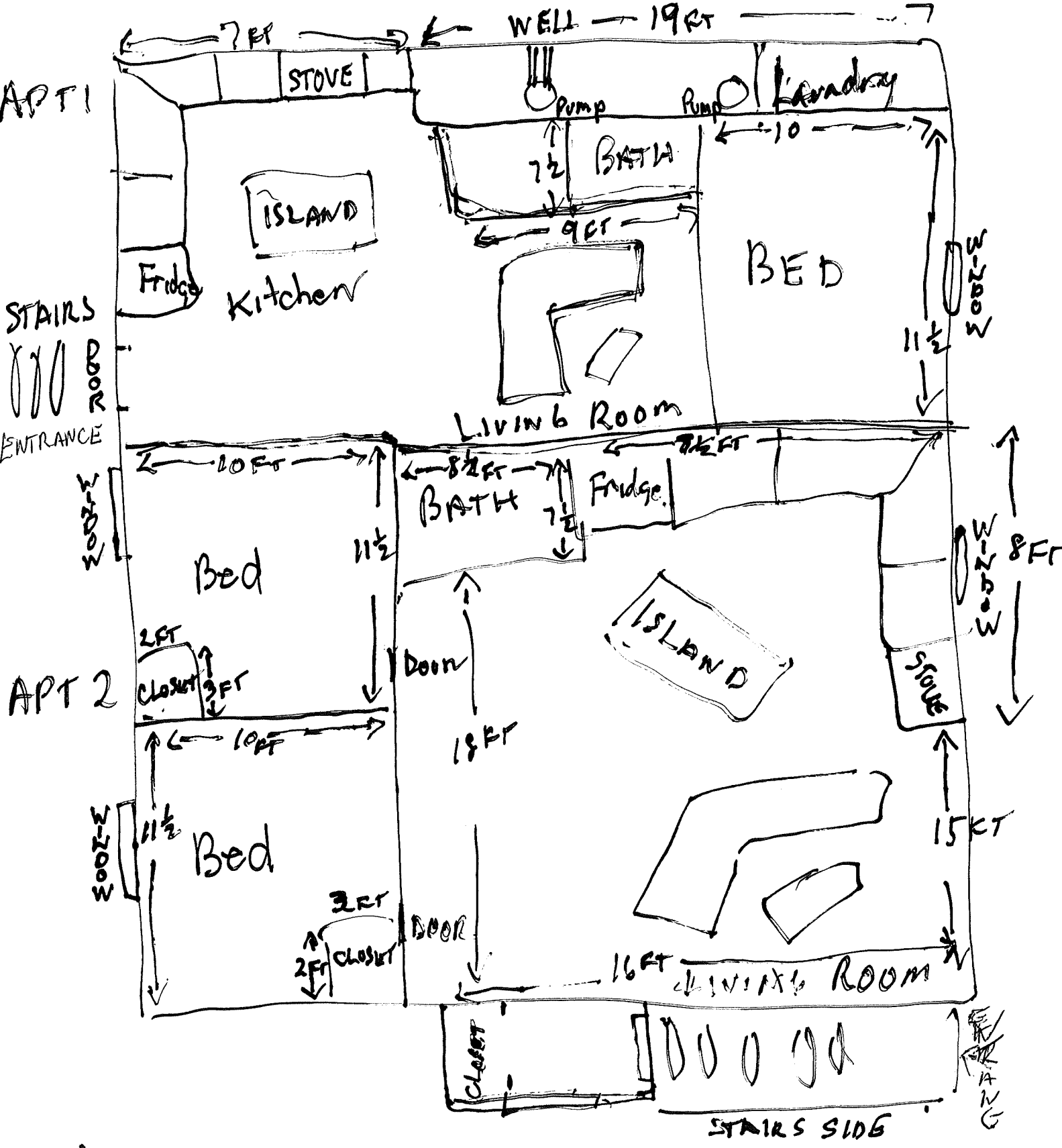
2843 King George Hwy

BACK LOT

GLE & VOUTON

OCT 25/23

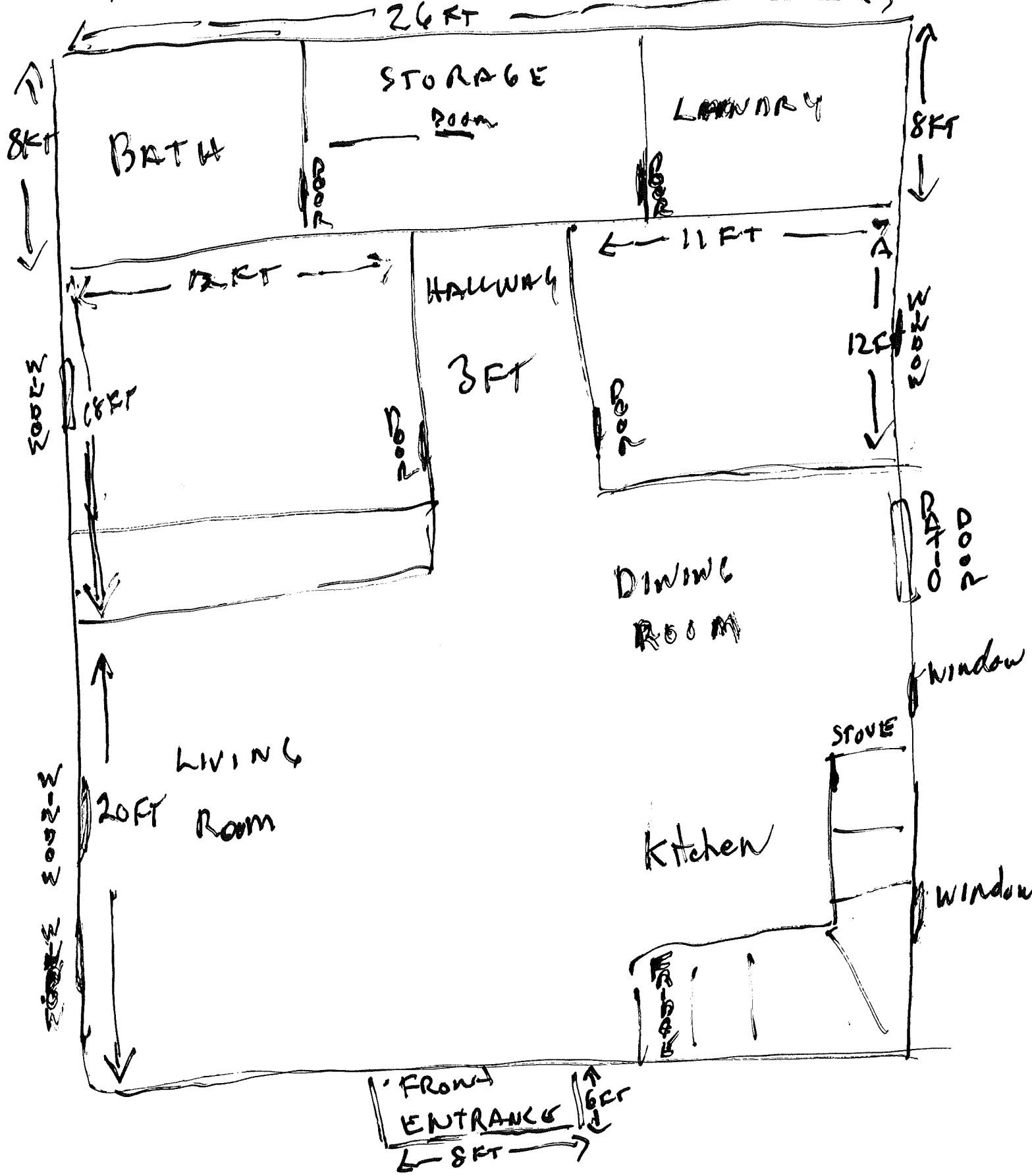
Oct 25/23 2843 King George Hwy
GREG VOUTOUR BASEMENT apartments
P.I.D 40104325



GREG VOUTOUN
OCT 25/23

2843 King George Hwy

MAIN APT PID 40104325



ATTACHMENT 2 – Site Photos

Photo 1: View of the existing building looking northwest from Moorefield Rd



Photo 2: View of the properties looking north from road intersection



Photo 3: View of surrounding land uses from Moorefield Rd, looking Southeast towards King George Hwy



Photo 4: View of the subject properties looking west from Moorefield Rd

