

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, July 27, 2022 / Le mercredi 27 juillet, 2022

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usages Conditionnel

File number / Numéro du fichier : 22-1193

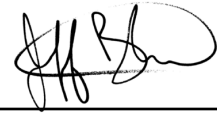
From / De :



Justin Grift

Planner / Urbaniste

Reviewed by / Révisé par :



Jeff Boudreau

Development Officer / Agent
d'aménagement

General Information / Information générale

Applicant / Requéant :

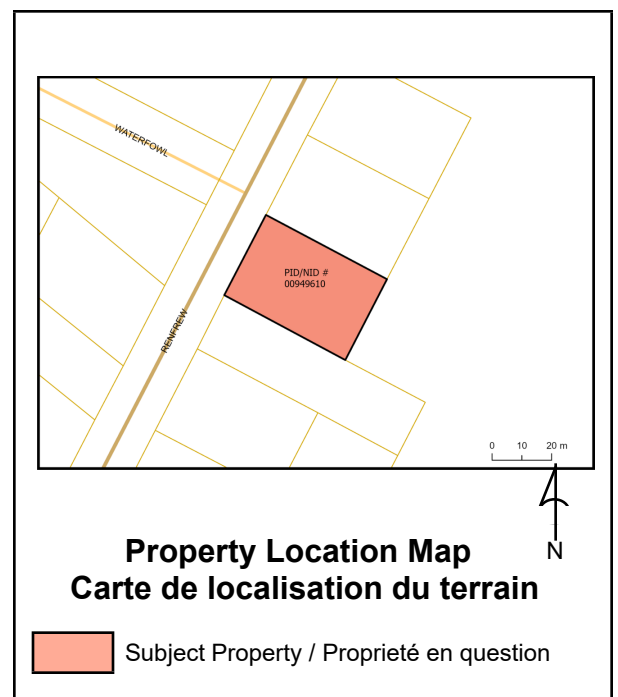
Cody Wheaton

Landowner / Propriétaire :

Cody Wheaton 685046 NB Ltd.

Proposal / Demande :

To approve a 4-unit dwelling in a residential zone, subject to terms and conditions. / *Pour approuver une habitation multifamiliale de 4 unités dans la zone résidentielle, sous réserve des modalités et conditions.*



Site Information / Information du site

PID / NID: 00949610

Lot Size / Grandeur du lot: 1394 sq.m.

Location / Endroit :

54 Renfrew Street, Village of Petitcodiac / Village de Petitcodiac

Current Use / Usage présent :

Vacant

Zoning / Zonage :

Residential

Future Land Use Designation / Désignation de l'utilisation future du sol :

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Surrounding Use / Usage des environs : Residential, vacant land / *Terre vacante, résidentiel*

Surrounding Zoning / Zonage des environs : Residential, Open Space / *résidentiel, espaces ouverts*

Municipal Servicing / Services municipaux:

Public sewer / *Égout public*

Access-Egress / Accès/Sortie :

Renfrew & Charles Street

Policies / Politiques

VILLAGE OF PETITCODIAC RURAL PLAN BY-LAW NO. 60 / PLAN RURAL DU VILLAGE DE PETITCODIAC ARRÊTÉ 60

Part B - Section 2.0: Policies and Proposals / Partie B - Article 2.0 : Principes et propositions

2.1 Residential / Résidentielle

Policy / Principe 1: It is policy to encourage residential development within the capacity of existing or planned municipal infrastructure. / *Il est établi comme principe d'encourager l'aménagement résidentiel selon les moyens de l'infrastructure municipale existante ou prévue.*

Policy / Principe 2: It is policy to ensure the provision of a broad range of housing types to meet the diverse needs of residents and allow community members to remain in Petittcodiac throughout their lives. / *Il est établi comme principe d'assurer la disposition d'une grande variété de types de logement afin de répondre aux divers besoins des résidents et de permettre aux membres de la communauté de rester à Petittcodiac tout au long de leur vie.*

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

VILLAGE OF PETITCODIAC RURAL PLAN BY-LAW NO. 60 / PLAN RURAL DU VILLAGE DE PETITCODIAC ARRÊTÉ 60

Part C - Section 1.0: Definitions / Article 1.0 Définitions

Dwelling, Multiple unit: means a building containing three or more dwelling units

Section 3.0: General Provisions / Dispositions générales

3.13.4 Parking Requirements

For multiple-unit dwellings: 1.25 parking spaces must be available for each dwelling unit

3.23 Commercial/Industrial/Multiple Unit Residential Use

Except for that part of the lot devoted to buildings and structures, a lot shall not be developed for a commercial, industrial, or multiple unit residential purpose unless:

- (a) driveways and off-street parking areas are gravelled or paved; and
- (b) all other areas of the lot not subject to the operation of paragraph are landscaped through sodding, seeding, shrubbery or some combination thereof.

Section / Article 4.0: Zoning Provisions / Dispositions de zonage

4.1 Residential (R) Zone / Zone Résidentielle (R)

4.1.1 No developments shall be permitted nor shall any land, building or structure be used on a lot within a Residential Zone for any purpose other than:

- (a) one of the following main uses:
 - (i) a single unit dwelling;
 - (ii) a two unit dwelling;
 - (iii) a semi-detached dwelling; and
 - (iv) a bed and breakfast/tourist home
- (c) one or more of the following main uses subject to such terms and conditions as may be imposed by the Committee:
 - (i) a recreation use;
 - (ii) an institutional use;
 - (iii) a daycare centre;
 - (iv) a mini home; and

(v) a multiple unit residential use

Internal Consultation & External Consultation / Consultations internes et externes

The project was reviewed internally by SERSC staff and sent for comments to staff at the Village of Petitcodiac, their public works team and the Department of Environment and Local Government. / *Le projet a été révisé à l'interne par le personnel de la CSRSE et envoyé pour des commentaires au personnel du Village de Petitcodiac, leur équipe de travaux publique et le ministère de l'Environnement.*

The engineering firm overlooking the Village's public works confirmed that connection to municipal sewer was possible for each of the units. / *Le département de travaux publics pour le village a aussi confirmé qu'une connexion aux systèmes d'égout municipale était possible.*

No reply has been received from the Department of Environment at the time this report was written. / *Le personnel a également partagé les plans avec le ministère de l'Environnement et attend encore pour des commentaires par rapport à l'accès d'eau pour les puits privés.*

Discussion

A permit application was received for a 4-unit dwelling on PID 00949610 at 54 Renfrew Street in the Village of Petitcodiac. The subject property is 1 394 square metres in area and is currently zoned Residential in the Village of Petitcodiac Rural Plan. Multiple-unit dwellings are a permitted use in the Residential zone but are subject to Terms and Conditions. Note, the proposed 4-unit faces Charles Street, a future public street in the Village, and not Renfrew Street. / *Une demande de permis a été reçue pour une habitation de 4 unités sur le NID 00949610. La propriété en question est de 1394 mètres carrés et est actuellement zonée résidentielle dans le Plan rural du village de Petitcodiac. Les habitations multifamiliales sont un usage permis dans la zone résidentielle, mais sont soumises aux modalités et conditions. Notez, il est proposé que l'habitation de 4 unités fait face à la rue Charles, une nouvelle rue publique dans le village, et non la rue Renfrew.*

There are several provisions listed for multiple-unit dwellings in the Petitcodiac Rural Plan, including: (1) ensuring 1.25 parking spaces per unit, (2) parking area and driveway must be gravelled or paved, and (3) other areas of the lot must be landscaped through sodding, seeding, shrubbery or some combination thereof. The applicant was made aware of this and has provided a site plan showing the provisions would be respected. / *Il y a quelques dispositions pour les habitations multifamiliales dans le Plan rural du village de Petitcodiac, qui inclues: (1) 1,25 espace de stationnement pour chaque unité (2) le stationnement et la voie d'accès doivent être gravillonnées ou pavées, et (3) le reste du terrain doit être aménagé au moyen de gazon, d'arbustes ou d'une combinaison de ces éléments. Le requérant était mis au courant de ces dispositions et a donné un plan du site montrant qu'ils seront respectés.*

Staff has shared the proposed plans with Village staff, and inquired whether accessing the units from Charles Street would pose any future challenges. After reviewing amongst staff, the Village has requested a condition be added to ensure an arrangement with the developer be made regarding the access to the 4-unit prior to issuing a building permit. / *Le personnel a partagé les plans proposés avec le personnel du village et a demandé si l'accès aux unités à partir de la rue Charles poserait des problèmes à l'avenir. Après une examination, le village a décidé de demander l'ajout d'une condition pour s'assurer qu'un arrangement avec le développeur soit conclu concernant l'accès aux quatre unités avant d'émettre un permis de construction.*

With the proposed development respecting the provisions in the Rural Plan and aligning with several of its policies, such as encouraging a broad range of housing types to meet the diverse needs of their residents, Staff is confident the proposed 4-unit fits within the purpose and general intent of the Rural Plan. / *Puisque l'aménagement proposé respecte les dispositions dans le Plan rural et s'alignent avec plusieurs de ses principes, tels que l'encouragement d'un large éventail de logements afin de répondre aux nombreux besoins des résidents, le personnel est d'avis que l'habitation multifamiliale proposée correspond à l'objectif et l'intention générale du Plan rural.*

Public Notice / Avis public

Notices were sent out on July 13, 2022 to all surrounding properties within 60 meters. / *Des avis ont été envoyés le 13 juillet 2022 à toutes les propriétés voisines à moins de 60 mètres*

Legal Authority / Autorité légale

Community Planning Act 2017, c. 19 / Loi sur l'urbanisme 2017, ch. 19

53(3) In prescribing the purpose for which land, buildings and structures in a zone may be used, a zoning by-law may: / *En prescrivant les fins auxquelles des terrains, des bâtiments et des constructions dans une zone quelconque peuvent être affectés, l'arrêté de zonage peut prévoir l'une quelconque des dispositions suivantes :*

(c) prescribe particular purposes / *y désigner des fins particulières :*

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and / *pour lesquelles le comité consultatif ou la commission de services régionaux peut, sous réserve du paragraphe (5), imposer des modalités et des conditions,*

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected. / *que peuvent interdire le comité consultatif ou la commission de services régionaux lorsqu'il apparaît raisonnable de s'attendre qu'il ne sera pas satisfait aux modalités et aux conditions imposées en vertu du sous-alinéa (i).*

The Act also provides parameters for the PRAC when imposing conditions: / *La loi fournit également des paramètres pour le PRAC lorsqu'il impose des conditions :*

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect: / *Les modalités et les conditions imposées en vertu de l'alinéa (3)c se limitent à celles que le comité consultatif ou la commission de services régionaux juge nécessaires pour protéger :*

(a) properties within the zone or in abutting zones, or / *soit les biens situés dans la zone ou dans des zones y attenantes;*

(b) the health, safety and welfare of the general public. / *soit la santé, la sécurité et le bien-être du grand public.*

Recommendation / Recommandation

Staff respectfully recommends the Southeast Planning Review and Adjustment Committee to approve the conditional use application for a 4-unit dwelling subject to the following conditions: / *Le personnel recommande respectueusement au Comité de révision et d'ajustement de l'aménagement du Sud-Est d'approuver la demande d'utilisation conditionnelle d'une habitation multifamiliale de 4 unités sous réserve des conditions suivantes :*

1. That satisfactory arrangements be made between the developer and the Village regarding the maintenance of and access onto the property from Charles and Renfrew Street, prior to issuing a building permit. / *Que des dispositions satisfaisantes soient prises entre le requérant et le village concernant l'entretien de la voie d'accès à la propriété à partir des rues Charles et Renfrew avant l'émission d'un permis de construction.*

2. That there are 2 parking spaces available per unit (greater than the 1.25 spaces required). / *Qu'il y a 2*

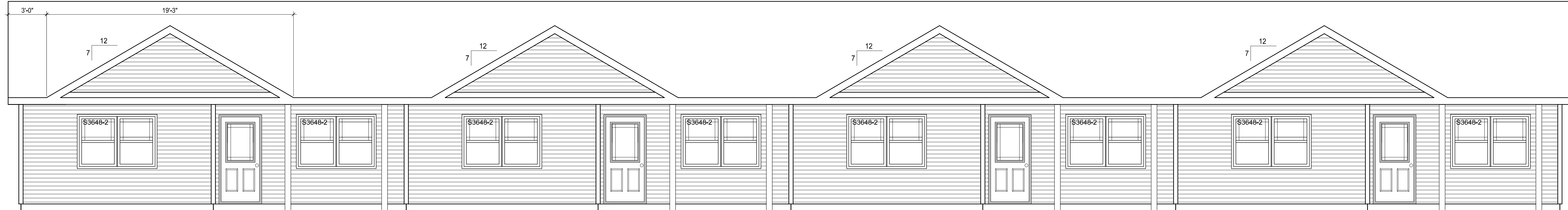
espaces de stationnement disponibles par unités (plus de 1,25 espaces requises par unité).

3. That the driveway and parking area are paved or graveled / *Que le stationnement et la voie d'accès sont gravillonnées ou pavée.*

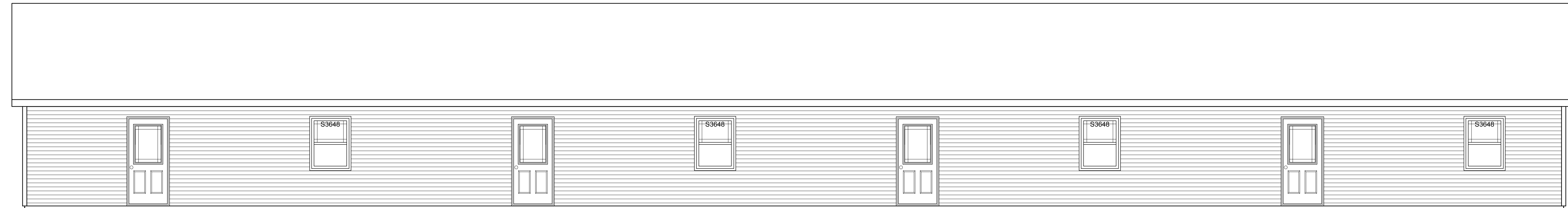
Note: This report was written in_ and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

FN 22-1193

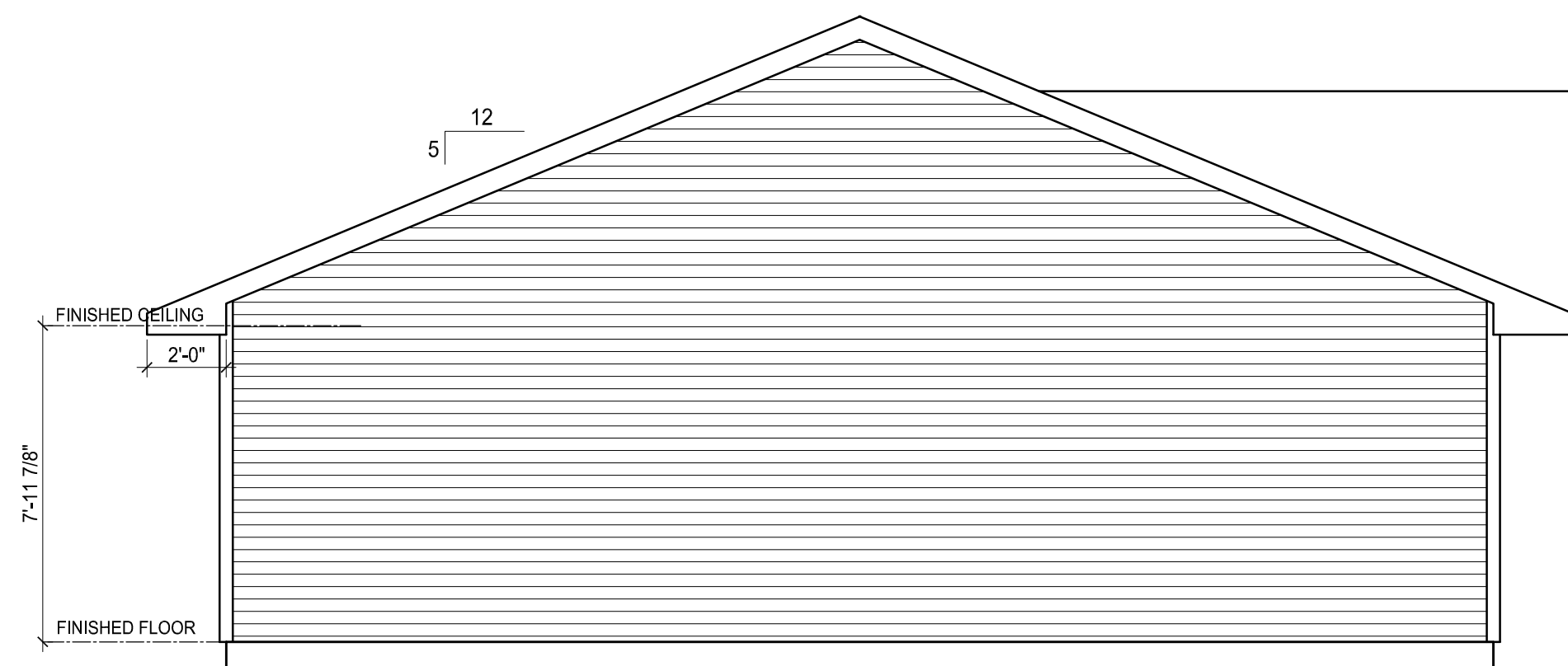
Elevation, floor plan and site plan



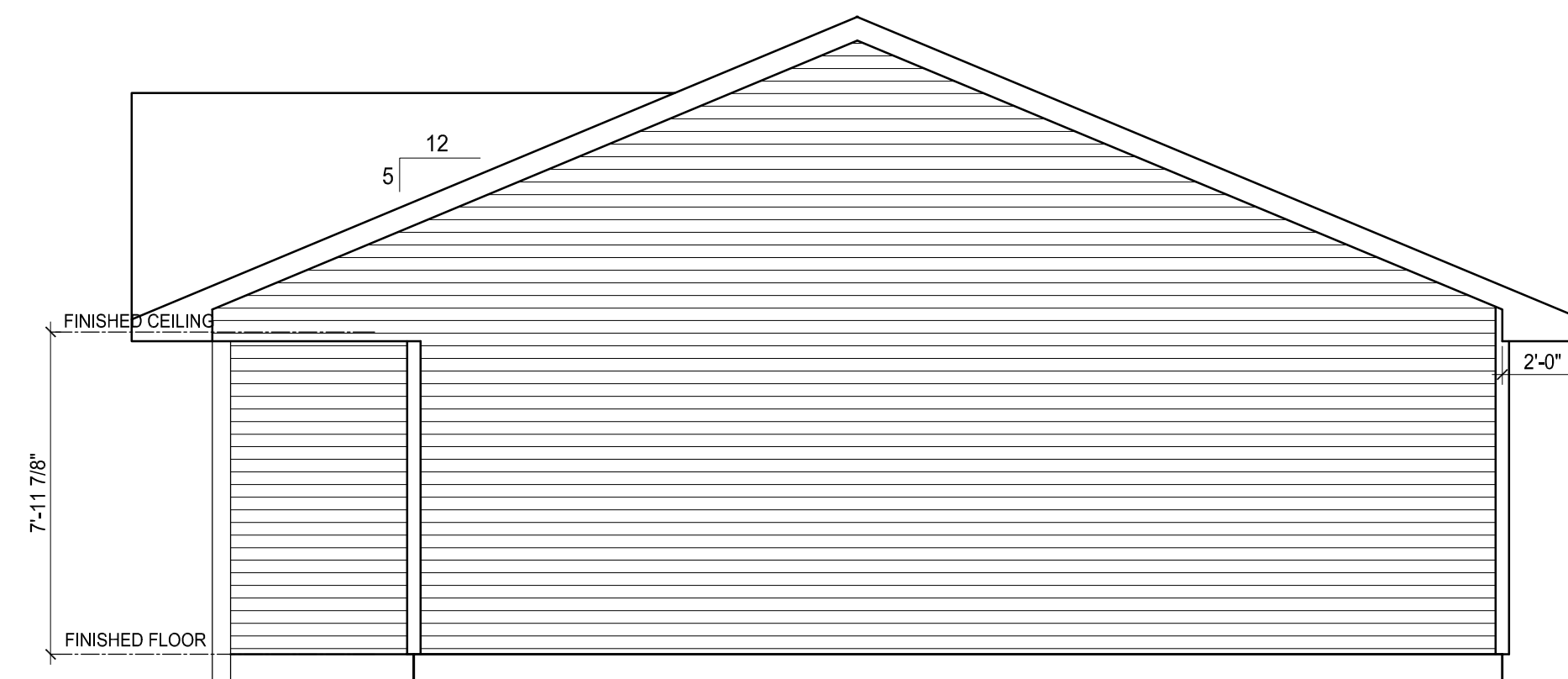
Front Elevation



Back Elevation



Left Elevation



Right Elevation

PRELIMINARY
Not for Construction
April 5, 2022

NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE, LOCAL AND PROVINCIAL BUILDING REGULATIONS.

ALL CONTRACTORS AND/OR OWNER SHALL VERIFY ALL DIMENSIONS ON DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER & OR OWNER PRIOR TO COMMENCING WORK ON SITE. BUILDING CONTRACTORS SHALL MEASURE AS BUILT DIMENSIONS PRIOR TO ORDERING PLUMBING FIXTURES AND CABINETS. DESIGNER NOT RESPONSIBLE FOR WRONG PLUMBING FIXTURES OR CABINETS ORDERED.

TRUSS & FLOOR JOIST SUPPLIER SHALL SUBMIT THEIR FINAL FLOOR JOIST & TRUSS LAYOUT TO CONTRACTOR/OWNER AND DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION. THE BUILDER SHALL VERIFY THAT THE FINAL TRUSS AND FLOOR JOIST SUPPLIERS DESIGN CORRESPONDS WITH THE FLOOR JOIST AND TRUSS DESIGN ASSUMED IN THESE DRAWINGS TO ENSURE STRUCTURAL INTEGRITY.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR, OWNER AND FLOOR JOIST AND TRUSS SUPPLIER TO ENSURE ALL UNIFORMLY DISTRIBUTED LOADS AND POINT LOADS ARE ADEQUATELY CARRIED TO SUITABLE FOUNDATION FOOTINGS.

ALL HEADERS AND BEAMS TO BE DESIGNED AS PER LATEST EDITION OF NBC. ROOF LOADS, WIND LOADS AND FLOOR LOADS TO COMPLY WITH THE LATEST EDITION OF NBC.

BUILDING CONTRACTOR AND/OR OWNER TO VERIFY THAT ALL WINDOW AND DOOR SIZES, TYPES, DETAILS AND PROS ARE CORRECT PRIOR TO ORDERING WINDOWS. DESIGNER IS NOT RESPONSIBLE FOR WRONG WINDOWS AND DOORS ORDERED OR INSTALLED.

OWNER/BUILDING CONTRACTOR TO RECEIVE APPROVAL FROM LOCAL BUILDING AUTHORITY AND FIRE MARSHAL PRIOR TO CONSTRUCTION.

ALL DIMENSIONS IN THE EXISTING STRUCTURE SHALL BE FIELD CHECKED BY THE CONTRACTOR BEFORE PERFORMING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER.

OBTAIN PERMISSION OF THE OWNER PRIOR TO CUTTING, REMOVING OR MODIFYING ANY EXISTING STRUCTURAL MEMBER COMPONENT.

NO OPENINGS, PENETRATIONS, SLEEVES OR OTHER MODIFICATIONS TO ANY STRUCTURAL MEMBER OR SLAB SHALL BE MADE UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS, OR UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE OWNER.

ALSO SEE ATTACHED WOOD AND FOUNDATION NOTES.



REVISIONS

No.	Date	Description
-	-	-

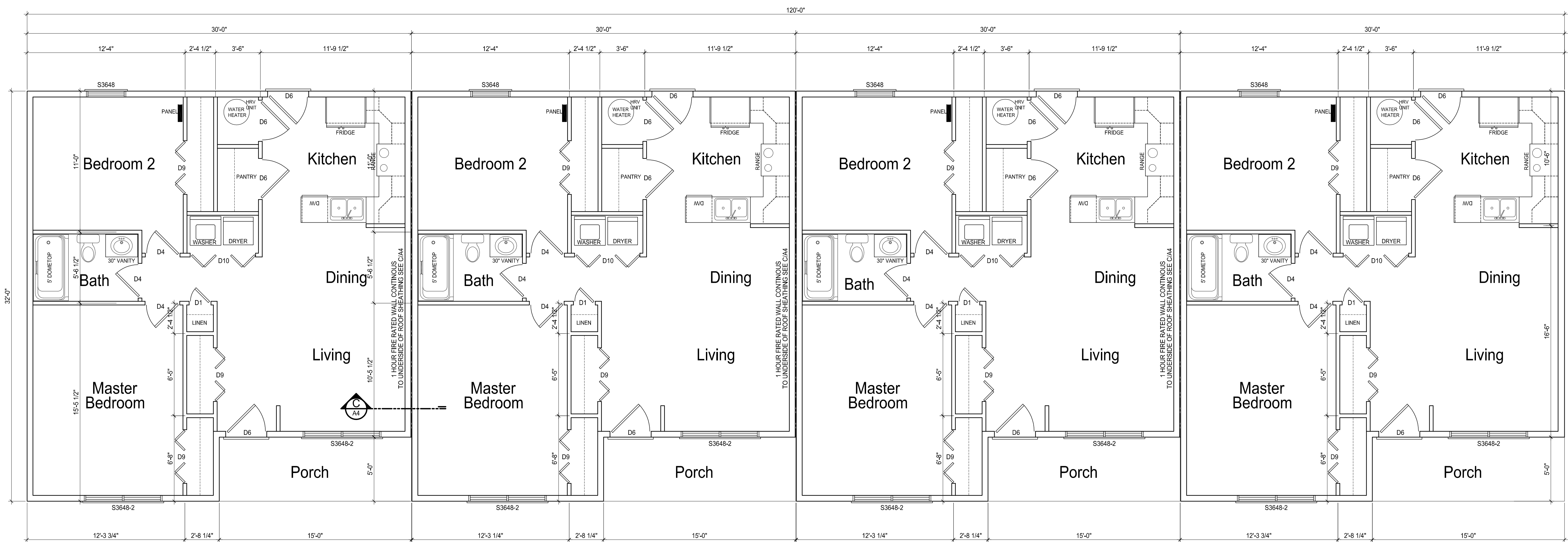
Project
4 UNIT
Petitcodiac, NB

Title
Elevation Plan

Date: April 5, 2022 Drawn By: RSC

Scale:
1/8" = 1'-0"

Sheet No.
A2



NOTES

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IT IS THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR, OWNER AND FLOOR JOIST AND TRUSS SUPPLIER TO ENSURE ALL UNIFORMLY DISTRIBUTED LOADS AND POINT LOADS ARE ADEQUATELY CARRIED TO SUITABLE FOUNDATION FOOTINGS.

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ALSO SEE ATTACHED WOOD AND FOUNDATION NOTES.



REVISIONS

No.	Date	Description

Project
4 UNIT
 Petitcodiac, NB

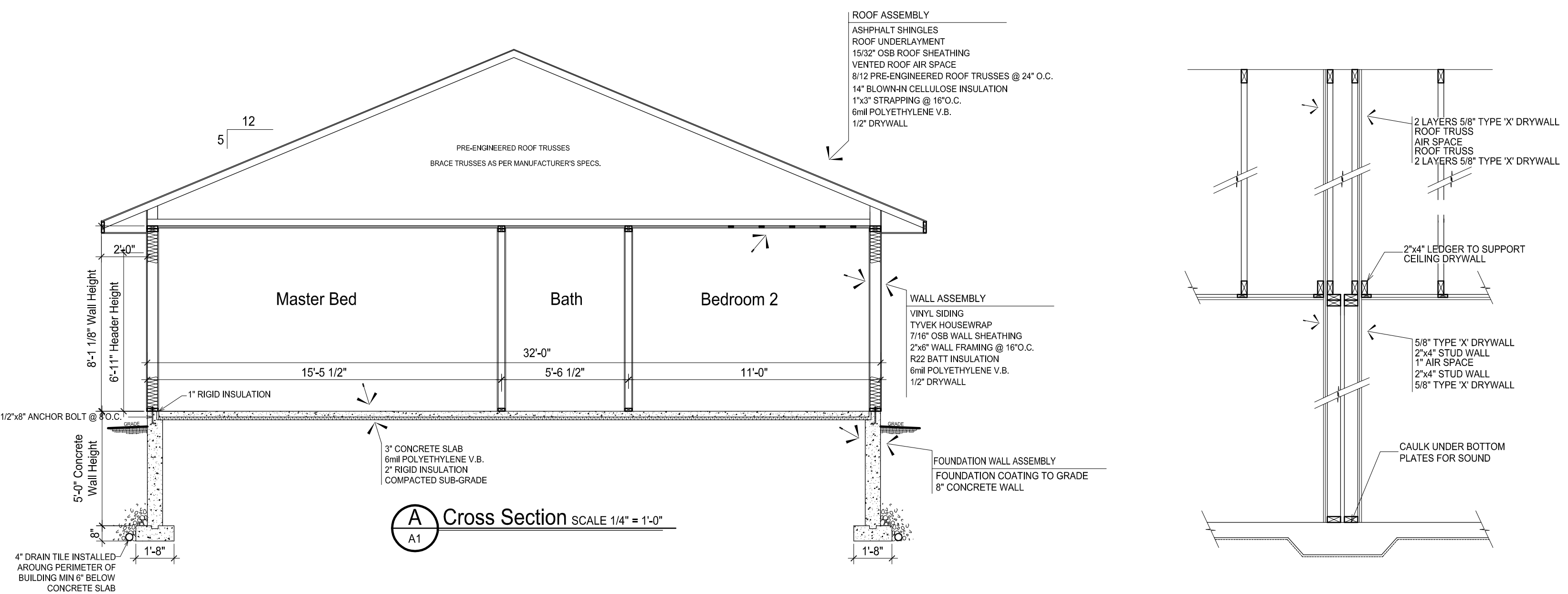
Title
Floor Plan

Date: April 5, 2022
 Drawn By: RSC

Scale:
1/4" = 1'-0"

Sheet No.
A1

PRELIMINARY
 Not for Construction
 April 5, 2022



WINDOW LEGEND

S3064-2

L TWO GANG
 H HEIGHT (INCHES)
 W WIDTH (INCHES)
 S STYLE

LIMITS SHOWN ARE FRAME SIZE. CONFIRM ROUGH OPENING SIZE FROM SUPPLIER.

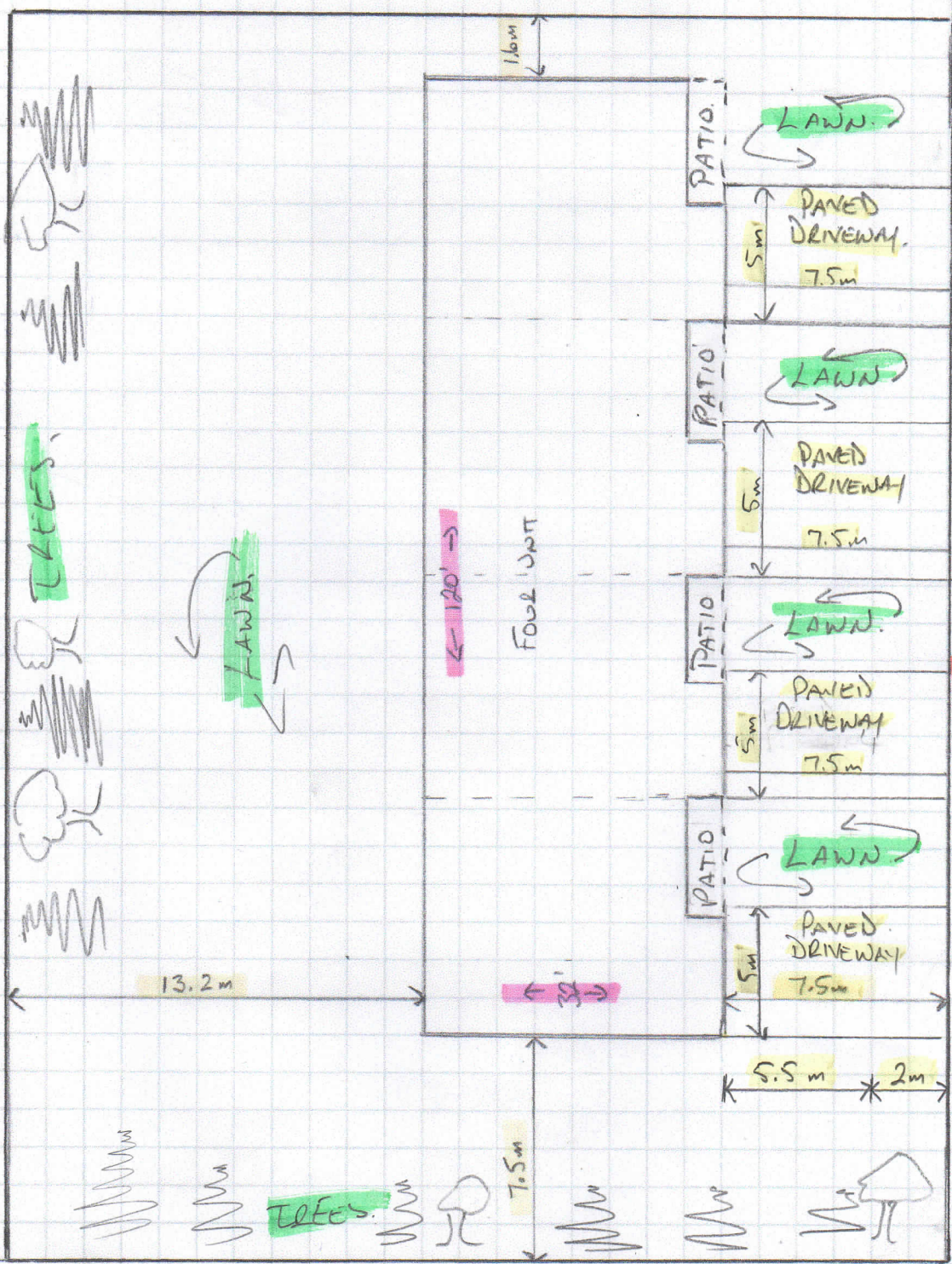
STYLE	NO.	DOOR SIZE
C	D1	1'-4" x 6'-8"
D	D2	2'-0" x 6'-8"
F	D3	2'-4" x 6'-8"
HS	D4	2'-6" x 6'-8"
OCT	D5	2'-8" x 6'-8"
OVL	D6	3'-0" x 6'-8"
R	D7	2'-0" x 6'-8" BI-FOLD
S	D8	2'-6" x 6'-8" BI-FOLD
T	D9	4'-0" x 6'-8" BI-FOLD
	D10	5'-0" x 6'-8" BI-FOLD
	D11	4'-0" x 6'-8" BY-PASS
	D12	5'-0" x 6'-8" BY-PASS

DOOR SCHEDULE

NO.	DOOR SIZE
D1	1'-4" x 6'-8"
D2	2'-0" x 6'-8"
D3	2'-4" x 6'-8"
D4	2'-6" x 6'-8"
D5	2'-8" x 6'-8"
D6	3'-0" x 6'-8"
D7	2'-0" x 6'-8" BI-FOLD
D8	2'-6" x 6'-8" BI-FOLD
D9	4'-0" x 6'-8" BI-FOLD
D10	5'-0" x 6'-8" BI-FOLD
D11	4'-0" x 6'-8" BY-PASS
D12	5'-0" x 6'-8" BY-PASS

PETITCODIAL - 54 RENFREW STREET
 BUILDING LOT PID # 00949610
 LOT MEASURES 100' x 150' CORNER LOT

← 100' →



← 150' →

LAWN

← 120' →

FOUR UNIT

← 150' →

CHARLES ST

13.2m

7.5m

5.5m

2m

← 100' →

RENFREW ST