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March 7, 2024

Planning and Development  
Village of New Maryland  
584 New Maryland Highway  
New Maryland, NB  
E3C 1K1

**Re: Zoning Bylaw Amendment Application: Residential Development at 7 Atkinson Lane, Village of New Maryland, New Brunswick (PID: 75062455)**

On behalf of our client, Bowers Construction NB Inc., Zzap Consulting Inc. is pleased to submit this Zoning Bylaw Amendment application for a proposed residential development at 7 Atkinson Lane (PID: 75062455). To support this application submission, the following materials are enclosed:

- Zoning Bylaw Amendment Letter
- Attachment A: Proposed Site Plan and Building Massing Concepts
- Attachment B: Completed Zoning Bylaw Amendment Application Form

## **1.0 Summary of Development Proposal**

Bowers Construction NB Inc. is seeking to rezone the subject property from Residential Zone 2 (R-2) to Residential Main Street Zone 4 (R-4) to construct an apartment building. The proposed development includes a total of ten dwelling units (Attachment A).

The development proposal includes one existing 4538 m<sup>2</sup> parcel (PID: 75062455). Our client is proposing to subdivide one lot off the existing parcel to create a 706 m<sup>2</sup> R-2 lot. The remaining 3,832 m<sup>2</sup> lot would be rezoned to accommodate the 10-unit apartment fronting onto Atkinson Lane. Thirteen parking spaces are proposed; eight located behind the building and would be accessed from New Maryland Highway while the remaining five spaces are enclosed in a garage and accessed from Atkinson Lane. The proposed development is intended to be serviced by municipal water and sanitary service as the subject properties are within the municipal service boundaries.

## **2.0 Enabling Policy**

The subject property is zoned Residential Zone 2 (R-2) within the Village of New Maryland Zoning By-law and designated 'Residential' within the Village's Municipal Plan. Policies 3.3.1 and 3.3.2 of the Plan enables Council to consider Zoning Bylaw amendments for higher density residential uses on lands designated Residential on the



Plan's future land use map, subject to several policy assessment criteria that are noted below. The subject site is so designated and apartment dwellings are permitted in the R-4 Zone.

**3.0 Rationale**

Multiple-Unit Dwellings

Residential objectives in the Village of New Maryland's Municipal Plan include:

- Encouraging development that utilizes existing water and sewer services,
- Encourage higher density housing in appropriate locations with compatible designs, and
- Encourage housing types that meet the needs of a diverse range of residents with respect to age, income and lifestyle.

To achieve these objectives the plan allows for rezoning of properties within the Residential designation for higher density housing types. The criteria used to assess the appropriateness of multiple-unit developments in the Village is contained in Policies 3.3.2(1), 3.3.2(2) and 14.3.2(1)(a). The below tables provide the response to each of the applicable policies.

Policy No.	Requirement	Applicant Response
3.3.2(1)(a) & (2)(b)	That the lot size, yard requirements, building height, number of units and parking requirements be subject to the conditions outlined in the Zoning Bylaw for the Residential Main Street Zone.	The development proposal substantially complies with the Zoning Bylaw regulations.
3.3.2(1)(d)	The location, design, and layout of vehicular and pedestrian access to the site be reviewed by the Village to ensure it is located adjacent to, or in close proximity to, arterial or collector streets; that it is on the periphery of low-density neighbourhood and that it incorporates high quality exterior building design	Vehicular and pedestrian access is proposed from Atkinson and New Maryland - an arterial street. The site is on a corner location, with frontage on New Maryland Highway. This situates it on the periphery of the adjacent low-density neighbourhood; the buildings will be designed with high quality exterior materials.
3.3.2(2)(c)	The development will not cause capacities of existing municipal services to be exceeded	It is assumed that the servicing capacity at the site will not be exceeded. Should staff require a site servicing plan it can be provided.
3.3.2(2)(d)	The natural features on the site be preserved through tree retention and minimization of soil removal	Efforts will be made to minimize the impact of the soil removal. The site is mainly cleared and there are no significant vegetative features on the site.

3.3.2(2)(e)	That the development be subject to the Design Criteria as outlined in Policy 2.3.5 and the Zoning Bylaw	Should Council consider and advance the rezoning application, it is the applicant's intent to comply with the Zoning Bylaw design requirements.
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Policy No.	Requirement	Applicant Response
14.3.2(1)(a)(i)	The proposal is in conformance with the intent of the municipal plan and with the requirements of other Village Bylaws.	<p>The R-4 zone is a corresponding zone to the "Residential" designation on the Future Land Use Map.</p> <p>Our client's intent is to comply with the Zoning Bylaw regulations.</p> <p>The development provides for a compact housing choice for the residents of New Maryland. The scale of housing proposed is compatible with the surrounding single dwelling neighbourhood context due to its smaller scale and grade-related access. These elements achieve several of the municipal plan's objectives.</p>
14.3.2(1)(a)(ii)(a)	That the proposal is not premature or inappropriate by reason of the financial capability of the village to absorb any costs relating to the development.	Our client does not anticipate any direct financial costs associated with the development to be absorbed by the Village.
14.3.2(1)(a)(ii)(b)	That the proposal is not premature or inappropriate by reason of the adequacy of water and sewer services to accommodate the proposed development.	It is assumed that the servicing capacity at the site will not be exceeded. Should staff require a site servicing plan it can be provided.
14.3.2(1)(a)(ii)(c)	That the proposal is not premature or inappropriate by reason of the adequacy and proximity of school, recreation, and other community facilities.	The Village of New Maryland has one elementary school which is located with 2 kilometres of the site. Multiple day cares, a park and the New Maryland Athletic Park are also within 2 km of the site.



14.3.2(1)(a)(ii)(d)	That the proposal is not premature or inappropriate by reason of the adequacy of street networks in or adjacent to the development.	This site is surrounded by three streets: New Maryland Highway, Atkinson Lane and Kerry Lane. The corner lot location is ideal for this development due to: <ul style="list-style-type: none"> <li>• Ease of access to New Maryland Highway, a major artery in Village's street network;</li> <li>• Ability to keep traffic generated from the development away from the existing residential neighbourhood.</li> </ul>
14.3.2(1)(a)(ii)(e)	That the proposal is not premature or inappropriate by reason of the contamination or watercourses or the creation of erosion or sedimentation.	No known watercourses bisect the site. No known contaminants are present on the site.
14.3.2(1)(a)(ii)(f)	That the proposal is not premature or inappropriate by reason of creating a leap-frog, scattered or ribbon development pattern as opposed to compact development.	This proposal provides an infill development opportunity on an existing lot achieving a compact, ground-based housing typology.

We believe that the proposed development is consistent with applicable planning policies related to apartment housing at specific locations given the above policy review.

**Closing**

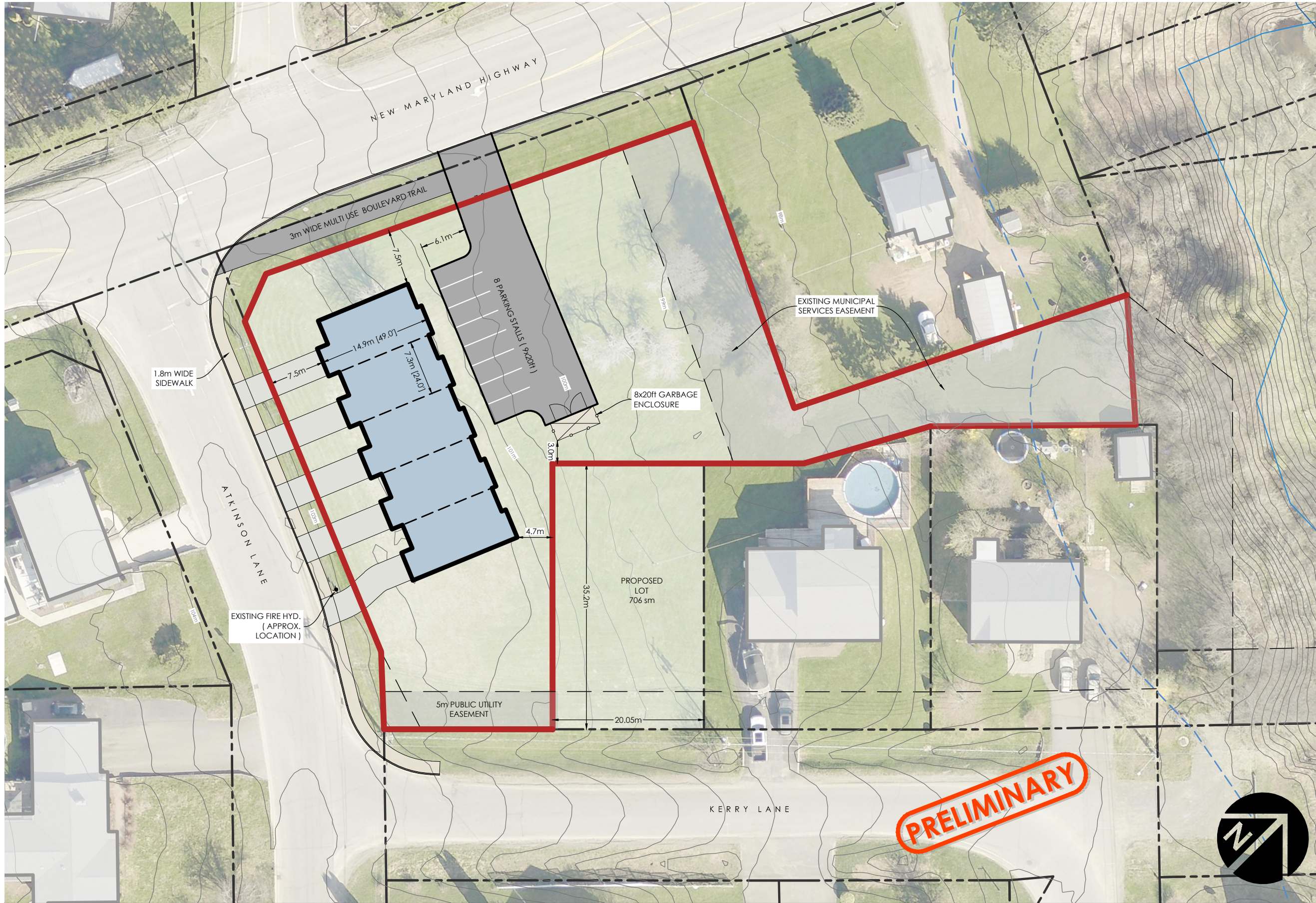
We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, clarifications or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,

*Connor Wallace*

Connor Wallace, MCIP, LPP  
 Principal  
 Zzap Consulting Inc.  
[connor@zzap.ca](mailto:connor@zzap.ca)  
 902-266-5481

FILE: C:\Users\Ken.Zwickler\Zareski Architecture & Planning\Projects - 2024\Projects\24-005 New Maryland HWY\_4\_Planning\1-DWG\24-005-SITE\_PLAN-106.dwg SHEET: 1x17



**LEGEND**

- Site Boundary
- Adjacent Property Boundary
- Wetland
- Wetland / Watercourse Buffer

**SITE SUMMARY:**

- PID: 75062455
- Total Land Area: 4,538 sm
- Existing Zone: R-2

**NOTES:**

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

**SOURCES:**

- Property lines and topographic features are from provincial mapping (GeoNB)

**SCALE:**

0 1 2 3 4 5 10 15 25m

1: 500



**PRELIMINARY**

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CLIENT

**BOWERS CONSTRUCTION**

PROJECT

**75 NEW MARYLAND HIGHWAY DEVELOPMENT**

New Maryland, New Brunswick

DRAWING

**SITE PLAN**

PROJECT NO. **24-005**

DRAWN BY: KJW

DATE: MARCH 07, 2024

DRAWING NUMBER

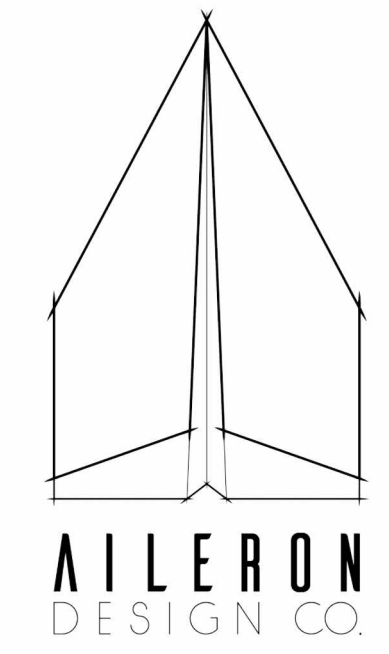
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# ATKINSON LANE

ISSUED FOR REVIEW 02.15.2024

# BOWERS

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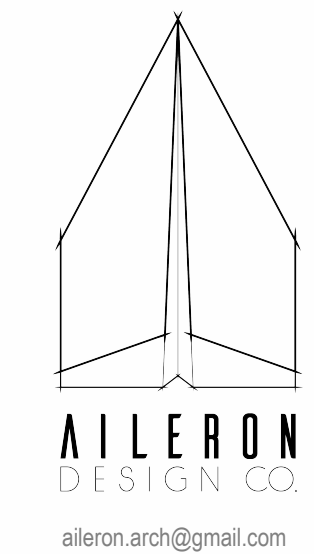




**GENERAL NOTES:**

1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT BEFORE COMMENCING WORK.
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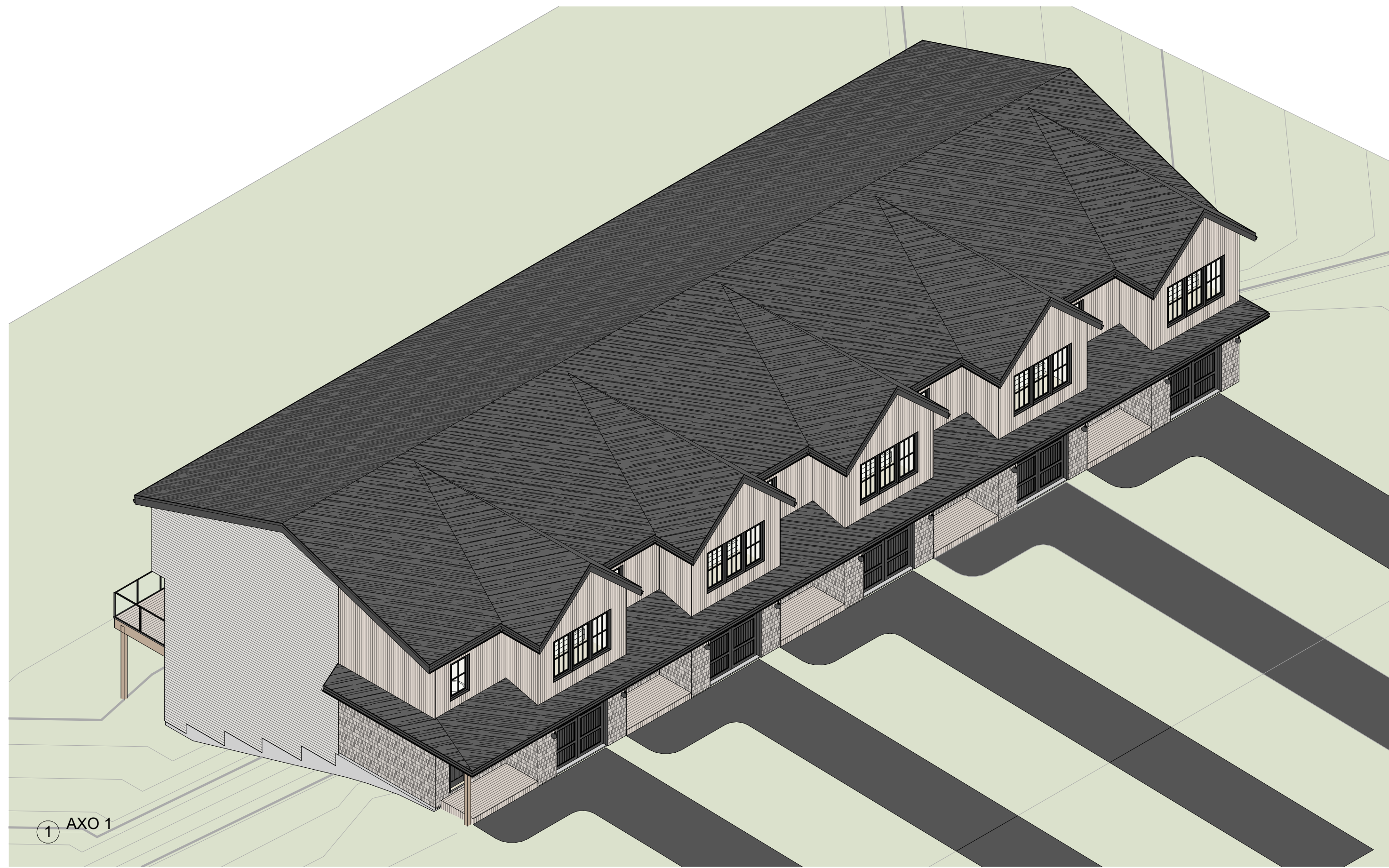
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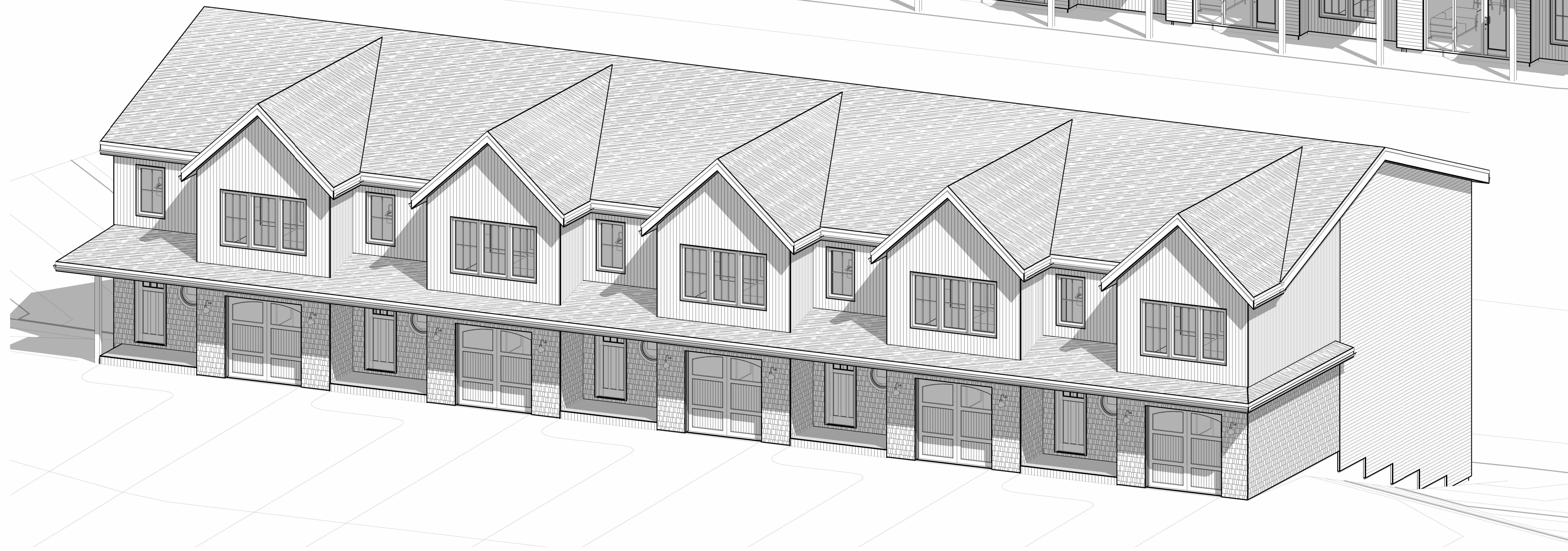
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Project address: FREDERICTON, NB

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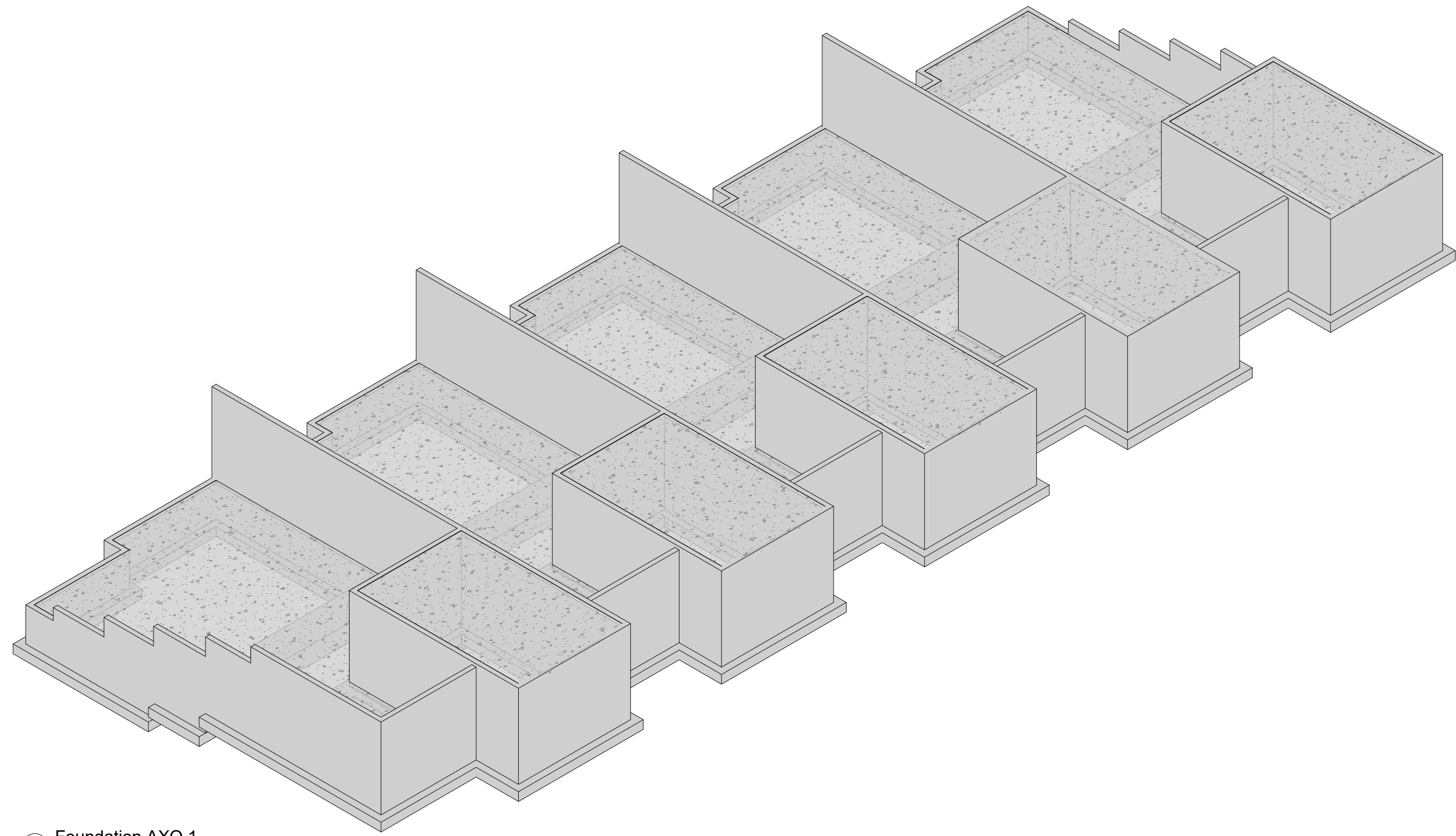
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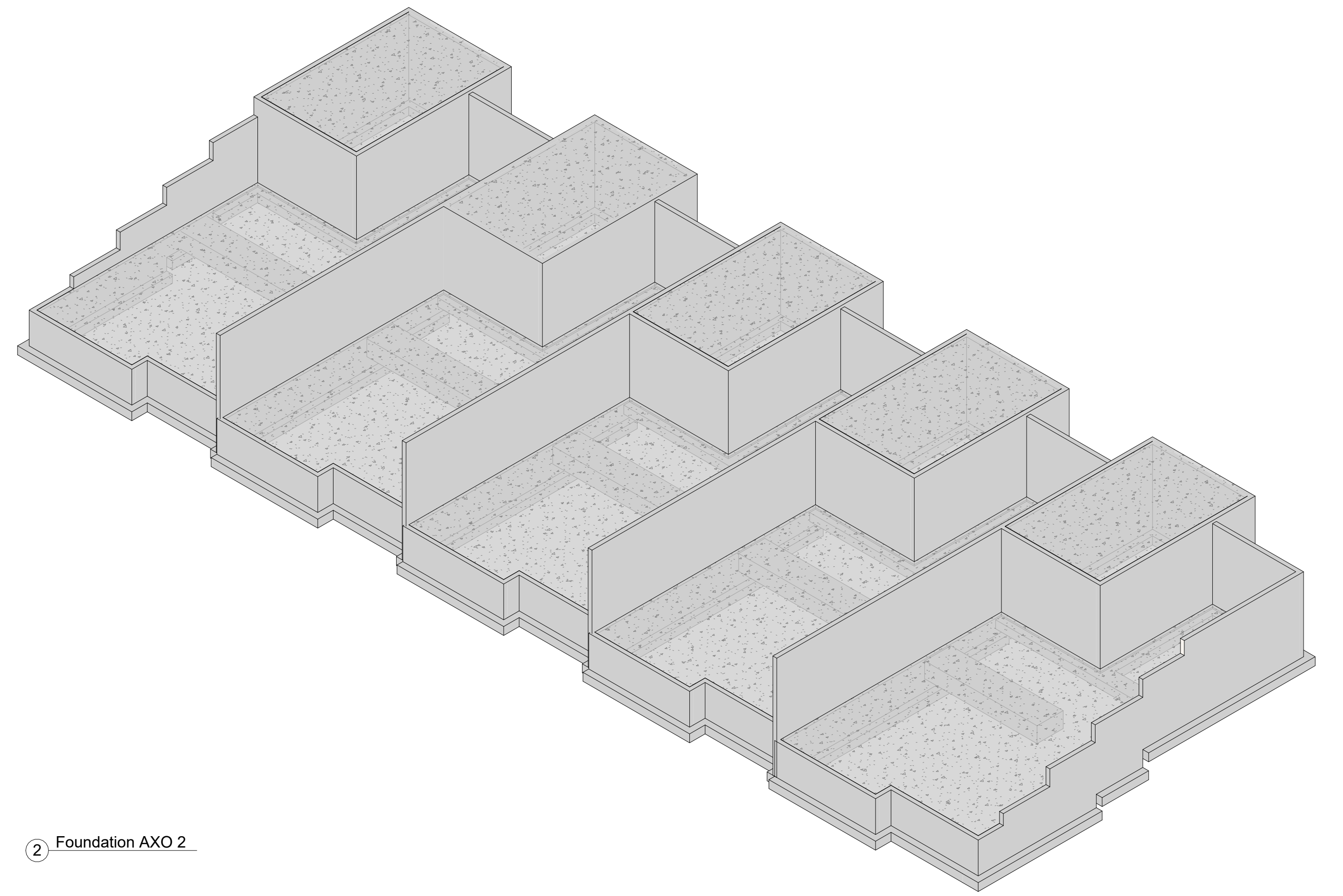
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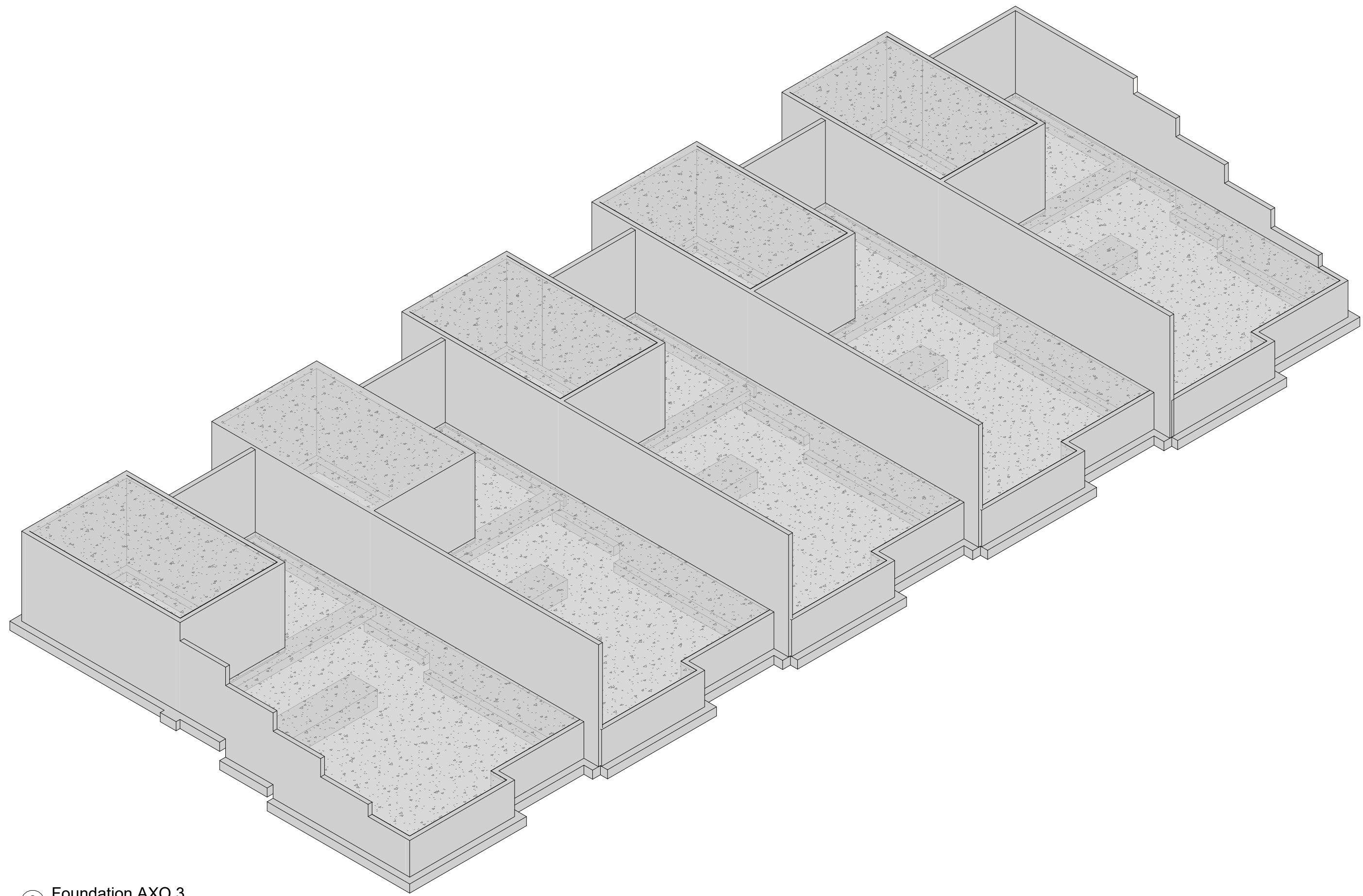
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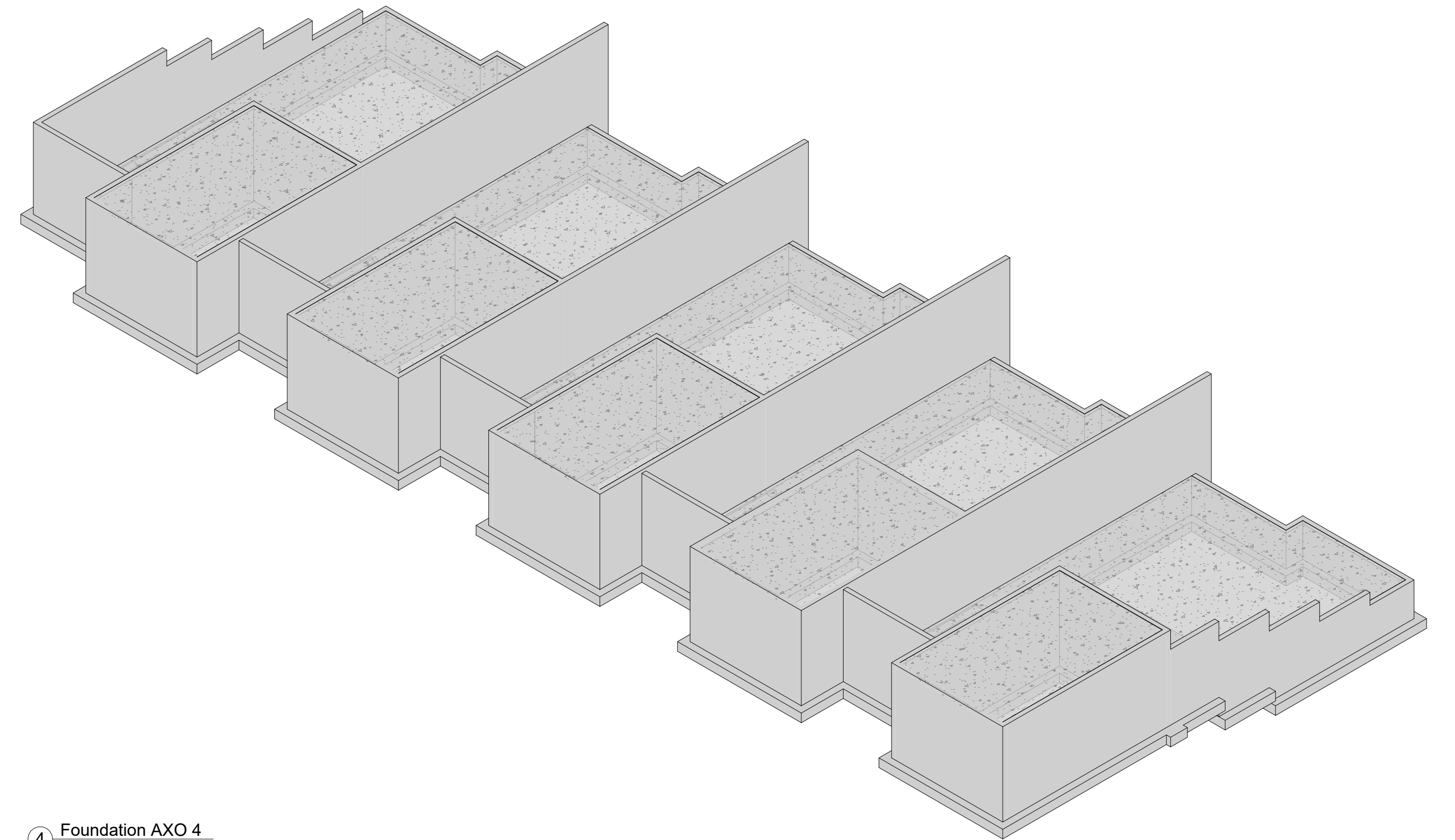
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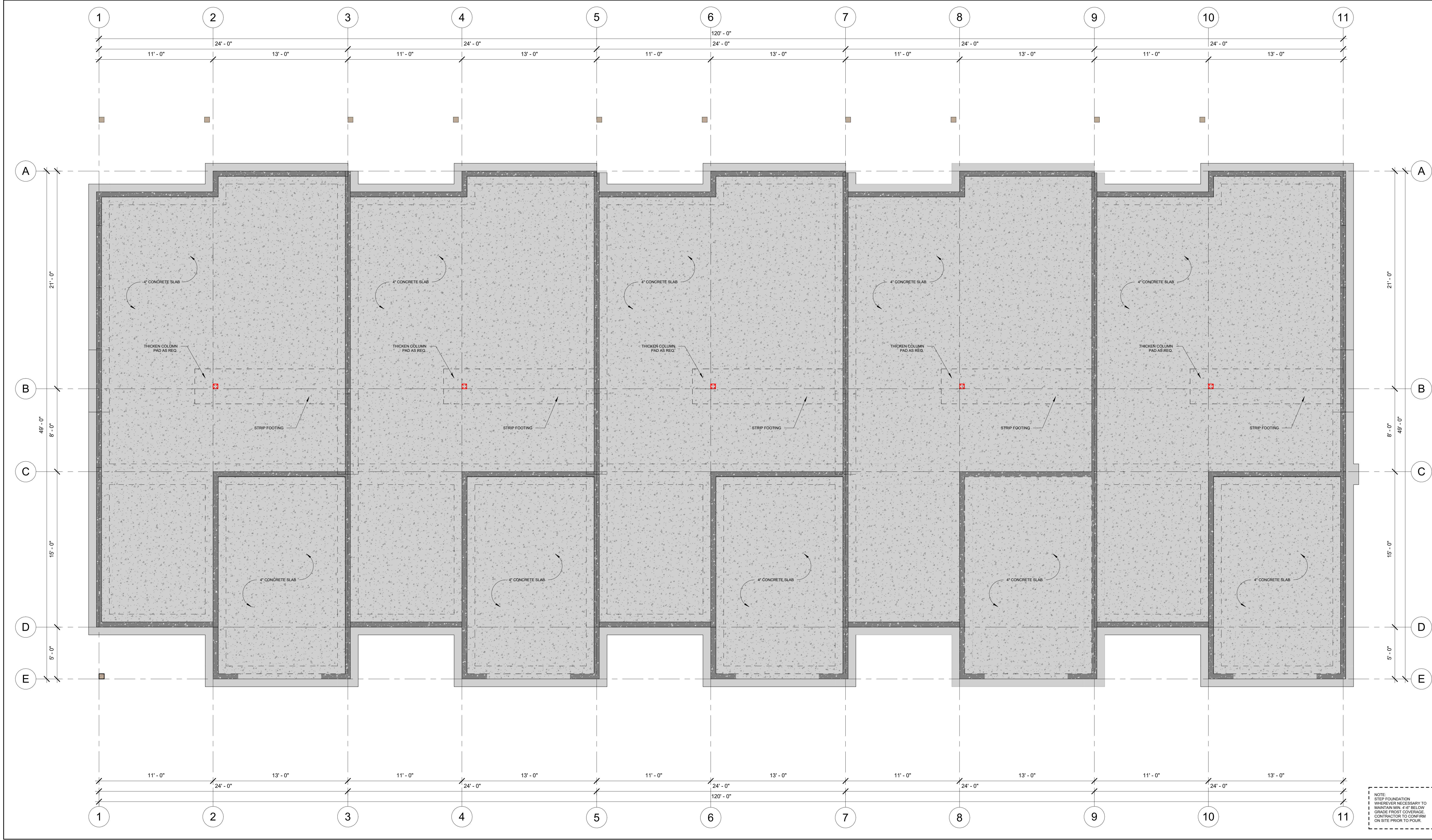
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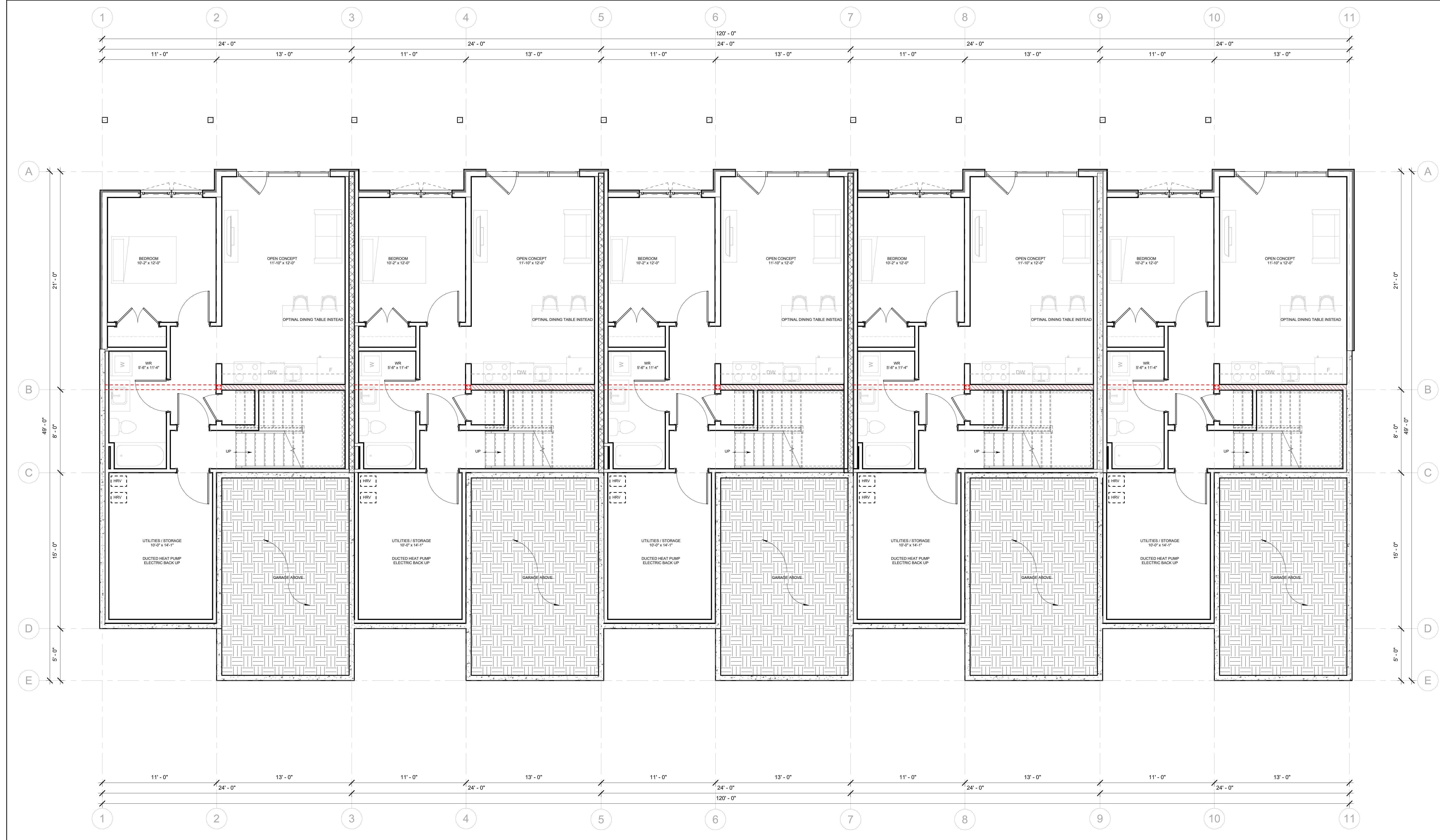
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Project address: **FREDERICTON, NB**

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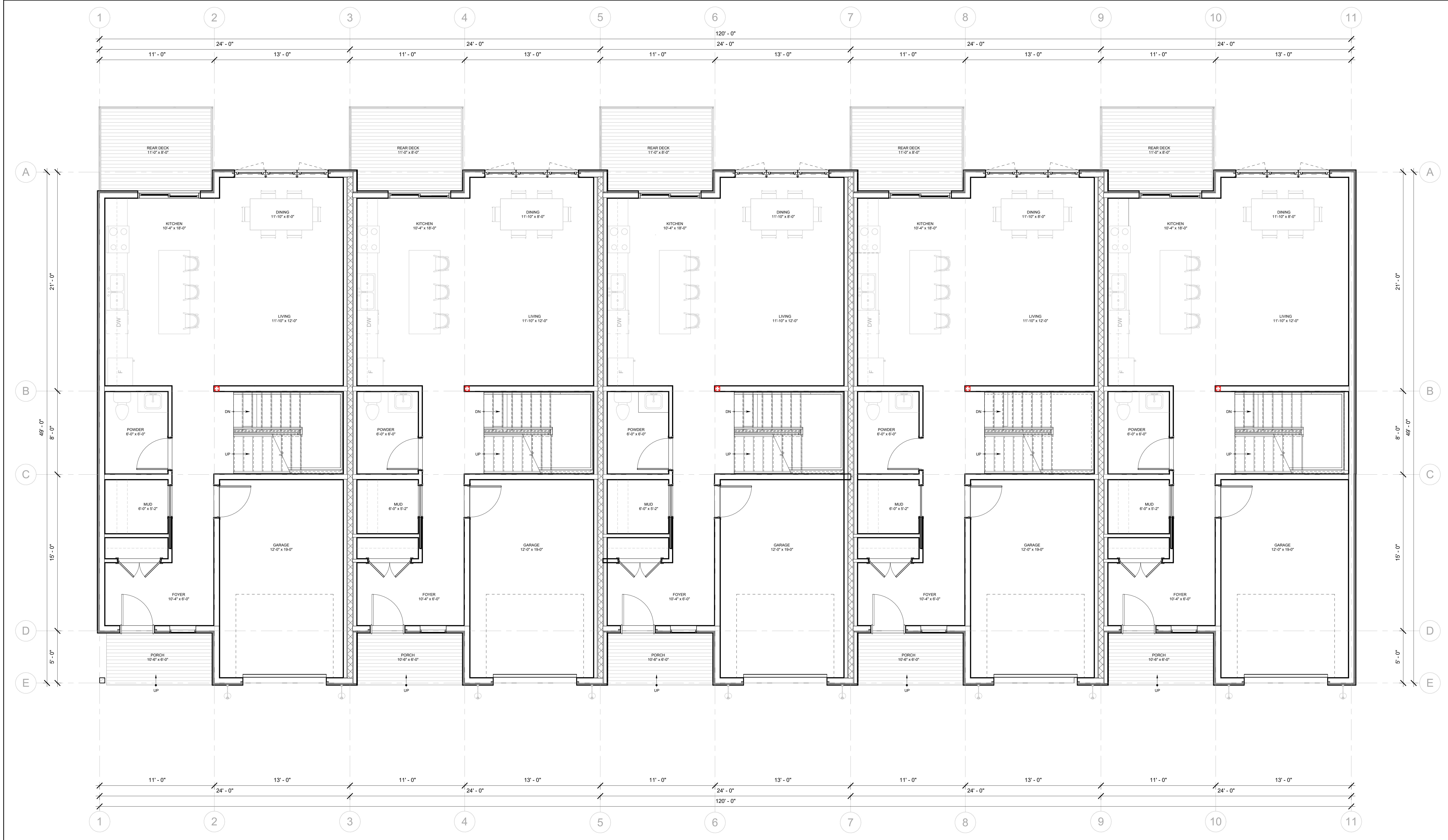
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  - ALL AREAS TO BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAYS WORK.

no.	Description	Date
1	Issued for Review	02.XX.2024



**BOWERS CONSTRUCTION**

Client: BOWERS CONSTRUCTION

Stamp: True North (Compass rose)

Project name: ATKINSON LANE

Project address: FREDERICTON, NB

Drawing title: LEVEL 01 - MAIN

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

Date: 2024-02-15 5:20:34 PM

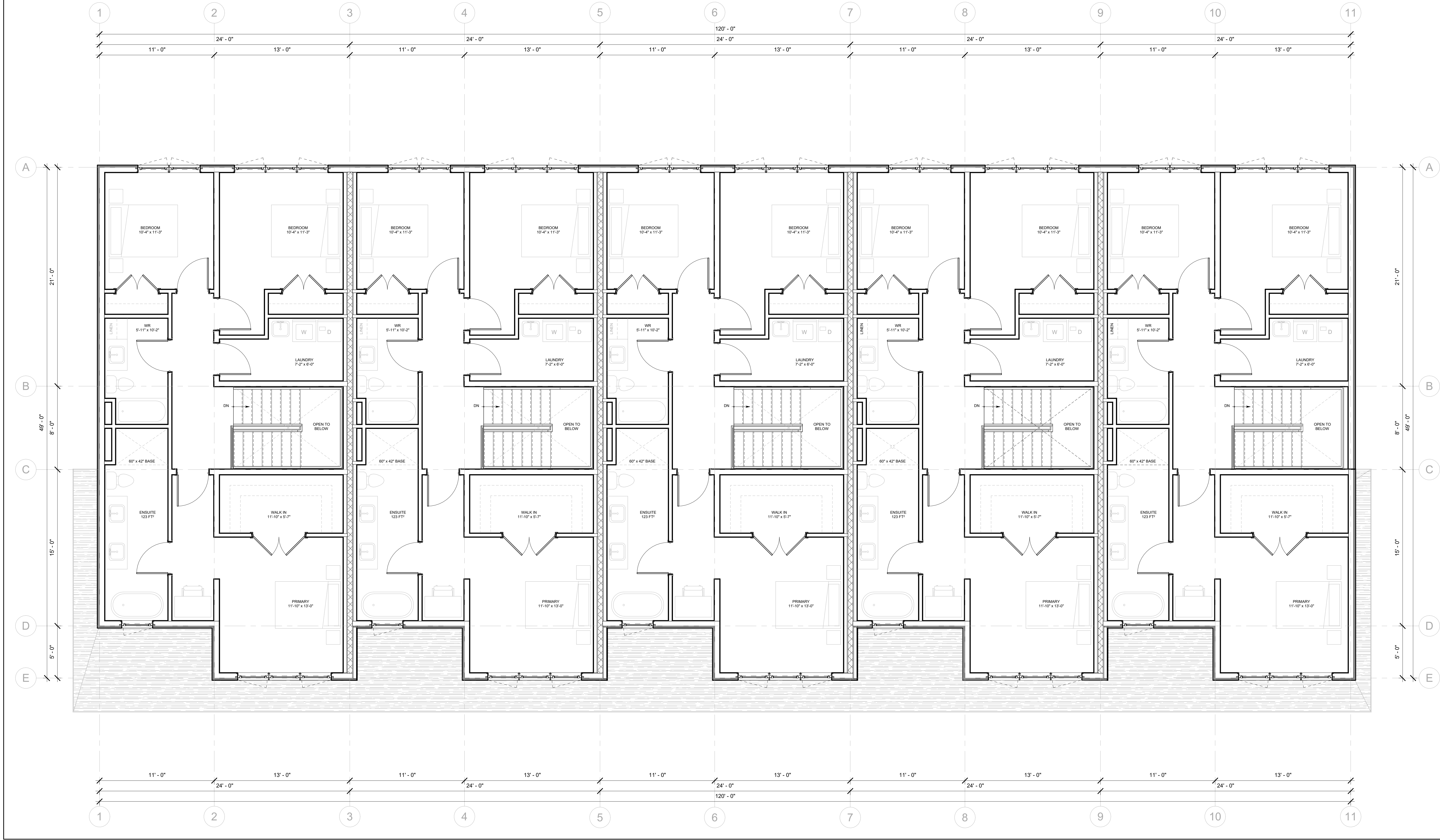
Drawn by: CM

Checked by: --

Projects number: 24-05

**A102**

Arch D 24-05



**GENERAL NOTES:**

- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT BEFORE COMMENCING WORK.
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no.	Description	Date
1	Issued for Review	02.XX.2024

**AILERON**  
DESIGN CO.

Halifax, NS  
aileron.arch@gmail.com  
902.292.2845

**BOWERS**  
CONSTRUCTION

Client: **BOWERS CONSTRUCTION**

Stamp: True North

Project name: **ATKINSON LANE**

Project address: **FREDERICTON, NB**

Drawing title: **LEVEL 02 - UPPER**

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

Date: **2024-02-15 5:20:36 PM**

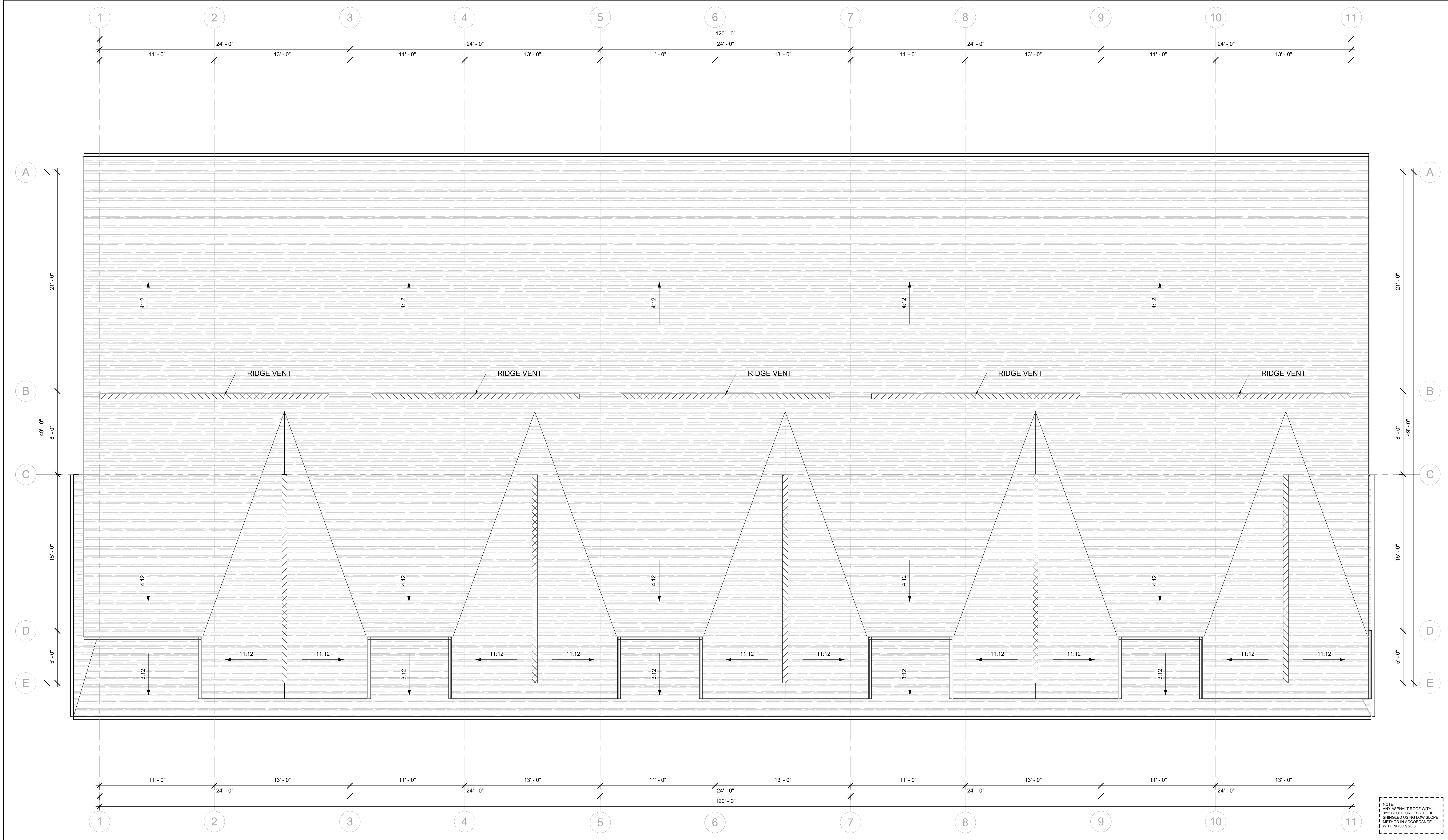
Drawn by: **CM**

Checked by: **--**

Projects number: **24-05**

**A103**

Arch D 24-05-03E



NOTE:  
 ANY ASPHALT ROOF WITH  
 3:12 SLOPE OR LESS TO BE  
 SHINGLES USING LOW SLOPE  
 METHOD IN ACCORDANCE  
 WITH NBCC 9.29.9

**GENERAL NOTES:**

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no.	Description	Date
1	Issued for Review	02.XX.2024

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 DESIGN CO.

Halifax, NS  
 aileron.arch@gmail.com  
 902.292.2845

**BOWERS**  
 CONSTRUCTION

Client: **BOWERS CONSTRUCTION**

Stamp: True North

Project name: **ATKINSON LANE**

Project address: **FREDERICTON, NB**

Drawing title: **ROOF**

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

Date: 2024-02-15 5:20:38 PM

Drawn by: CM

Checked by: --

Projects number: 24-05

**A104**

Arch D 24-058



Arch D 24-0368

**GENERAL NOTES:**

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no.	Description	Date
1	Issued for Review	02.XX.2024



**BOWERS**  
CONSTRUCTION

Client: **BOWERS CONSTRUCTION**

Stamp: True North

Project name: **ATKINSON LANE**

Project address: **FREDERICTON, NB**

Drawing title	
<b>SOUTH ELEVATION</b>	
Scale	Date
1/4" = 1'-0"	2024-02-15 5:20:58 PM
Drawn by	Checked by
CM	--
Projects number	24-05

**A300**





**GENERAL NOTES:**

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10. ALL AREAS TO BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAYS WORK.

no.	Description	Date
1	Issued for Review	02.XX.2024



**AILERON**  
DESIGN CO.

Halifax, NS aileron.arch@gmail.com 902.292.2845

**BOWERS**  
CONSTRUCTION

Client BOWERS CONSTRUCTION

Stamp  
True North

Project name  
**ATKINSON LANE**

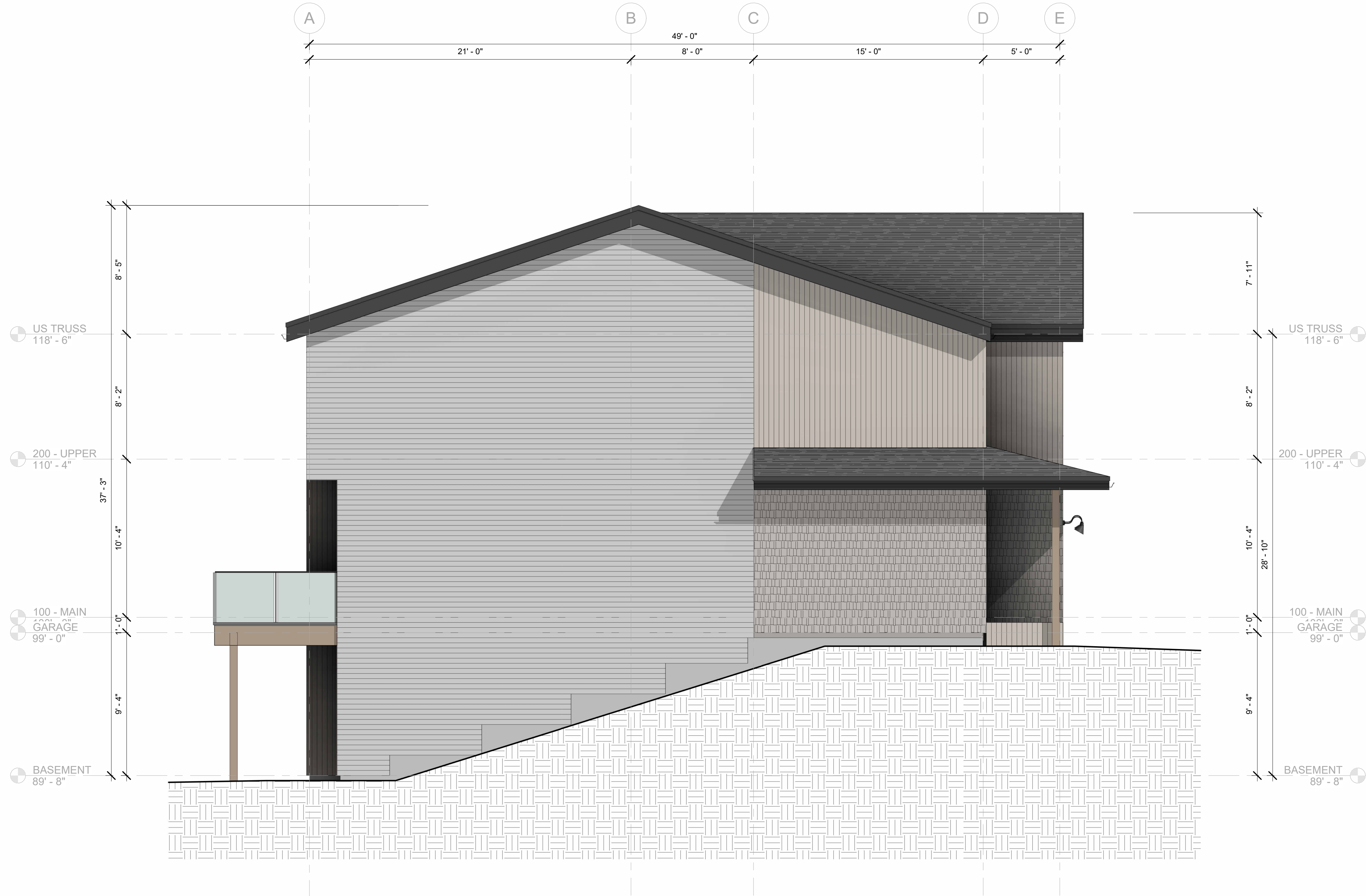
Project address  
FREDERICTON, NB

Drawing title  
**NORTH ELEVATION**

Scale 1/4" = 1'-0"  
Date 2024-02-15 5:21:21 PM

Drawn by CM  
Checked by --  
Projects number 24-05

**A301**



- GENERAL NOTES:
1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT BEFORE COMMENCING WORK.
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no.	Description	Date
1	Issued for Review	02.XX.2024

Halifax, NS  
 aileron.arch@gmail.com  
 902.292.2845

**BOWERS CONSTRUCTION**

Client  
**BOWERS CONSTRUCTION**

Stamp  
 True North

Project name  
**ATKINSON LANE**

Project address  
**FREDERICTON, NB**

Drawing title  
**WEST ELEVATION**

Scale  
 1/4" = 1'-0"

Date  
 2024-02-15 5:21:33 PM

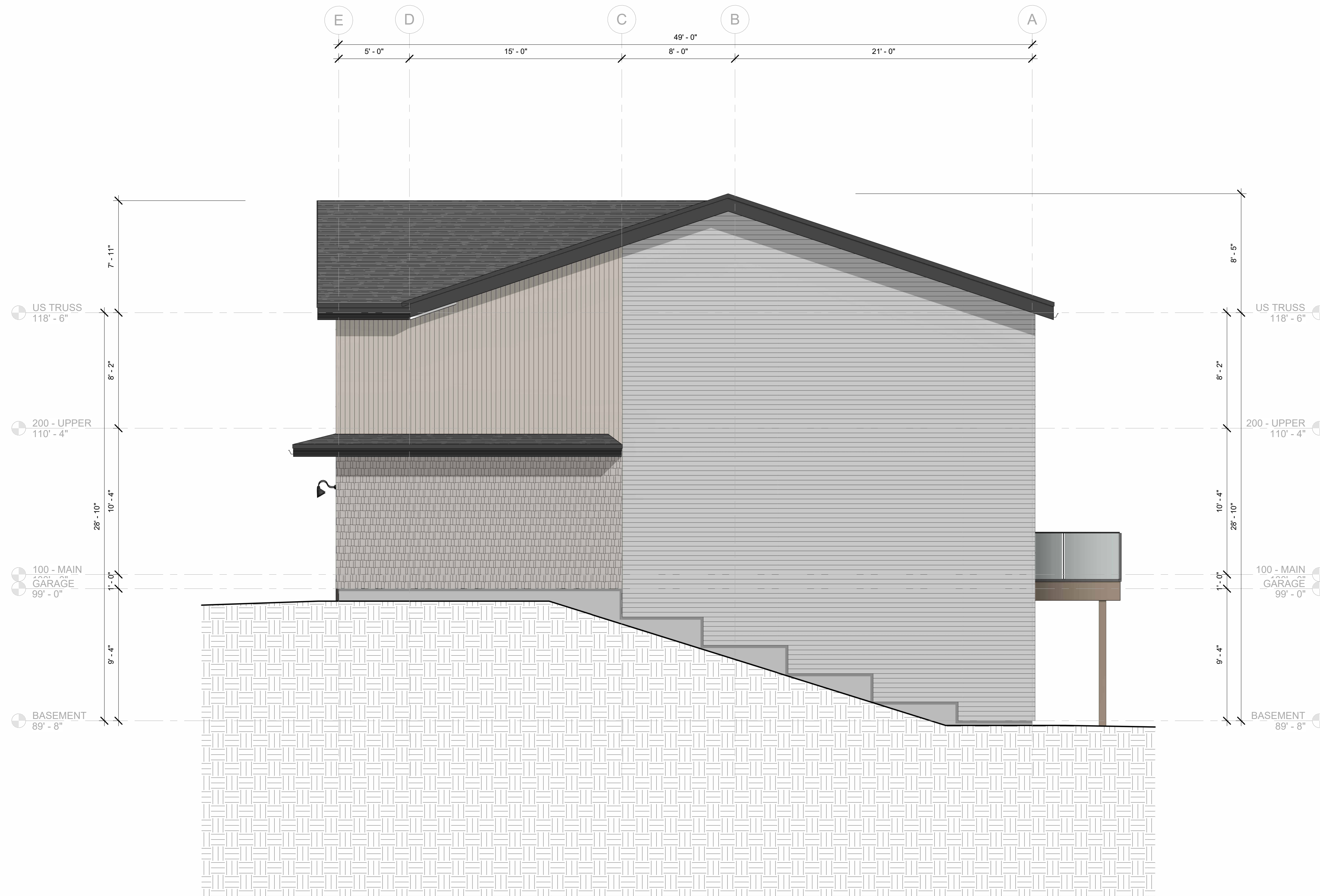
Drawn by  
 CM

Checked by  
 --

Projects number  
 24-05

**A302**

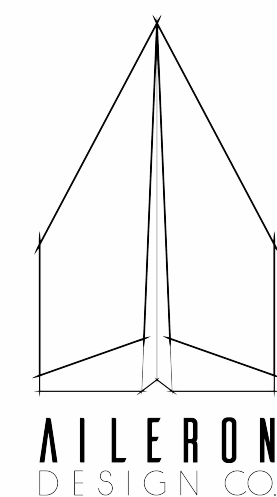
Arch.D 24.02.06E



GENERAL NOTES:

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1	Issued for Review	02.XX.2024



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**BOWERS**  
CONSTRUCTION

Client: BOWERS CONSTRUCTION

Stamp

True North

Project name

ATKINSON LANE

Project address

FREDERICTON, NB

Drawing title

EAST ELEVATION

Scale

1/4" = 1'-0"

Date

2024-02-15 5:21:52 PM

Drawn by

CM

Checked by

--

Projects number

24-05

**A303**