

**Shediac Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Shediac**

Monday, September 24, 2018 / Le lundi 24 septembre, 2018

Staff Report / Rapport du personnel

Subject / Objet: Rezoning - R3 to R1

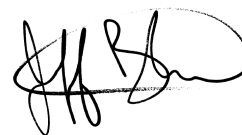
File Number/ Numéro du fichier : 18-984

From / De :



Kirk Brewer
Planner / Urbaniste

Reviewed by / Révisé par :



Jeff Boudreau
Development Officer / Agent d'aménagement

General Information / Information générale

Applicant / Requéant :

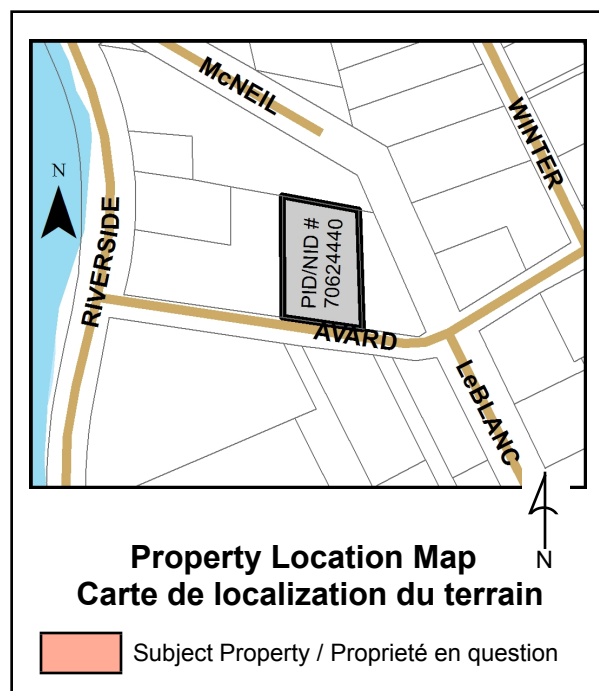
Sylvio LeBlanc

Landowner / Propriétaire :

Darleen Joanne Boudreau

Proposal /

Rezone from R3 to R1 to permit a single unit dwelling



Site Information / Information du site

PID / NID: 70624440

Lot Size / Grandeur du lot: 1430 square metres (1/4 acre)

Location / Endroit :

LOT 16-1 SD 36108471 RIVERSIDE DR , Ville de Shediac / Town of Shediac

Current Use / Usage présent :

Vacant

Zoning / Zonage :

R3

Future Land Use / Usage futur :

Residential

Surrounding Use & Zoning / Usage des environs & Zonage :

Residential, Central commercial

Municipal Servicing / Services municipaux:

Water and sewer

Access-Egress / Accès-Sortie :

Rue Avard St

Policies / Politiques**Sustainable development**

1. Council's policy is to combine land development policies with urban trends such as New Urbanism, Smart Growth and Smart Code;
2. Council's policy is to encourage compact developments that group a mix of residential, commercial, and institutional uses;
3. Council's policy is to favour developments that are adequately serviced by municipal services and that are environmentally friendly;

Housing

1. Council's policy is to promote a wide array of housing categories.
2. Council's policy is to allow, within the municipality, a variety of housing options that meet the needs of a diverse population, subject to Section 39 of the Act.
3. Council's policy is to encourage the construction of affordable housing close to the main arteries, where there is a variety of uses.
4. Council's policy is to promote the maintenance and contribution of dwelling units for people with different income levels in every neighbourhood unit, as long as they are compatible with those units.
5. Council's policy is to frame the land occupation density according to each residential sector.

Scoudouc River Borough

1. It is proposed to maintain the integrity of existing neighbourhood residential units.
2. It is proposed to require that all new development that differs in use or density from what already exists consider the needs of the neighbourhood or its distinctive features.
3. It is proposed to allow new residential developments that are in harmony with the borough's distinctive features as it relates to the urban framework.
4. It is proposed to require that a site plan be designed to optimize land use, thus creating a built environment that is enjoyable and efficient, before authorizing a residential development with a concentration of people that differs from the density that currently exists in this borough.
5. It is proposed to maintain a transition zone between the variable densities of residential developments.
6. It is proposed to encourage new residential developments North of Highway 15.

7. It is proposed to encourage urban integration and development of vacant land with low density residential uses in the northern part of the borough.
8. It is proposed to establish a mechanism that will encourage developers to use existing lots, and to promote the creation of new lots close to those that have already been developed.
9. It is proposed to encourage the development of interconnected neighbourhoods, built to human scale.
10. It is proposed that each neighbourhood unit can access commercial and institutional sectors with very little travel time.

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

R3 Zone:

11.1 Permitted uses

No land, building or structure shall be used for any purpose other than:

a) one of the following main uses:

- (i) a two-unit, semi-detached, row house or multi-unit dwelling;
- (ii) a park or playground;
- (iii) a daycare centre;
- (iv) land and/or building for parking;
- (v) a bed and breakfast; or
- (vi) a single-unit dwelling existing before the adoption of this By-law.

Internal Consultation & External Consultation / Consultations internes et externes

Planning staff consulted internally and sought comments from the Director of Municipal Operations as well as the Town's Fire Chief.

The Director of Municipal Operations had no comments with regards to the proposal but mentioned that a drainage plan is required for all new construction in the town.

No comments were received from the Fire Chief.

Discussion

The lot in question was created and sold in 2016. The current zoning on the property as well as its surroundings is R3: High Density Residential. The purchaser is seeking to build a single unit dwelling on the property, which is not a permitted use in the R3 zone. The property has an area of 1429 square metres (approximately 1/4 acre), which meets the zoning requirements for the R3 zone and is capable of accommodating one or more of the R3 zone's permitted uses.

Though the area is currently defined by single unit dwellings, the long term vision for this neighbourhood is to allow the possibility for existing houses to be redeveloped over time. The objective is to increase the density, land value, and tax base near Downtown Shediac and to increase walkability close to downtown services. The proposed use does not maximize the development potential of the property, which could easily accommodate a mid-density project or be consolidated with an adjacent lot for a larger-scale

development.

A zoning amendment was adopted in 2016 in order to permit *existing* single unit dwellings in the R3 zone, but new single units are not permitted. The prohibition on new houses in the R3 zone arises from past conflicts between high and low density uses in proximity to each other. Given that the surrounding lots will continue to be zoned R3, Planning staff foresees the possibility of future conflicts if lower density housing is permitted to establish in an area slated for long term higher density redevelopment.

Legal Authority / Autorité légale

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on

(a) a proposed by-law in respect of which the views have not been given previously

Recommendation / Recommandation

Staff respectfully recommends that the Shediac Planning Review and Adjustment Committee recommend that Municipal Council NOT ACCEPT proposed rezoning by-law Z-14-44-21Z to permit the downzoning of PID 70624440 from R3 to R1 / *Le personnel recommande respectueusement que le comité de révision la planification de Shediac recommande au conseil municipal de ne pas accepter l'arrêté de rezonage proposé Z-14-44-21Z qui permettrait le rezonage du NID 70624440 de R3 à R1.*

Note: This report was written in english 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 anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*