



PLANNING ADVISORY COMMITTEE
Regular Meeting – April 8, 2024
Council Chamber - 584 New Maryland Highway
7:00 p.m.
AGENDA

- 1. Call to Order:**
- 2. Approval of the Agenda:**
- 3. Disclosure of Interest:**
- 4. Approval of the Minutes:**
 - (i) Regular Meeting – 08 January 2024
 - (ii) 05 February 2024 – Meeting Cancelled
 - (iii) 11 March 2024 – Meeting Cancelled
- 5. Business Arising from the Minutes:**
 - (i) Notice of Decision – Zoning By-law Amendment 03-01-2023 – 196 Phillips Drive
- 6. Old Business:** None
- 7. Reports:**
 - (i) Building Permit Report – January 2024
 - (ii) Building Permit Report – February 2024
 - (iii) Building Permit Report – March 2024
- 8. New Business:**
 - (i) Zoning By-law Amendment 04-01-2024 – Proposed 10-Unit Apartment Building – 7 Atkinson Lane
 - (ii) Appointment of PAC Members
- 9. Time and Date of Next Meeting:**
 - (i) 06 May 2024 @ 7:00 p.m. at Council Chamber
- 10. Adjournment**

Agenda Item No. 8 (i) – Zoning By-law Amendment 04-01-2024: Attached for the Committee’s review and discussion is a planning report prepared by staff, and reviewed by the Village’s Planning Director Frank Flanagan, outlining the principal details of the proposed development of a 10 (ten)-unit apartment building at the subject property.

Via the *New Brunswick Community Planning Act (CPA)* and the *Village Zoning By-law*, the following are among the Committee’s mandate and authorities:

- to advise and make recommendations to the Council on matters relating to community planning; and,
- to give its views to the Council on any by-law proposed to be made under this Act, whether or not its views have been requested in accordance with section 110 of the CPA;

In that regard, Village Council passed the following resolution at their March 20th, 2024 formal meeting:

Be It Resolved That the Council for the Village of New Maryland, in accordance with Section 110 of the New Brunswick Community Planning Act, S.N.B. 2017, Chapter 19 and amendments thereto, hereby requests that staff forward to the Planning Advisory Committee, for their review, requested Zoning By-law Amendment 04-01-2024, A By-law to Amend Zoning By-law 04-2019, to re-zone the property at 7 Atkinson Lane, being Property Identification Number 75062455, from a Residential Zone Two (R-2) to a Residential Main Street Zone (R-4) to enable the future development of a 2 (two)-storey, 10 (ten)-unit apartment building. Council further requests that the Planning Advisory Committee provide their recommendations to Council prior to Wednesday, May 8th, 2024.”

Per Village policy, property owners within 100-metres of the subject properties were provided notice of the details of the re-zoning application, and were advised of the opportunity to attend the PAC meeting and to submit comments in person or in writing for the Committee’s consideration. Attached in the meeting package are 2 (two) letters received to-date from interested residents. The developer, Justin Bowers will be in attendance at the meeting to make a brief presentation, and to respond to questions from the Committee or the attending public.

The “Staff Recommendation” section of the planning report is intended to serve as a draft framework for the Committee’s formal recommendations to Village Council on the matter. In consideration of public input, the noted recommendations will be amended at the direction of the Committee.



Area Photo - Vacant Corner Lot – Formerly 7 Atkinson Lane – View to the North

Agenda Item No. 5 (i) – Notice of Decision – Zoning By-law Amendment 03-01-2024 – 196 Pillips Drive: Attached is the letter informing the applicant of the Council’s approval of the requested zoning by-law amendment. Advancement of the project is expected to commence once the Village’s new water treatment plant is operational and expanded water capacity is available in 2025.

Agenda Item No. 7 (i) - Reports – Building Permit Report – January 2024:

Monthly Building Permit Summary	January 2024	January 2023
Total Permits	2	2
Estimated Value of Construction	\$73,000.00	\$40,000.00
Fees Collected	\$569.25	\$330.00

The Year-to-date totals ending the month of January 2024 are as follows:

Building Permit Summary YTD	YTD Ending January 2024	YTD Ending January 2023
Total Permits	2	2
Estimated Value of Construction	\$73,000.00	\$40,000.00
Fees Collected	\$569.25	\$330.00

Agenda Item No. 7 (ii) - Reports – Building Permit Report – February 2024:

Monthly Building Permit Summary	February 2024	February 2023
Total Permits	3	2
Estimated Value of Construction	\$75,000.00	\$76,800.00
Fees Collected	\$603.75	\$598.25

The Year-to-date totals ending the month of February 2024 are as follows:

Building Permit Summary YTD	YTD Ending February 2024	YTD Ending February 2023
Total Permits	5	4
Estimated Value of Construction	\$148,000.00	\$116,800.00
Fees Collected	\$1,173.00	\$928.25

Agenda Item No. 7 (iii) - Reports – Building Permit Report – March 2024:

Monthly Building Permit Summary	March 2024	March 2023
Total Permits	4	2
Estimated Value of Construction	\$389,000.00	\$57,000.00
Fees Collected	\$2,914.75	\$453.25

The Year-to-date totals ending the month of March 2024 are as follows:

Building Permit Summary YTD	YTD Ending March 2024	YTD Ending March 2023
Total Permits	9	6
Estimated Value of Construction	\$537,000.00	\$173,800.00
Fees Collected	\$4,087.75	\$1,381.50

The building permit totals for the first quarter of the year generally illustrate the seasonal trend for the level of construction activity over the winter months. The nature of the projects (windows, siding, and general renovations) is typical of past seasonal trends. Worth noting is the permit issued for a new home construction in the Centennial Gardens Subdivision on Boxwood Lane, which contributed to increased year-to-date totals as compared to March 2023.

Agenda Item No. 8 (ii) – Appointment of PAC Members: The terms of office for Committee members Gillian Ash-Richard, and Councillor Tim Scammell are scheduled to expire in June 2024.

In accordance with Procedural By-law No. 50, when a vacancy opportunity arises, or when the term of membership of a current committee member is due for renewal, notification shall be posted via the Daily Gleaner, and social media (Website, Facebook and Twitter) advertising that a position is available. Residents, including a current member whose term is about to expire, interested in a membership role must complete and submit the Expression of Interest to Volunteer for the New Maryland Planning Advisory Committee form for Council's review and appointment of the selected candidate via Resolution of Council.

Notifications will soon be posted to advertise of the opportunity to submit Expressions of Interest in being considered for membership.

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Village of New Maryland
PLANNING ADVISORY COMMITTEE
Minutes of Regular Meeting
Council Chambers – 584 New Maryland Hwy.
08 January 2024

Present: Julie Clarke, Chair
Sam McEwan, Vice-Chair
Mike Pauley
Gillian Ash Richard
Robin Chaplin
Tim Scammell, Councillor

Also Present: Judy Wilson-Shee, Mayor
Rob Pero, Building Inspector / Development Officer
Kyle Arsenaault, Assistant Building Inspector / Development Officer
Audrey Harper, Administrative Assistant / Recording Secretary

1. Call to Order:

Chair Julie Clarke called the regular meeting of the Planning Advisory Committee (PAC) to order at 6:58 p.m.

2. Approval of the Agenda:

MOVED BY Mike Pauley and **seconded by** Councillor Tim Scammell to approve the agenda as distributed.
MOTION CARRIED.

3. Disclosure of Interest: None.

4. Approval of the Minutes:

(i) Regular Meeting – 06 November 2023:

MOVED BY Vice-Chair Sam McEwan and **seconded by** Robin Chaplin to approve the minutes of the November 6, 2023 meeting. **MOTION CARRIED.**

5. Business Arising from the Minutes:

(i) Notice of Decision – Proposed Accessory Building – 472 New Maryland Hwy.:

Rob Pero advised that a Notice of Decision was sent to the Applicant informing him that the Committee approved his requested variances. To date the required administrative consolidation of parcels has not been completed, however, staff have filed a notice with the Service New Brunswick Land Gazette land registry database to alert of the outstanding obligation to the present owner, or future potential purchasers of the property. He noted that a building permit has been issued and the slab foundation has been poured.

(ii) Notice of Decision – Second Driveway – 32 Woodlawn Lane:

Rob Pero advised that a Notice of Decision was sent to the Applicant informing him that the Committee denied the requested variance to permit the constructed second driveway access to the property. Although the applicant expressed disappointment with the decision, he committed to removal of the driveway in the Spring of 2024 when working conditions would be more favorable.

6. Old Business: None

7. **Reports:**

(i) **Building Permit Report – November 2023:**

Monthly Building Permit Summary	November 2023	November 2022
Total Permits	8	2
Estimated Value of Construction	\$458,500.00	\$308,000.00
Fees Collected	\$3,331.00	\$2,273.00

The Year-to-Date totals ending the month of November 2023 were as follows:

Building Permit Summary YTD	YTD Ending November 2023	YTD Ending November 2022
Total Permits	100	136
Estimated Value of Construction	\$3,670,303.25	\$5,594,313.15
Fees Collected	\$28,073.00	\$43,368.75

Kyle Arsenault noted that November had 8 (eight) building permits issued in comparison to the 2 (two) building permits having been issued in November 2022. Kyle explained to the Committee that 1 (one) permit was issued for a single-family dwelling on Doherty Street. The remaining permits were issued for renovations and the installation of storage containers at 492 New Maryland Hwy., the Village’s operations building.

(ii) **Building Permit Report – December 2023:**

Monthly Building Permit Summary	December 2023	December 2022
Total Permits	2	3
Estimated Value of Construction	\$66,340.00	\$19,570.00
Fees Collected	\$525.75	\$197.75

The Year-to-Date totals ending the month of December 2023 were as follows:

Building Permit Summary YTD	YTD Ending December 2023	YTD Ending December 2022
Total Permits	102	139
Estimated Value of Construction	\$3,736,643.25	\$5,613,883.15
Fees Collected	\$28,598.75	\$43,566.50

Kyle Arsenault noted that December had 2 (two) building permits issued. Both building permits related to residential renovations.

(ii) **2023 Annual Building Permit Summary:**

Kyle Arsenault presented to the Committee the Annual Building Permit Summary Report for 2023.

Kyle summarized that, to the end of December 2023, a total of 102 (*one hundred two*) building permits had been issued with a total estimated value of construction of \$3,736,643.25 (*three million, seven hundred thirty-six thousand, six hundred forty-three dollars and twenty-five cents*), and \$28,598.75 (*twenty-eight thousand, five hundred ninety-eight dollars and seventy-five cents*) in fees collected. In comparison to building permit activity in 2022, the data for 2023 illustrates reduced year-end totals. Kyle explained that the number of new home construction permits, 5 (*five*), were lower than the 11 (*eleven*) in 2022. With the full build out of the semi-detached garden homes in Phase 1 of Orchard’s Edge Subdivision (Lynda Lane) occurring in 2022, the data reflects a return to single family dwelling construction activity at a pace comparable to 2018, and years prior.

8. **New Business:**

(i) **2024 PAC Meeting Schedule:**

The Committee reviewed and approved the proposed PAC meeting schedule and application deadline dates for 2024. Rob advised that the information would soon be posted on the Village website.

MOVED BY Mike Pauley and **seconded by** Gillian Ash Richard to approve the 2024 PAC meeting schedule and application deadlines. **MOTION CARRIED UNANIMOUSLY.**

9. **Time and Date of Next Meeting:**

05 February 2024 @ 7:00 p.m. at Council Chambers.

10. **Adjournment:**

MOVED BY Vice-Chair Sam McEwan to adjourn the meeting at 7:19 p.m. **MOTION CARRIED**

Respectfully submitted,

Audrey Harper
Administrative Assistant/Recording Secretary

Rob Pero
Building Inspector / Development Officer

Julie Clark
Chairperson



Village of New Maryland

January 18, 2024

Zzap Consulting Inc. c/o
Connor Wallace
1 Canal Street
Dartmouth, NS
B2Y 2W1

Via E-mail: connor@zzap.ca

Dear Mr. Wallace:

Re: Re-Zoning Application
196 Phillips Drive (PIDs 75260265, 75260273, 75260257 and 75062208)

I am writing to confirm that, at their December 20th, 2023 regular meeting, the Council for the Village of New Maryland conducted the third and final readings to enact *Zoning By-Law Amendment No. 04-02-2023*. Your request to re-zone the property captioned above to Residential Zone Three (R-3) was approved for 2 (two) 20 (twenty)-unit, 2 (two)-storey apartment buildings, subject to the following terms and conditions:


- the re-zoning of the property to R-3 is subject to a Section 59 Agreement with particular emphasis on preservation of existing trees and landscape buffering requirements with the use of deciduous and coniferous plantings on the North and West boundaries of the site, which are to be shown on a landscaping plan to the satisfaction of the Development Officer;
- the site shall be developed in full compliance with the R-3 zone standards;
- the building designs and exterior finishes shall be in accordance with the zoning by-law Urban Design Standards, at the time of building permit issuance;
- a mutual access right-of-way for Lots 1 & 2 shall be incorporated into the subdivision plan and addressed via a registered access agreement;
- firefighting requirements shall be to the satisfaction of the Fire Chief, Village Engineer and Village Council;
- municipal water capacity be allocated and held available for the development for a period of 5 (five)-years upon the registration of a Section 59 Zoning Agreement; and
- all construction shall be in accordance with all applicable Village by-laws & policies.

Subsequently, the zoning by-law amendment was filed for registry with the Service New Brunswick Registry Office and is filed as Document Number 44573971.

If you have any further questions or comments, please don't hesitate to contact me directly.

Sincerely,

VILLAGE OF NEW MARYLAND


Kyle Arsenault, PTech, NBCBO
Asst. Building Inspector/Development Officer
kyle.arsenault@vonm.ca

cc. Caleb Bowers & Justin Bowers, Bowers Construction Inc.

Village of New Maryland - BUILDING AND DEVELOPMENT PERMITS – January 2024

PERMIT #	DATE	BUILDING LOCATION	DESCRIPTION OF WORK	OWNER AND/OR CONTRACTOR	ESTIMATED COST	PERMIT FEE
24001	January 24, 2024	28 Douglas Crescent PID 75061689	Repair rim joist and replace siding	Jordan Hunter	\$8,000.00	\$78.00
24002	January 24, 2024	215 Atkinson Lane PID 75243055	Kitchen renovations	J. Russon Construction	\$65,000.00	\$491.25
Totals				January (2 permits)	\$73,000.00	\$569.25

Village of New Maryland - BUILDING AND DEVELOPMENT PERMITS – February 2024

PERMIT #	DATE	BUILDING LOCATION	DESCRIPTION OF WORK	OWNER AND/OR CONTRACTOR	ESTIMATED COST	PERMIT FEE
24003	February 1, 2024	9 Deer Lane PID 75072397	Replace exterior windows	Targett's Windows & Doors	\$27,000.00	\$215.75
24004	February 5, 2024	187 Phillips Drive PID 75071803	Replace loadbearing wall with 10' LVL beam	Candace Hossack	\$13,000.00	\$114.25
24005	February 9, 2024	249 Springwater Lane PID 75079533	Construct a 20'x19' four-season sunroom	Tim Blom	\$35,000.00	\$273.75
Totals				February (3 permits)	\$75,000.00	\$603.75

Village of New Maryland - BUILDING AND DEVELOPMENT PERMITS – March 2024

PERMIT #	DATE	BUILDING LOCATION	DESCRIPTION OF WORK	OWNER AND/OR CONTRACTOR	ESTIMATED COST	PERMIT FEE
24006	March 6, 2024	23 Boxwood Lane PID 75560797	Single family dwelling with attached garage and shed	Michael Burris	\$300,000.00	\$2,195.00
24007	March 6, 2024	110 Woodlawn Lane PID 75291997	Replace 16 windows and 2 doors	Targett's Windows & Doors	\$24,000.00	\$201.25
24008	March 15, 2024	286 Woodlawn Lane PID 75159525	Replace windows, doors, siding and install 1 ½ foam insulation on exterior	Targett's Windows & Doors	\$58,000.00	\$447.75
24009	March 18, 2024	98 Crown Avenue PID 75069294	Replace roofing	Mary Coates	\$7,000.00	\$70.75
Totals				March (4 permits)	\$389,000.00	\$2,914.75



Village of New Maryland

Staff Report

Date: 08 April 2024
From: Rob Pero, Building Inspector/Development Officer
Property: 7 Atkinson Lane (PID 75062455)
Proposal: Requested Zoning By-law Amendment 04-01-2024 - Re-Zone from Residential Zone Two (R-2) to Residential Main Street Zone (R-4) to permit a 10 (ten)-Unit Apartment Building (Infill Development)

To: Planning Advisory Committee
Department: Development Services Department

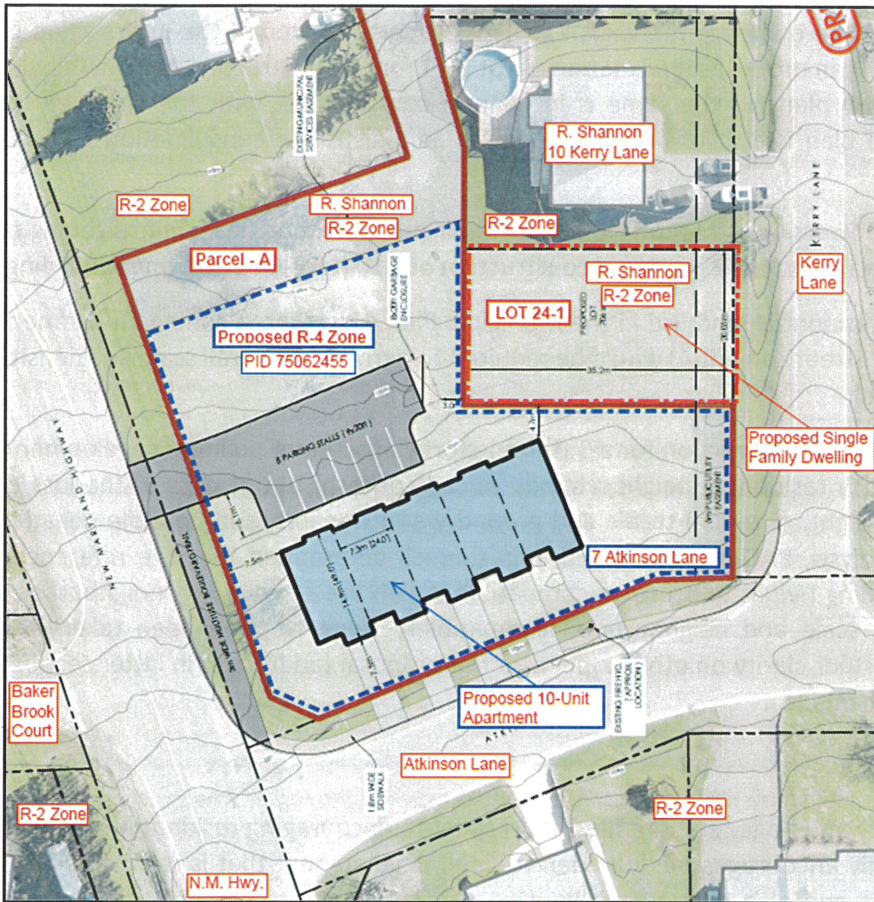


Figure 1- Preliminary Site Plan Concept – 7 Atkinson Lane

Executive Summary:

The applicant is proposing the construction of a low-rise 2 (two)-storey, 10 (ten)-unit apartment building at the site. The proposal requires a zoning amendment from R-2 to R-4.

The preliminary site concept and building design appear to be substantially in alignment with the R-4 Zone standards and no variance approvals by the Planning Advisory Committee are required. Vehicle parking is proposed to be addressed via an attached single-car garage for each of the 5 (five), 2 (two)-storey units each having their own driveway access from Atkinson Lane. A rear parking lot is also proposed for the 5 (five) walkout basement units having access via a driveway from NB Route 101 (New Maryland Highway). The preliminary building design appears to be appropriate to the site context, however, absent from the current site plan are landscaping details to provide visual buffering from the proposed parking lot and adjacent R-2 zoned properties. Further review and consultation with NB Department of Transportation and Infrastructure (NB DTI) will be required by the developer with regard to the proposed driveway access to New Maryland Highway.

In consideration of the objectives outlined in the Village’s Municipal Plan and Age-Friendly Action Plan, and subject to compliance with NB DTI requirements, staff would recommend in support of the proposal subject to terms and conditions.

Applicant: Zzap Consulting Inc., 1 Canal Street, Dartmouth NS, B2Y 2W1

Developer: Bowers Construction NB Inc.
21 Fairway Drive, Unit A, Hanwell, NB, E3C 0M2

Site Location: PID 75062455. Vacant corner lot at the intersection of Atkinson Lane and New Maryland Highway. (See Figure 8)

Neighborhood: Entrance to Springwater Place Subdivision. Surrounded by Residential Zone Two (R-2) of low-rise single-detached dwellings except for a Community Commercial Zone (CC) (Daycare) and a Residential Zone Three (R-3) (Vacant Lot) nearby on the opposite side of New Maryland Highway.

Current Land Use: Currently vacant, cleared parcel. A former two-storey apartment dwelling was demolished in 2015. Parcel A and Lot 24-1 are proposed to be subdivided from PID 75062455 by the current owner, and the remaining land proposed for development as described herein.

Previous Applications: None.

Application:

On behalf of the developer, Zzap Consulting Inc. has made application for the following to permit construction of a 2 (two)-storey, 10 (ten)-unit apartment building:

- Re-zoning from R-2 to R-4.

Planning Comments:

Proposal:

Roger Shannon is the resident at 10 Kerry Lane and the owner of the vacant subject property located at the intersection of Atkinson Lane and New Maryland Highway. Mr. Shannon proposes the creation of Lot 24-1 for his construction of a new single-family dwelling. The attached tentative subdivision plan for the same is in general conformance with the specified lot standards. Parcel A also shown on the referenced plan is also to be subdivided for administrative consolidation with his property at 10 Kerry Lane.

Mr. Shannon has entered into an agreement with Bowers Construction NB Inc. for their proposed purchase and re-zoning of the remnant vacant land shown on the subdivision plan, and their proposed construction of a 10 (ten)-unit apartment building.

The subject property is currently designated for a residential land use in the Municipal Plan. However, a zoning amendment from Residential Zone Two (R-2) to Residential Main Street Zone (R-4) would be required to permit the overall scale and density of the proposed development on the remnant parcel.

In conjunction with a previous application from Bowers Construction for a 3 (three)-storey apartment building development, neighboring residents in the surrounding low density residential neighborhoods voiced concerns about risks of the loss of privacy due to the proposed apartment building height, potential traffic and ground water impacts, and possible negative impact to nearby property values. In the final analysis, PAC recommended, and Council determined that the referenced proposal should be limited to a 2 (two)-storey building height to preserve compatibility with the surrounding neighborhood context. The referenced concerns about building scale and neighborhood compatibility seem to have been taken into consideration, in part, for the current proposal. Further clarity on other aspects of the proposal (addressed in latter sections of this report) will need to be provided by the applicants.

Relationship to the Municipal Plan:

The Village's Municipal Plan contains several priority and policy statements with respect to encouraging residential land uses with increased density. The Municipal Plan generally encourages medium-density infill development that is compatible and cohesive with existing surrounding neighborhoods and also encourages housing stock that meets the diverse needs of residents with respect to age, income and lifestyle choices. This development proposal could potentially be the first multi-unit residential development to be constructed within the Village and could provide a greater diversity of housing options for existing and future residents.

The Municipal plan states the following in relation to multiple-unit dwellings:

"That the location, design and layout of vehicular and pedestrian access to the site be reviewed by the Village to ensure it is located to, or in close proximity to, arterial or collector streets; that it is on the periphery of low-density neighbourhoods; and that it incorporates high quality exterior building design."

Since the proposed location of the development is at the junction of Atkinson Lane and the New Maryland Highway, the proposal meets the Municipal Plan objectives quoted above. However, staff believe the neighboring public may have concern on allowing multi-unit residential buildings in such close proximity to a well-established low-density neighbourhood. Further analysis on potential for traffic pattern impacts to Atkinson Lane and New Maryland Highway will also be required.

For lands designated Residential on the Future Land Use Map, higher density uses are only to be permitted as a zone amendment (through Section 59 of the *Community Planning Act*) to the Zoning By-law. Via this mechanism, and the existing R-4 Zone Urban Design Standards, landscape buffering from the adjacent existing residential properties, and other terms and conditions deemed appropriate by Council, can be imposed.

The subject site is adjacent to an envisioned multi-use boulevard trail along New Maryland Highway. Such a feature will serve the Municipal Plan’s objectives for trail accessibility, active transportation, improved connectivity to existing commercial or public amenities in the Village and enable the possibility of future trail connectivity to the City of Fredericton. Figure 14, attached herein, illustrates the future vision identified in the Village Trails and Bikeways Master Plan for a 3-metre wide, paved, multi-use boulevard trail proposed for along the New Maryland Highway right-of-way.

To promote enhanced pedestrian connectivity for building tenants and other users, the developer proposes offsite works such as construction of a sidewalk on Atkinson Lane, and the installation of a section of a 3 (three)-metre wide asphalt multi-use trail along New Maryland Highway.

Staff recommend that the 1.8-metre-wide sidewalk proposed for Atkinson Lane be increased to 2.0 metres out of regard for benefits to users and winter snow removal operations.

Relationship to the Zoning By-law:

The current zoning for the property is R-2 which permits a maximum of two (2) dwelling units on a property. Since the property lies within the New Maryland Highway Central Corridor Overlay Zone, the developer therefore requires a rezoning from R-2 to R-4 to accommodate the proposal to construct a multi-unit apartment building and must comply with site and building design criteria specified for the zone.

The Applicant’s proposal for the 10 (ten)-unit apartment building concept, as compared to the R-4 Zone standards in Zoning By-law Section 8.7.2 are as follows:

Table 1.0 – 10 (ten)-Unit Apartment Building (PID 75062455) – 7 Atkinson Lane

Standard	Required	Proposed	Variance
Minimum Lot Area	720 m ²	2799 m ²	n/a
Minimum Lot Frontage	24 m	~ 56.9 m	n/a
Minimum Front Yard (facing NM Hwy.)	5.0 m	7.5 m	n/a
Minimum Rear Yard (facing Kerry Lane)	11.0 m	~ 18.5 m	n/a
Minimum Side Yard (Northern direction)	4.0 m	4.7 m	n/a
Minimum Flankage Yard (facing Atkinson Lane)	5.0 m	7.5 m	n/a
Maximum Height (North Façade)	11.0 m	10.05 m	n/a
Maximum Lot Coverage	50%	18.2 %	n/a
Minimum Landscaped Open Space	250 m ²	1,723 m ²	n/a
Required Parking Spaces	13	13	n/a
Barrier-Free Parking Spaces	1	Not Shown	n/a

Building Scale & Unit Density:

The Municipal Plan and Zoning By-law objectives of maintaining sufficient green space buffering from existing homes seems achievable given the scale and design of the building relative to the lot, although no such detail has been provided on the preliminary site plan drawing.

In accordance with site design requirements in the Zoning By-law, a developer is required to install 1 (one) tree for every 50 square metres of the lot area not already dedicated to buildings and hardscapes. Particular focus on landscape buffering details to the benefit of all adjacent properties would be important to better integrate the development to the adjacent low-density residential properties.

Staff recommend that the developer be required to provide, to the satisfaction of the Development Officer, a site landscaping plan to demonstrate compliance with Section 8.7.3 (5)(b) of the Zoning By-law, and that the west façade of the building be revised to comply with the R-4 Zone Urban Design Standards for Apartment Dwellings.

Setbacks:

In reference to Table 1, the Developer's proposal complies with the specified site and building design standards for an R-4 Zone, and no variance approvals by the Planning Advisory Committee are required.

Off-Street Parking:

The layout of the off-street parking and driveway access for the proposed apartment units are in general compliance with the Zoning By-law. For a 10 (ten)-unit apartment building, the minimum required 13 (thirteen) parking spaces have been incorporated into the building and site design. To this point however, the required single barrier-free parking space has yet to be illustrated on the site plan. Staff believe additional parking spaces should be provided to the benefit of the building tenants.

In recognition of car ownership trends in the community, staff recommend that additional overflow parking spaces be provided within the rear-lot parking area, and that a minimum of 1 (one) barrier-free parking stall be provided per the Zoning By-law requirements.

Section 7.22 (4) (b) of the Zoning By-law states that:

“Where parking lots abut residential uses, a 3-metre-wide landscaped buffer area with appropriate screening of trees, hedges or fences shall be incorporated to the satisfaction of the Planning Advisory Committee”.

The surface parking lot is currently proposed to be located approximately 6 (six)- metres from the eastern property line, which exceeds the minimum 3-metre setback and therefore provides ample room to install a substantial amount of greenspace screening.

The access driveway proposed to connect with New Maryland Highway will require consultation with the New Brunswick Department of Transportation and Infrastructure (NB DTI) and the Village Engineer with regard to the potential for negative impacts to traffic patterns and vehicle turning movements.

Staff recommend that the applicant be required to consult with NB DTI and provide a copy of their written response with regard to the proposed driveway access to New Maryland Highway.

Municipal Servicing Requirements:

Servicing, lot grading and stormwater management are to be provided to the satisfaction of the Village Engineer prior to issuance of a building permit. Water supply and sanitary sewer capacity servicing is currently available for a development of the scale proposed.

The lot grading plan for the property will require a stormwater management plan as per the Village's Stormwater Policy to mitigate potential impacts to existing municipal infrastructure and neighbouring properties.

There is presently sufficient capacity in Village sanitary sewer collection and treatment system for the proposed scale of development.

Staff recommend that upon any enactment of the requested zoning by-law amendment, and subject to registration of a Section 59 Zoning Agreement, that sufficient municipal water and sanitary sewer capacity shall be allocated and held available for the proposed development for a maximum period of 2 (two) years.

Fire Protection Requirements:

For the given scale of the proposed apartment building, the Village fire department assets and capabilities are sufficient to deliver the required fire protection services for the classification of building. There are municipal fire hydrants located immediately adjacent to each of the North and South corners of the subject property, and 2 (two) additional fire hydrants are located within 80 (eighty) metres of the site. Available water supply and pressures for firefighting purposes will need to be confirmed by the Village Engineer, however.

Staff Recommendation:

Staff is of the opinion that the developer’s proposal speaks to some of the housing and fiscal sustainability objectives for the Village’s Municipal Plan, however, there is some risk of potential compatibility conflict with the existing surrounding low-density neighbourhood. This proposed infill development opportunity could: generate welcome property tax and utility revenues; optimise utilisation of the existing and future municipal infrastructure on New Maryland Highway; cater to the Municipal Plan and Age-Friendly Committee objectives of a greater diversity of housing options for residents; and could be the first development to be constructed in alignment with the Village’s Urban Design Standards and Guidelines.

The referenced proposal seems to present an opportunity to exercise the Village’s administrative flexibility and commitment to enabling new, high value developments that achieve compatibility with its surroundings in the community.

With respect to the application submitted by Zzap Consulting Inc., staff recommend in favor of the requested by-law amendment to re-zone the site from R-2 to R-4, subject to PAC and Council approval of the following terms and conditions for the proposed 10 (ten)-unit apartment building:

- a) The re-zoning of the property to Residential (R-4) be approved subject to a Section 59 Agreement with particular emphasis on site services, storm water management and landscape buffering requirements with the use of deciduous and coniferous plantings which are to be shown on a landscaping plan to the satisfaction of the Development Officer;
- b) The site shall be developed substantially in accordance with Figure 7, to the satisfaction of the Development Officer;
- c) Additional parking stalls to be added to the rear parking lot;
- d) A minimum of 1 (one) barrier-free parking stall to be provided as per the Zoning By-law;
- e) The building exterior designs and finishes shall be in accordance with the Village Zoning By-law for the New Maryland Highway Central Corridor Overlay Zone;
- f) Firefighting and fire protection requirements shall be to the satisfaction of Village Council, Fire Chief and Village Engineer;
- g) Municipal water and sanitary sewer capacity be allocated and held available for the development for a period of 2 (two) years upon any enactment of the requested amendment and subject to registration of a Section 59 Zoning Agreement; and
- h) All construction shall be in accordance with all applicable Village by-laws & policies.

If PAC has any comments or concerns, please don’t hesitate to contact me directly.

Respectfully,

Rob Pero, CET, NBCBO
Building Inspector/ Development Officer

Attached Figures and Documents:

Figures 2 to 5 – Letter of Intent and Application Form – Zzap Consulting Inc. – 07 March 2024

Figure 6 – Aerial Photo – Vacant Lands at 7 Atkinson Lane

Figure 7 – Preliminary Site Plan Concept Drawing – Zzap Consulting Inc. – 07 March 2024

Figure 8 - Tentative Subdivision Plan - Shannon Subdivision 24-1

Figures 9 to 11 - Application Form – Zzap Consulting Inc. – 07 March 2024

Figures 12 and 13 - Draft Zoning By-law Amendment 04-01-2024 and Attachment ‘A-1’

Figure 14: Cross Section – Proposed Multi-Use Trail along Edge of New Maryland Highway

Preliminary Building Drawings – 10 (ten)- Unit Apartment Building (attached separately)



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 m² parcel (PID: 75062455). Our client is proposing to subdivide one lot off the existing parcel to create a 706 m² R-2 lot. The remaining 3,832 m² 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.

Figure 3 - Letter of Intent – Zzap Consulting Inc. – 07 March 2024



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.

Figure 4 - Letter of Intent – Zzap Consulting Inc. – 07 March 2024



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"> • Ease of access to New Maryland Highway, a major artery in Village’s street network; • Ability to keep traffic generated from the development away from the existing residential neighbourhood.
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,

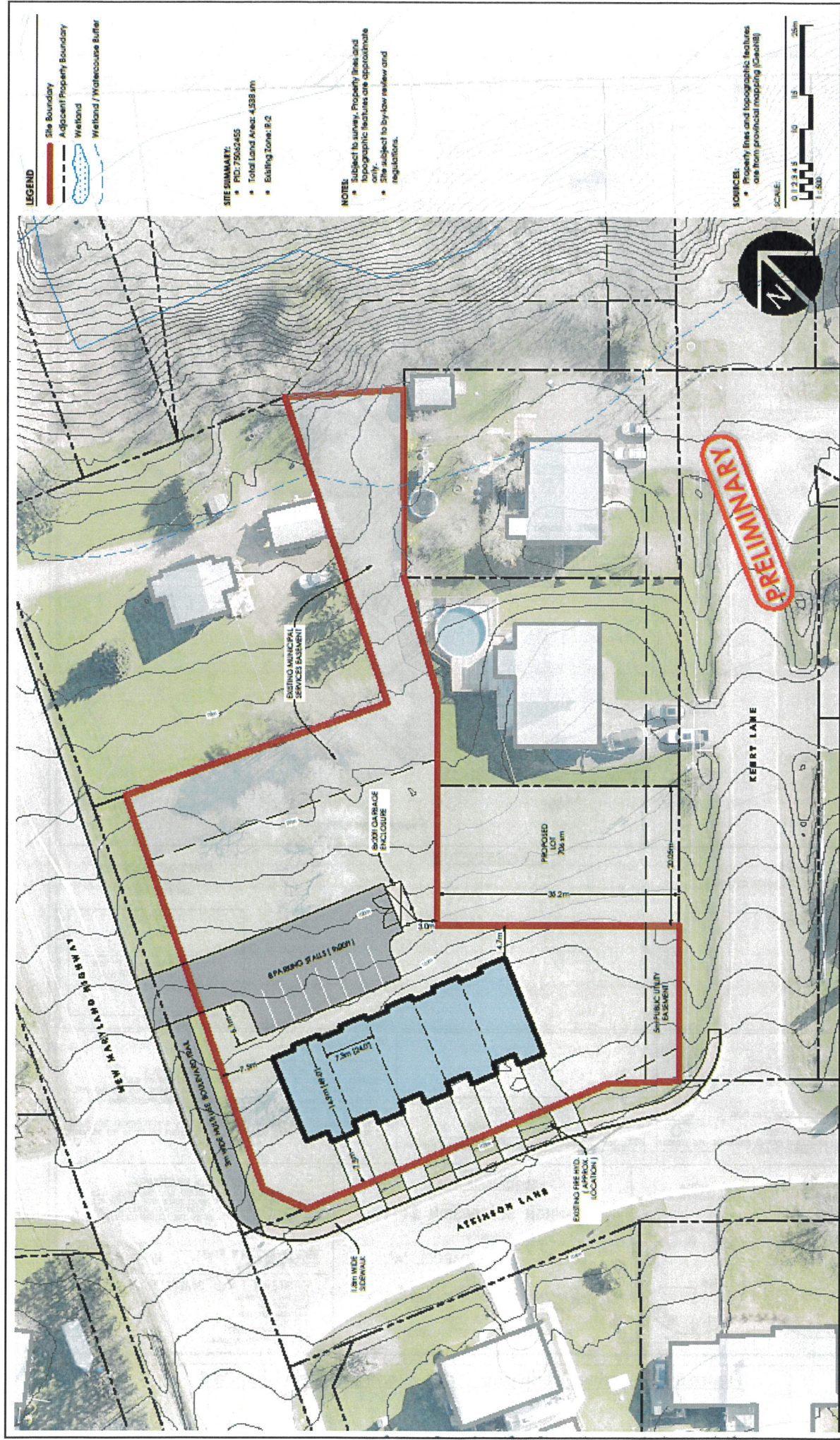
Connor Wallace

Connor Wallace, MCIP, LPP
 Principal
 ZZap Consulting Inc.
 connor@zzap.ca
 902-266-5481

Figure 5 - Letter of Intent – Zzap Consulting Inc. – 07 March 2024



Figure 6 – Aerial Photo – Vacant Lands at 7 Atkinson Lane



 <p>architecture + planning 1 Canal St, Duxbury MA 02829 zap.co</p>	<p>CLIENT</p> <p>BOWERS CONSTRUCTION</p>	<p>PROJECT</p> <p>75 NEW MARYLAND HIGHWAY DEVELOPMENT New Maryland, New Brunswick</p>	<p>DRAWING</p> <p>SITE PLAN</p>	<p>PROJECT NO. 24-005 DRAWN BY: KJW DATE: MARCH 07, 2024</p> <p>DRAWING NUMBER</p> <p>106</p>
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Figure 7 – Preliminary Site Plan Concept Drawing – Zap Consulting Inc. – 07 March 2024

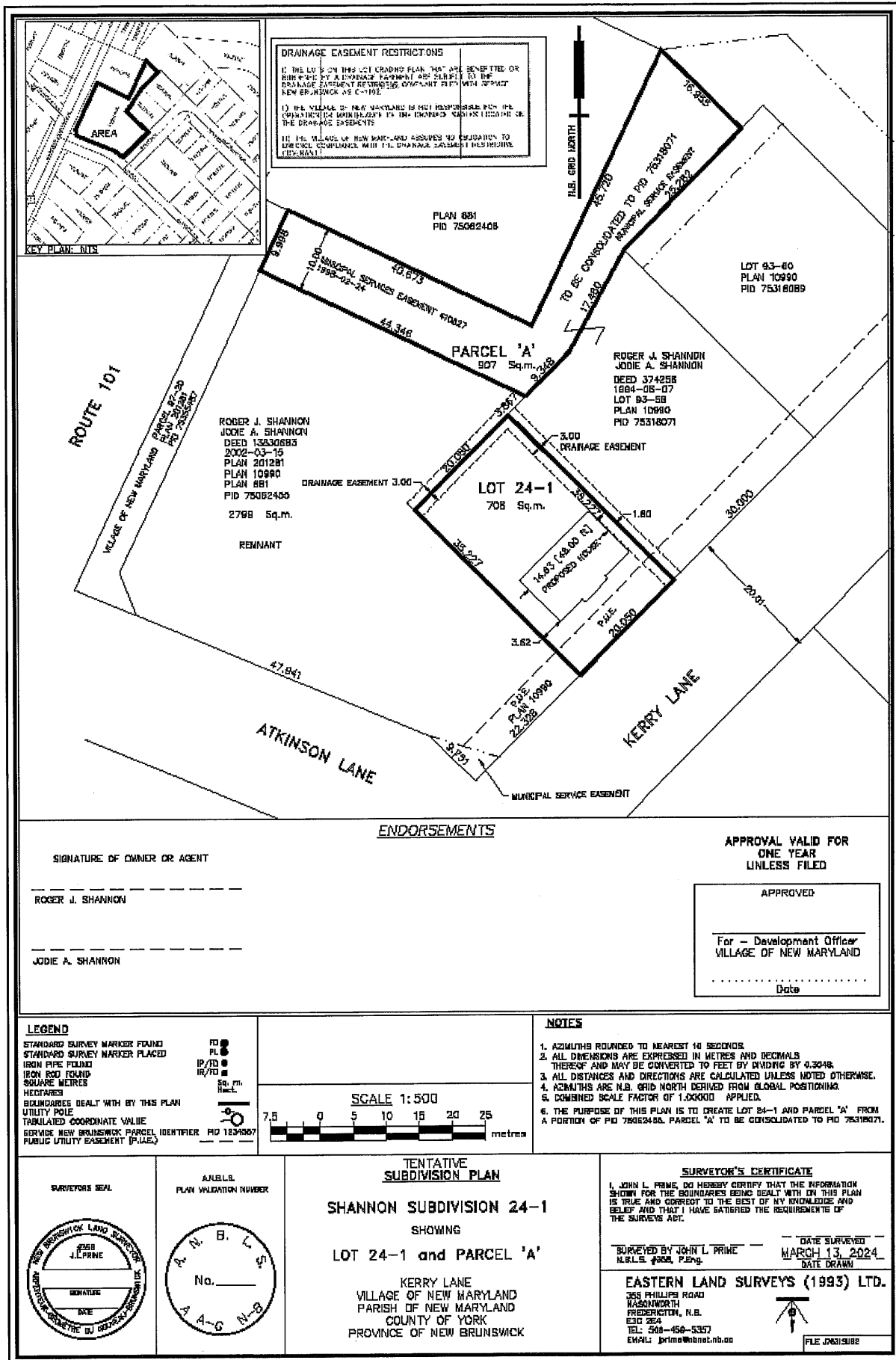


Figure 8 - Tentative Subdivision Plan - Shannon Subdivision 24-1



Village of New Maryland

504 New Maryland Drive, New Maryland, MD 21122, USA
T: 506.451.8508 F: 506.450.1605 info@vnm.ca

APPLICATION TO AMEND THE ZONING BY-LAW AND/OR THE MUNICIPAL PLAN BY-LAW

I/we hereby submit an application, for an amendment to:

- Zoning Bylaw No. 01
 Municipal Plan No. 03

Please Print or Type:

1. Name of applicant and full mailing address:
zzap Consulting Inc. 1 Canal Street, Dartmouth, NS Telephone: 902-266-5481
B2Y 2W1 Fax: _____ E-mail: connor@zzap.ca

2. Name of registered owner of subject land and full mailing address:
Roger Shannon Telephone: _____
_____ Fax: _____ E-mail: _____

3. Location and/or street address of land to be re-zoned:
7 Atkinson Lane
_____ PID Number: 75062455

4. Present use of subject land: vacant

5. Proposed use of subject land: Residential Apartment

6. Present zone of subject land: R-2

7. Zone required for proposed use: R-4

8. Present Municipal Plan designation: Residential

9. Proposed Municipal Plan designation: Residential

10. Applicant's reasons for requiring proposed change in Zoning:
See attached letter

(If insufficient space above, please submit separately)

Figure 9 - Application Form – Zzap Consulting Inc. – 07 March 2024

11. List of additional information which MUST be submitted by applicant before the application can be processed (10 copies of each document required.)

(a) Survey prepared by a New Brunswick Land Surveyor, or a plan deemed suitable by the Development Officer, showing:

- i. Applicant's/owner's total land holdings in the immediate area.
- ii. Parcel of land which is the subject to the application and any proposed subdivision of lands.
- iii. The location, size and use of land, easements and existing buildings or structures on the subject property.

(b) Preliminary Site Plan showing all proposed site improvements, parking areas, proposed new construction, changes/expansions to existing buildings, location and size of all the required utility and municipal easements and building setbacks.

(c) Applications involving proposed buildings or modifications to existing buildings shall include a floor plan showing the ground floor area, gross floor area, number of stories and/or units, and the width, length and height of the building.

(d) A letter of intent providing details of the proposal: hours of operation, number of employees, expected traffic generation, and any other relevant information.

(e) Signature of the property owner or attach written permission of the owner.

12. This application must be accompanied by a fee (cash or cheque) made payable to the Village of New Maryland.

<input checked="" type="checkbox"/>	Zoning By-law Amendment	\$1,000
<input type="checkbox"/>	Municipal Plan Amendment	\$1,500
<input type="checkbox"/>	Municipal Plan and Zoning By-law Amendment	\$1,500

13. Receipt #: _____

(Payments may be made by cash, debit or certified cheque payable to the Village of New Maryland)

Connor Wallace
Halifax

_____ of the County of Halifax of the Municipality of _____ solemnly declare that to the best of my knowledge all above statements are true, and the statements contained in all of the enclosures submitted herewith are true.

Please note: Re-zoning applications are subject to a public hearing of objections. Information included as part of this application may be distributed to the public as part of the public notification process.

Roger Shannon

Signature of Landowner/Date


Signature of Applicant or Agent/Date

Development Officer

Received

Notes: (for office use only)

Figure 11 - Application Form – Zzap Consulting Inc. – 07 March 2024



Village of New Maryland

584 New Maryland Hwy., New Maryland, NB E3C 1K1
T. 506.451.8508 F. 506.450.1605 www.vonm.ca

VILLAGE OF NEW MARYLAND BY-LAW AMENDMENT NO. 04-01-2024 A BY-LAW TO AMEND THE ZONING BY-LAW

The Council of the Village of New Maryland, under the authority vested in it by the Community Planning Act, and amendment thereto, hereby amends *Village of New Maryland Zoning By-law No. 04-2019* and enacts as follows:

That *Schedule A*, entitled “*Village of New Maryland Zoning Map*,” as attached to *By-law No. 04-2019 “Village of New Maryland Zoning By-law”* is hereby amended as identified on Attachment “A-1” attached to and forming part of this by-law amendment.

The purpose of the amendment is to re-zone lands located at civic address 7 Atkinson Lane, also identified as PID 75062455, from a Residential Zone Two (R-2) to a Residential Main Street Zone (R-4) for the development of a 2 (two)-storey 10 (ten)-unit apartment building, subject to the execution of a development agreement in accordance with the Community Planning Act, supra:

Read First Time: _____
(By Title Only)

Read Second Time: _____
(By Title Only)

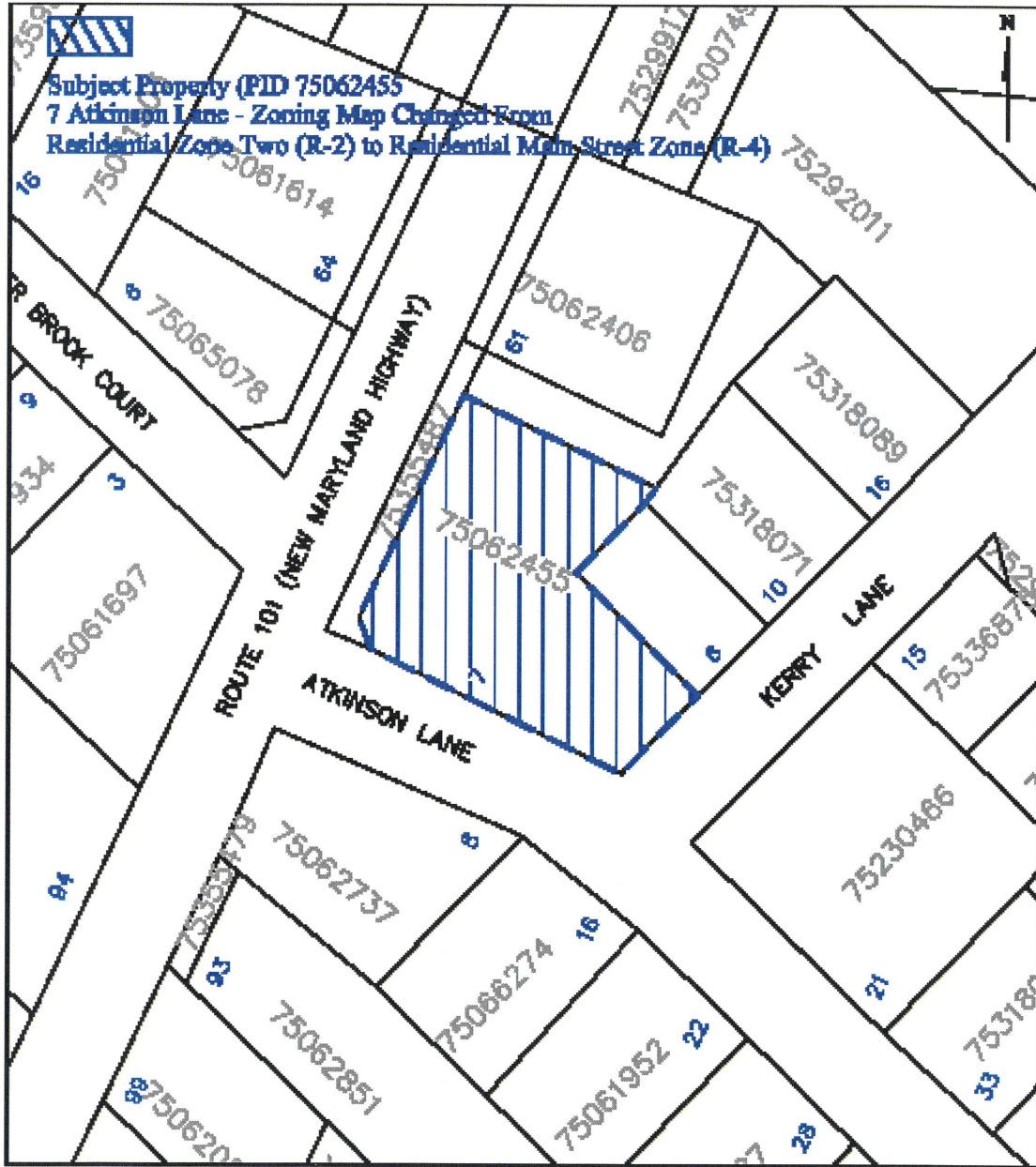
Read Third Time: _____
(In Its Entirety)

Read Final Time
(By Title Only) and ENACTED: _____

MAYOR
Judy Wilson-Shee

CAO/CLERK
Cynthia Geldart

Village of New Maryland Zoning By-Law Amendment No. 04-01-2024 Attachment "A-1"



N.T.E.

MAYOR
Judy Wilson-Shee

DRAFT

CAO/CLERK
Cynthia Geldert

Figure 13 - Draft Zoning By-law Amendment 04-01-2024 - Attachment 'A-1'

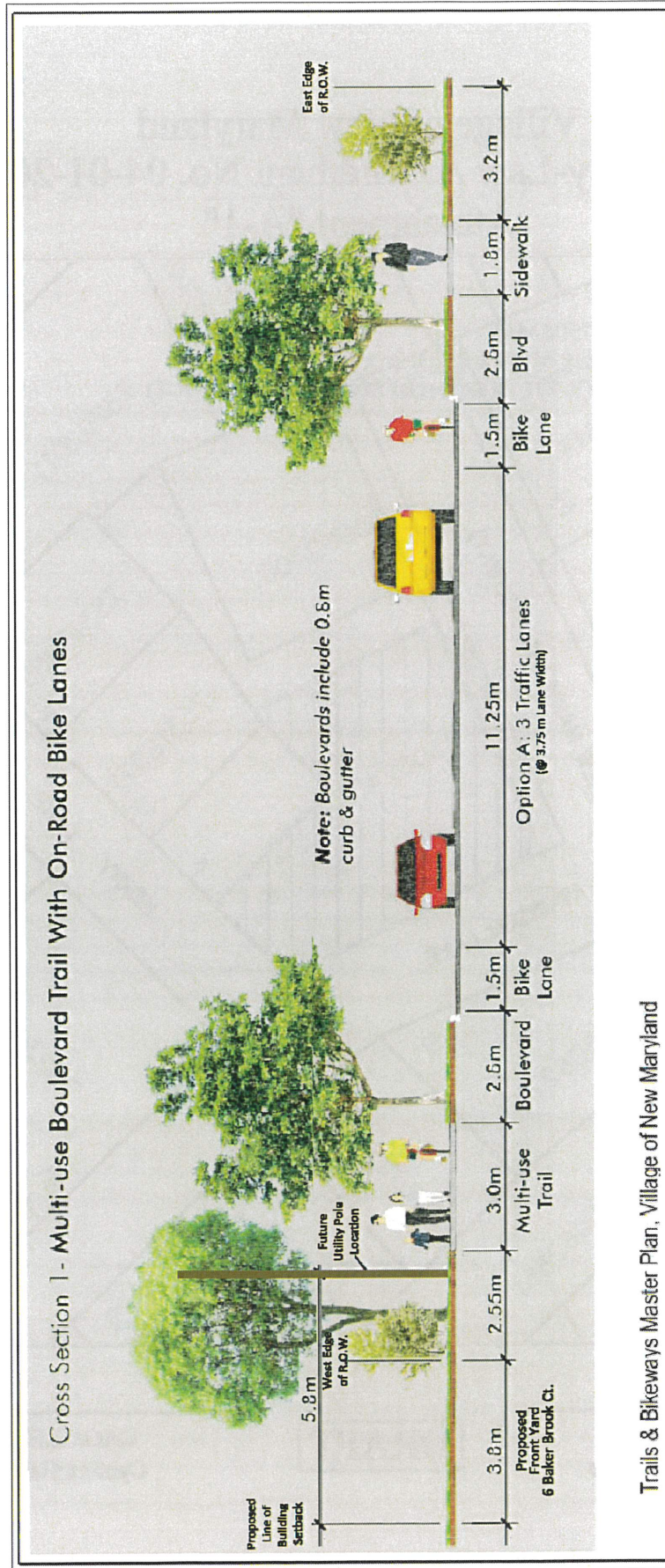
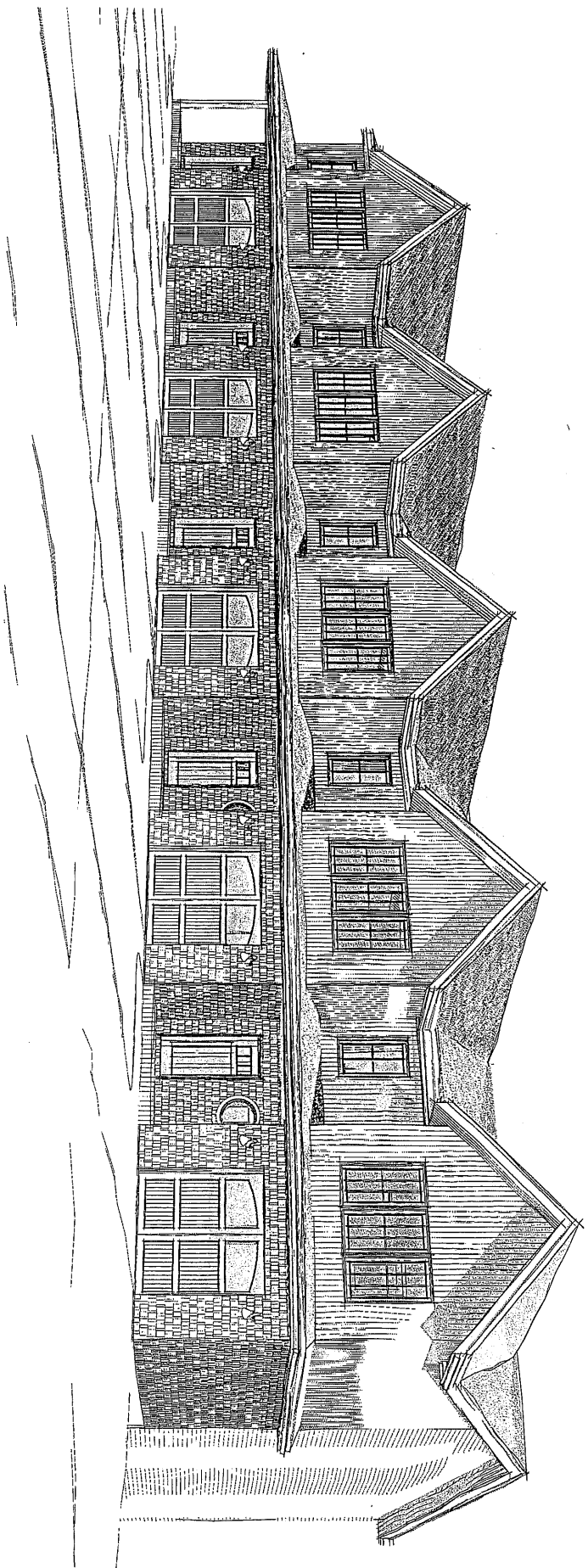
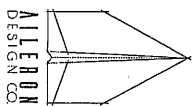


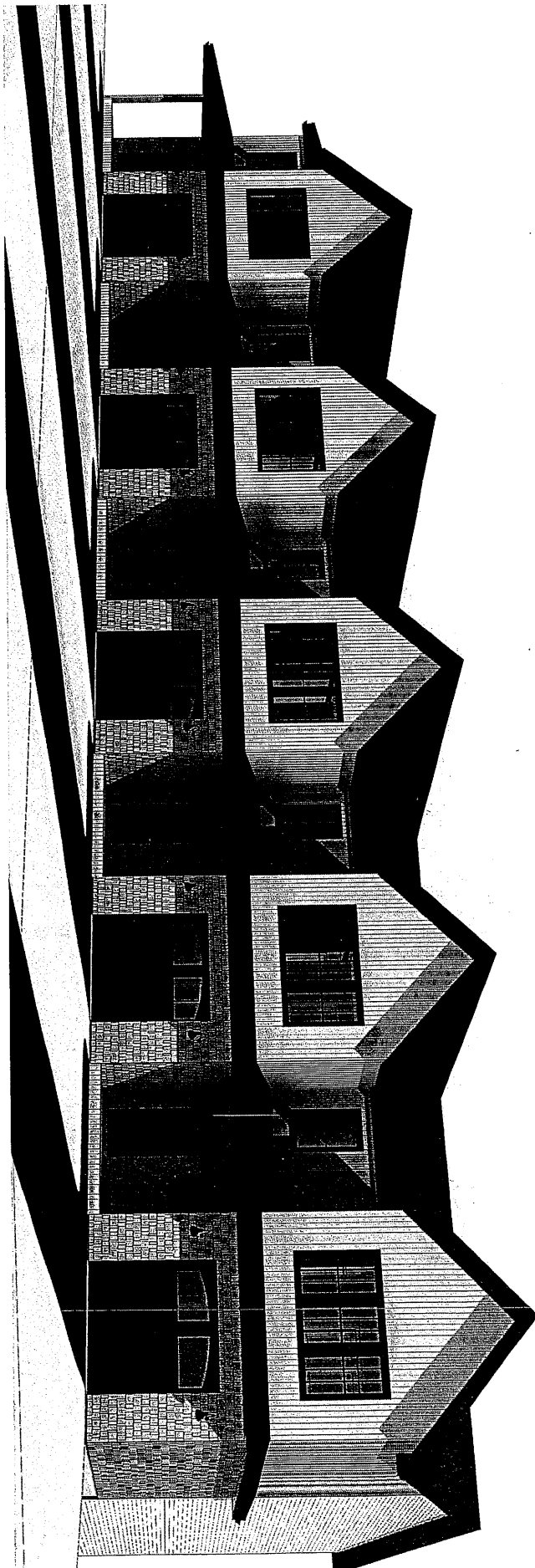
Figure 14: Cross Section – Proposed Multi-Use Trail along Edge of New Maryland Highway

ATKINSON LANE

ISSUED FOR REVIEW/02.15.2024

BOWERS
CONSTRUCTION

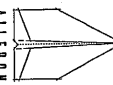




GENERAL NOTES:

1. DRAWINGS ARE NOT TO BE SCALED. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND MAKE REVISIONS AS REQUIRED TO ACCORD WITH THE WORK AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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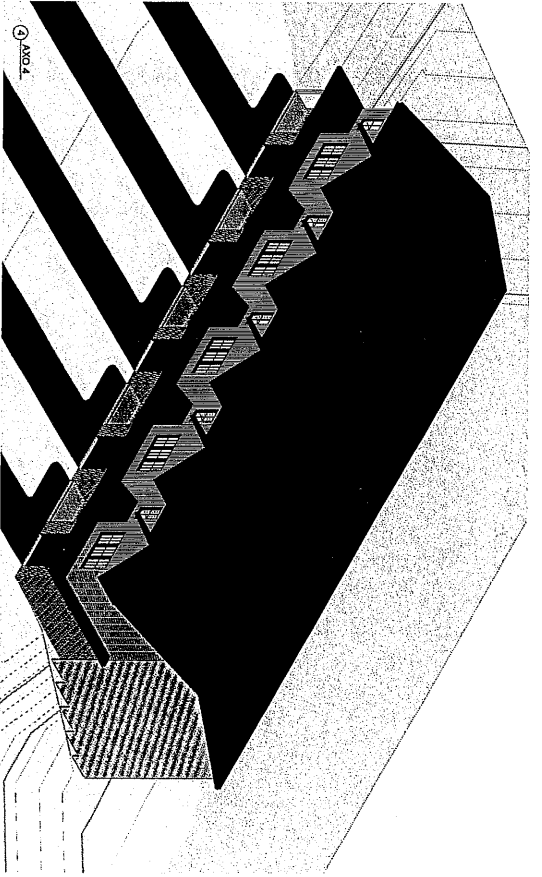
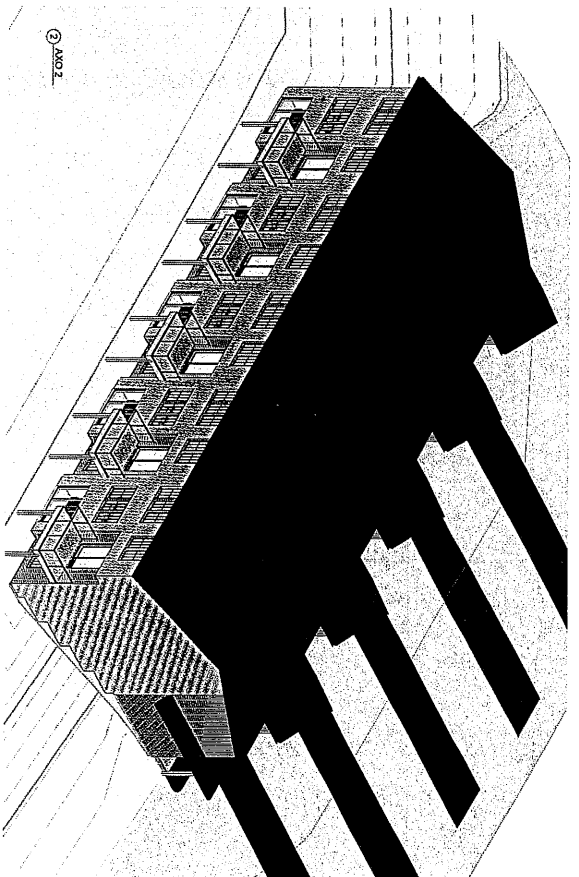
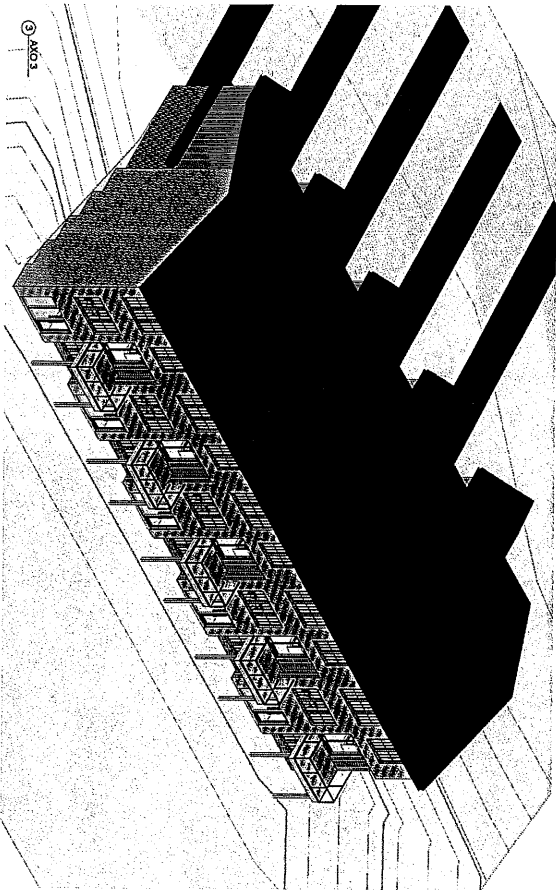
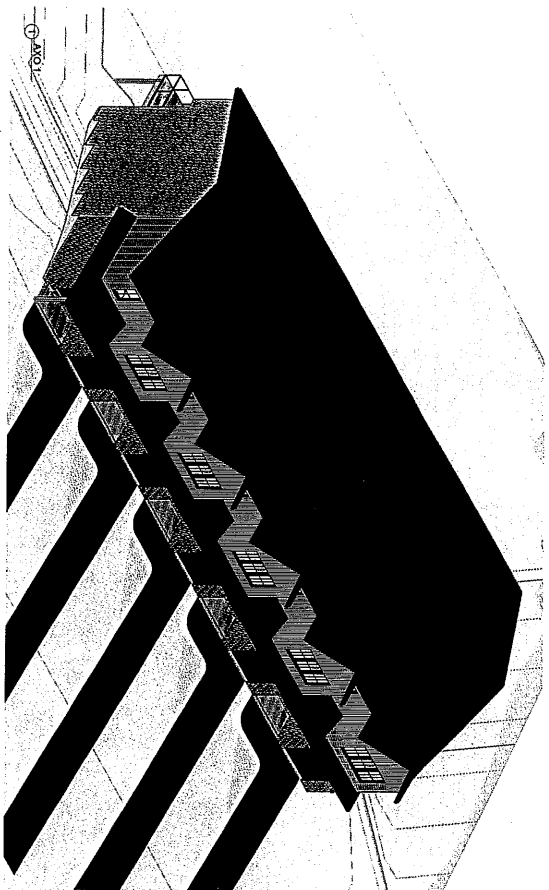
NO.	REVISION/DATE	DESCRIPTION
1	10/20/2018	ISSUED FOR PERMIT



BOWERS
CONSTRUCTION

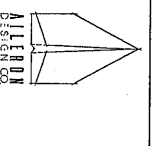
1000 Main Street
Warrenton, OR 97146

BOWERS CONSTRUCTION	ATKINSON LANE	STREET PERSPECTIVE
1000 Main Street Warrenton, OR 97146	FREDERICKTON, NB	24-05



- GENERAL NOTES:**
1. EXISTING AND NEW TO BE BUILT, CONSTRUCTION MATERIALS, ALL DIMENSIONS, CONDITIONS AND FINISHES INCLUDING TO SPECIFY THE WORK AND REPORT ANY DISCREPANCIES WITH THE EXISTING TO THE ARCHITECT BEFORE COMMENCING WORK.
 2. CLARIFICATION OF ANY UNRESOLVED CONDITIONS SHALL BE OBTAINED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 4. ALL DIMENSIONS SHOWN TO FACE UNLESS OTHERWISE NOTED.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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No.	Description	Quantity	Unit

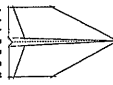


BOWERS CONSTRUCTION BOWERS CONSTRUCTION 123 7th Street New York, NY 10013		SHEET AXO VIEWS 3/22/24 10:15 5/20/24 PM 24-05
ATKINSON LANE FEDERALTON, NB		A003 24-05

GENERAL NOTES:

1. DRAWINGS AND TO BE OBTAINED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED BY WORK AND
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES
3. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL MAINTAIN ALL PERMITS AND APPROVALS CURRENT AND
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES

NO.	REVISIONS	DATE



ALLIED DESIGN CO.
 1000 W. 10th St., Suite 100
 Lincoln, NE 68502-3434
 Phone: (402) 441-1111
 Fax: (402) 441-1112

BOWERS CONSTRUCTION

Client: **BOWERS CONSTRUCTION**

Project Name: **ATKINSON LANE**

Project Address: **FREDERICK, NE**

Contract No: **ISO**

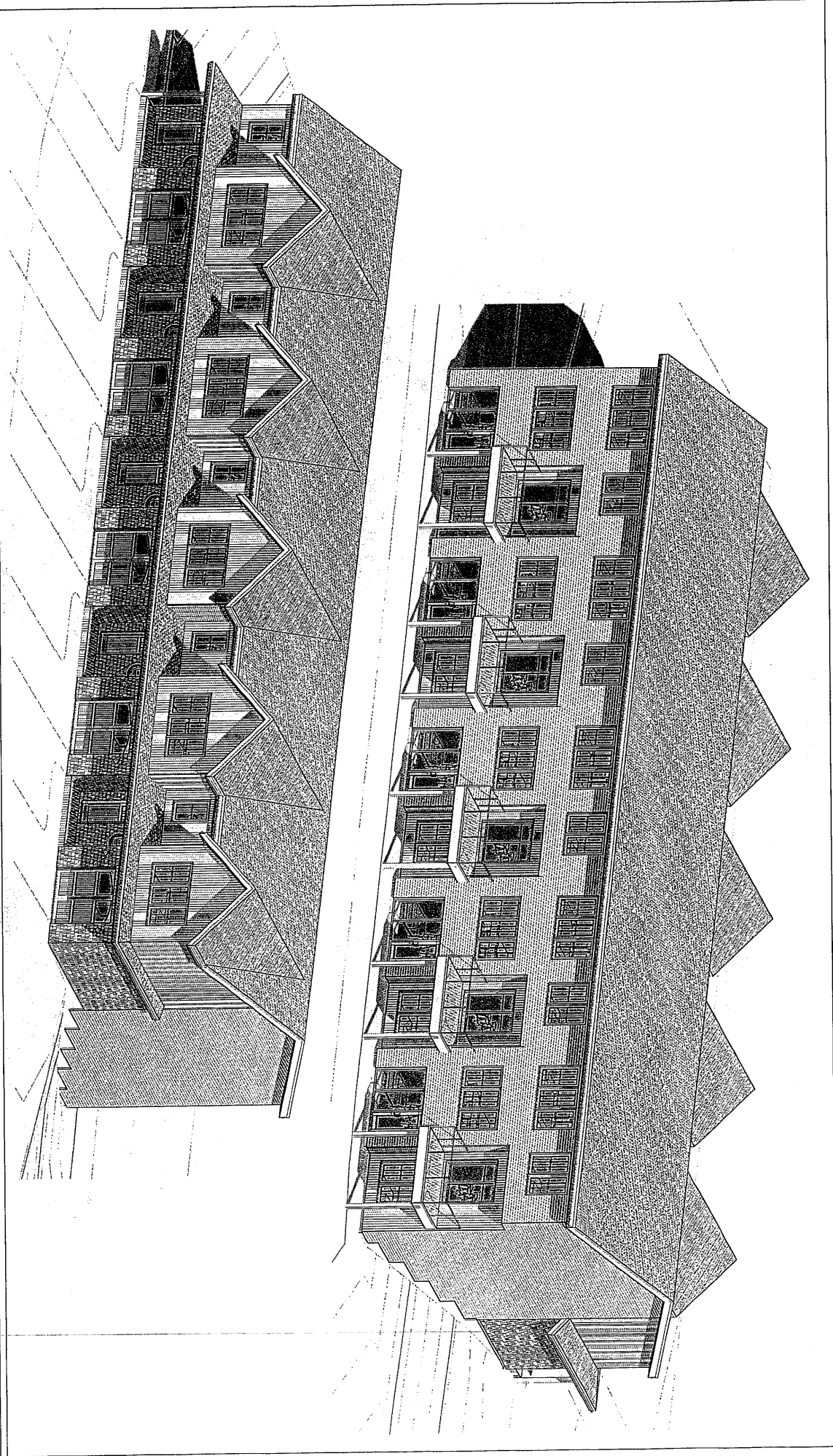
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Drawn By: **CM**

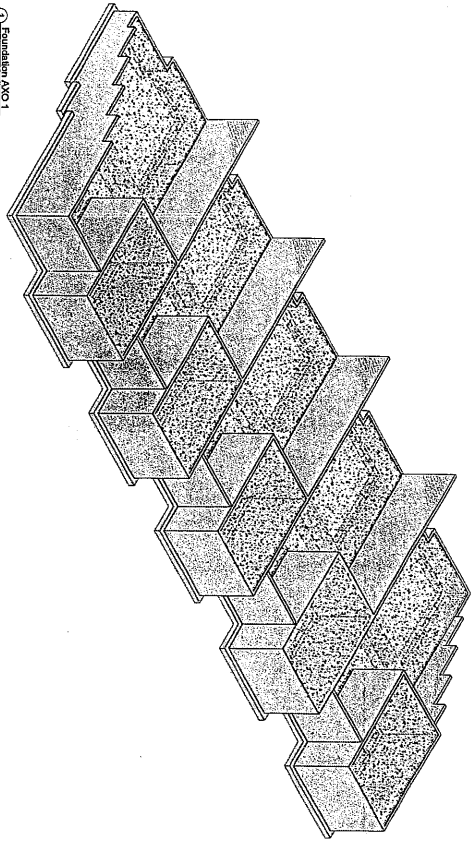
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Project Number: **24-05**

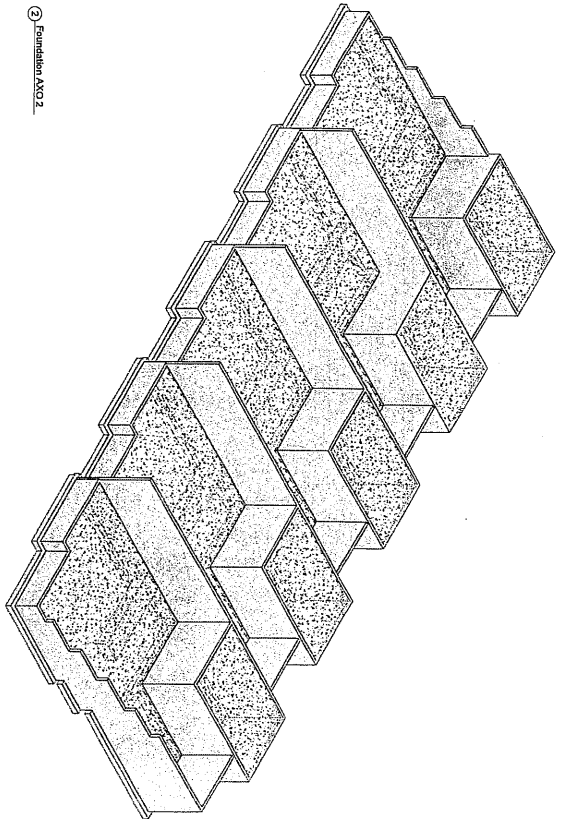
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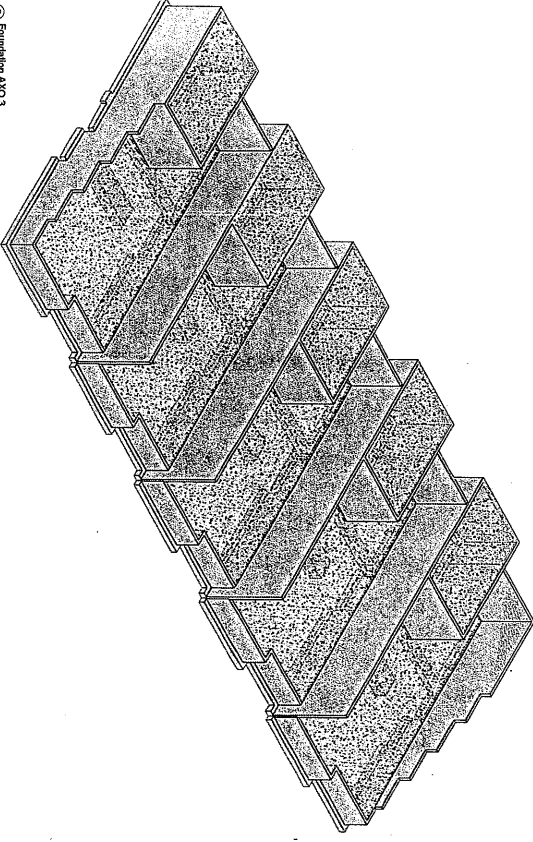
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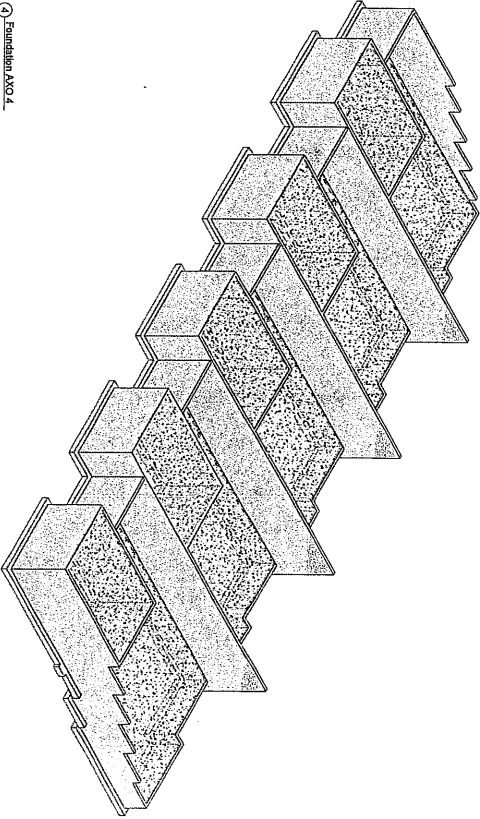
② Foundation AXO 2



③ Foundation AXO 3



④ Foundation AXO 4



GENERAL NOTES:

1. FOUNDATION AXO IS TO BE USED IN CONSTRUCTION OF ALL EXISTING FOUNDATION AND REVISIONS REQUIRED TO REPAIR THE FOUNDATION AND REPAIR AND IMPROVEMENTS WITH THE FOUNDATION TO THE EXISTING FOUNDATION.
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NO.	DESCRIPTION	QUANTITY	UNIT

Project No: 2024-05-15-50250 PM

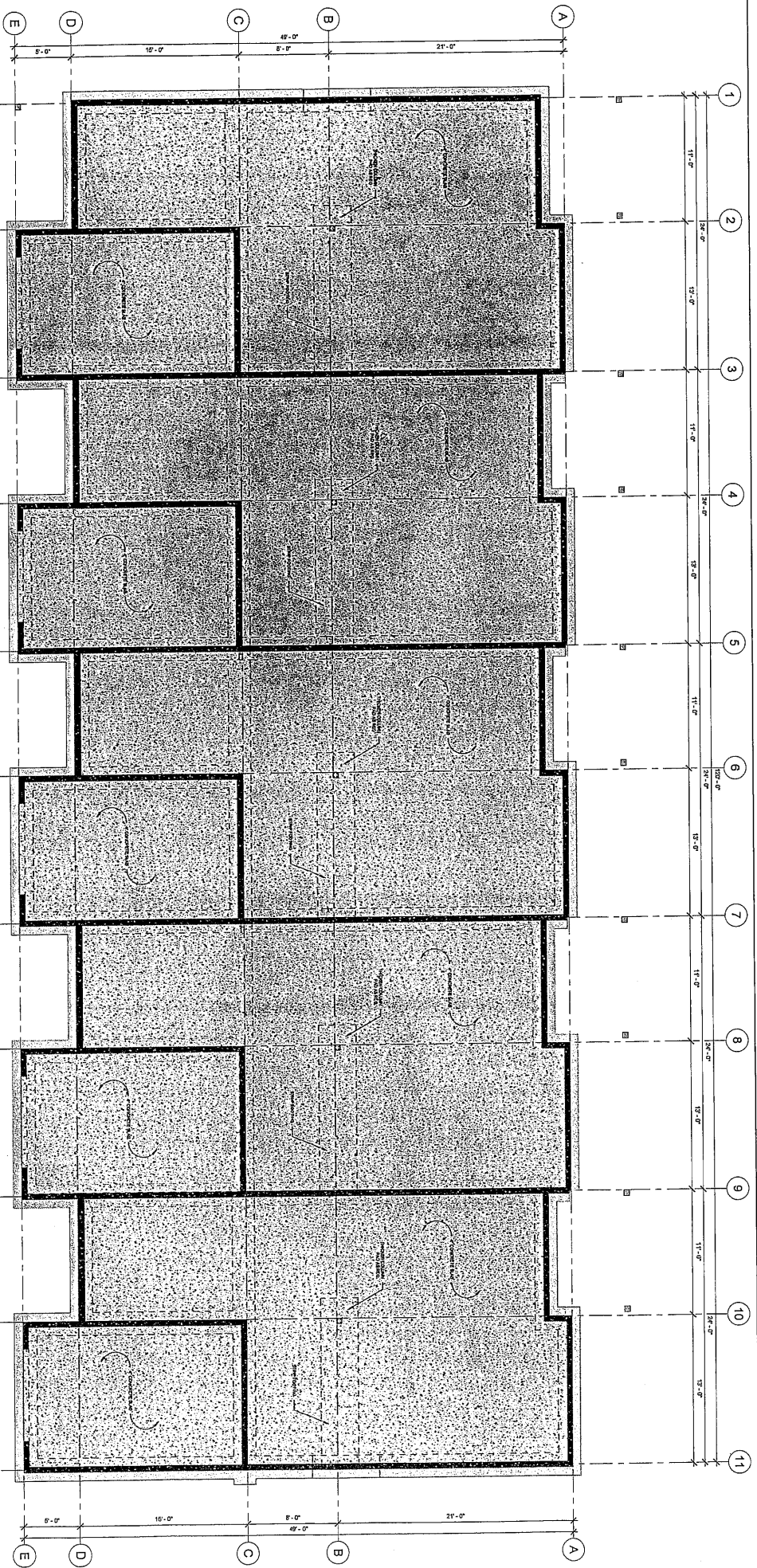
Scale: 1/4" = 1'-0"

Author: J. S. L. O.

Date: 09-22-2024

BOWERS CONSTRUCTION BOWERS CONSTRUCTION		ATKINSON LANE FREDERICTON, NB		FOUNDATION AXOS Date: 2024-05-15 5:02:50 PM Drawn by: J. S. L. O. Checked by: J. S. L. O. Project number: 24-05	
Client:	Scale:	Project name:	Sheet name:	Drawn by:	Project number:

A005



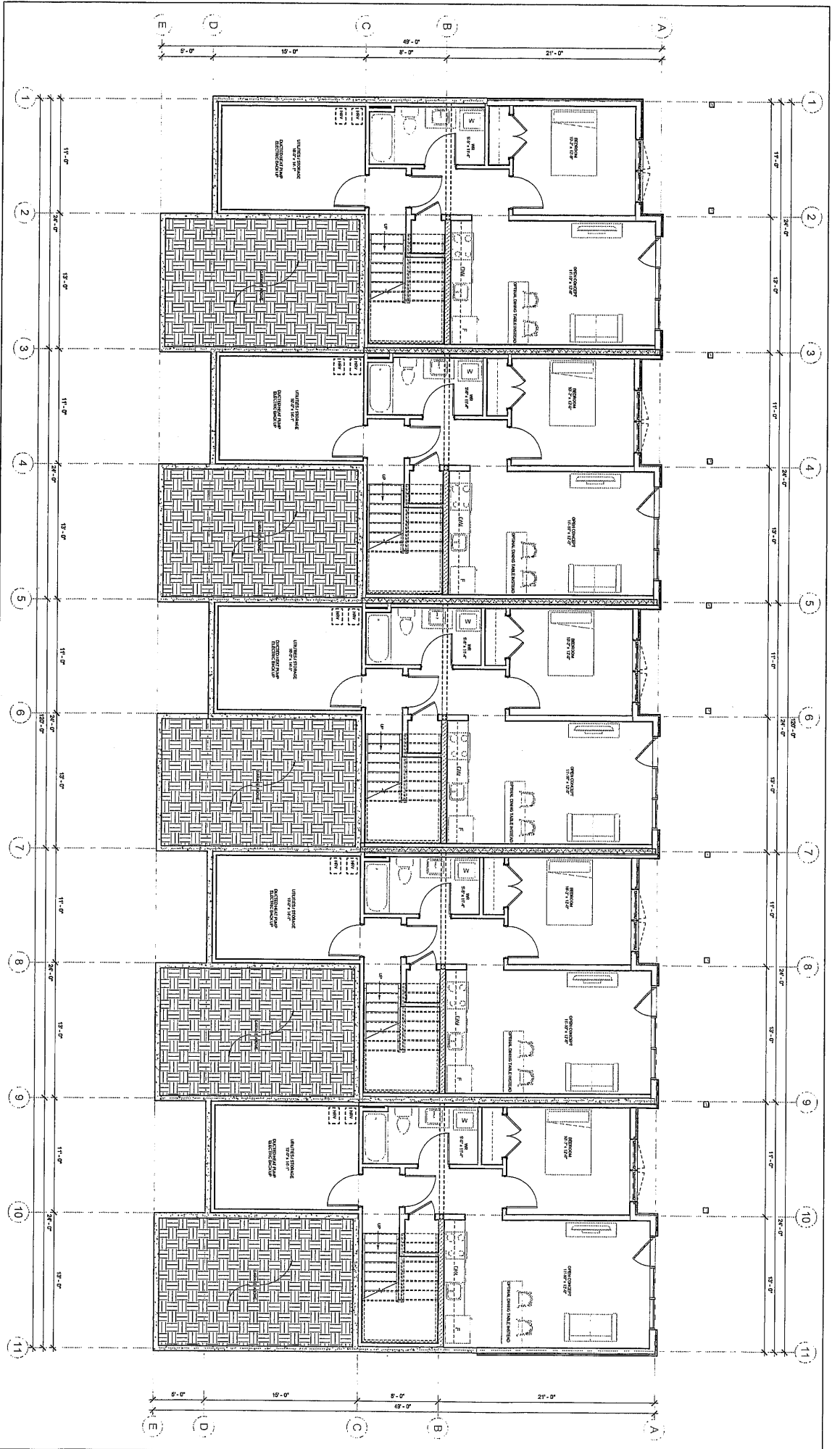
1. DRAWINGS ARE NOT TO BE SCALE. CONSTRUCTION SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE DRAWINGS. VERIFY APPLICATION OF ALL DIMENSIONS AND SPACING REQUIREMENTS FROM THE INTERPRETATION OF THE CONTRACTOR. VERIFY APPLICATION OF ALL DIMENSIONS AND SPACING REQUIREMENTS FROM THE INTERPRETATION OF THE CONTRACTOR. VERIFY APPLICATION OF ALL DIMENSIONS AND SPACING REQUIREMENTS FROM THE INTERPRETATION OF THE CONTRACTOR.
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3. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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10. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
11. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

NO.	REVISIONS	DATE	DRAWN BY
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9			
10			
11			

**ALLEGRA
DESIGN CO.**
www.allegra.com

PROJECT NO. 2024-02-15-202320

BOWERS CONSTRUCTION	OWNER	ATKINSON LANE
	PROJECT NO.	FREDERICK, MD
FOUNDATION		
Scale: 1/4" = 1'-0" 2024-02-15-202320		
A100		



GENERAL NOTES:

1. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. REMOVE ALL EXISTING PARTS OF THE BUILDING NOT SHOWN ON THIS PLAN.
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ALLEBA
CONSULTANTS
INC.

10155 15th Ave S
Seattle, WA 98148
2023.10.14

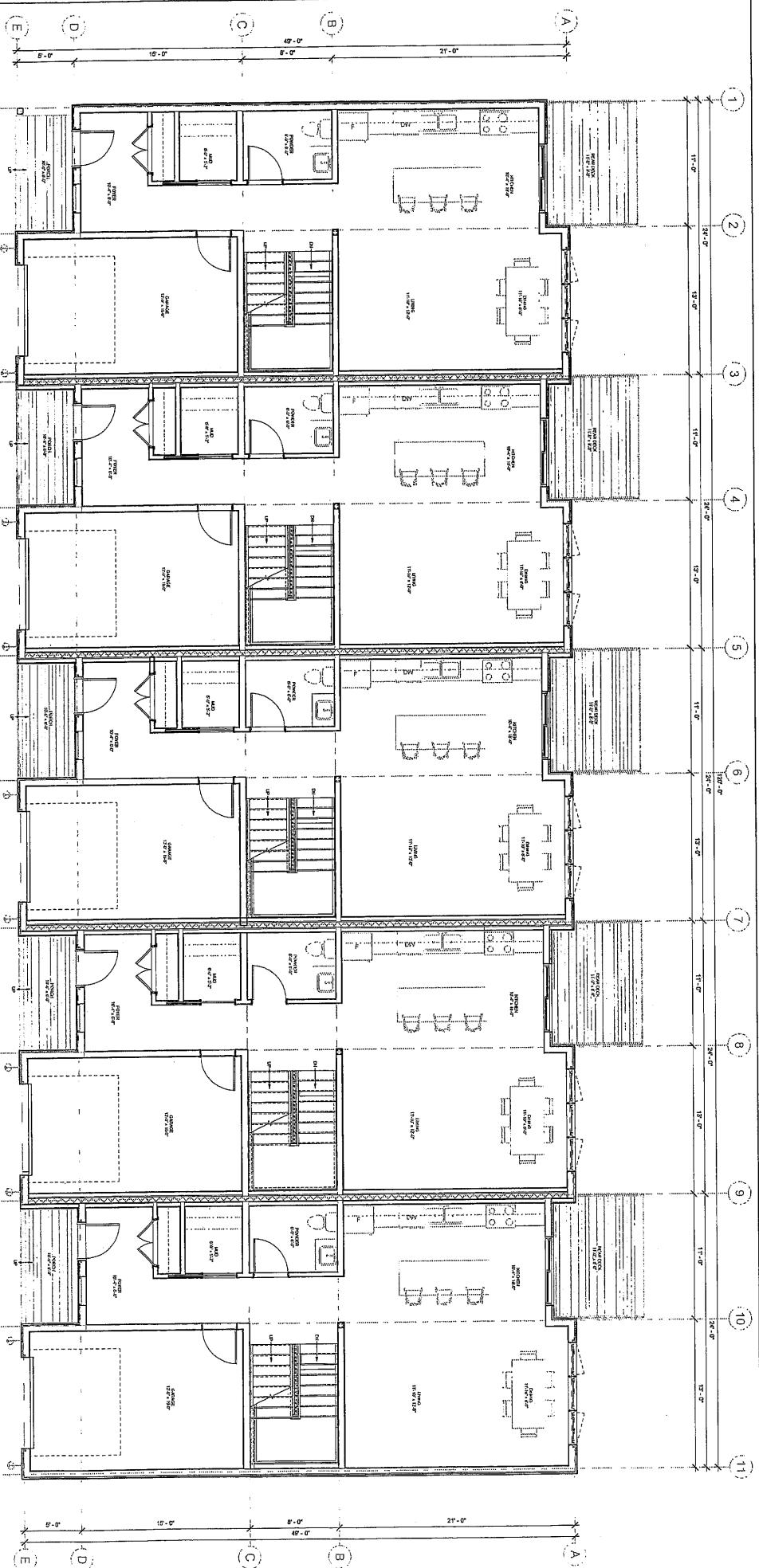
BOWERS CONSTRUCTION

ATKINSON LANE

FREDERICTON, NB

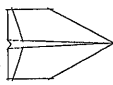
Drawing Title	
LEVEL 00 - BASEMENT	Date: 1/19/23
Project Name: ATKINSON LANE	Drawn By: CAJ
Project Address: FREDERICTON, NB	Checked By: CAJ
Project Number: 24-05	Project Name: ATKINSON LANE

A101



1. DRAWINGS ARE NOT TO BE SPECIFIC. CONSTRUCTION SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED TO REFLECT THE WORK AND 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTERPRETATION OF THE DIMENSIONS OF THE CONTRACTOR. UNLESS OTHERWISE SPECIFIED 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NO.	REVISION/DESCRIPTION	DATE


ALLEN DELLEN CO.
 ARCHITECTS & ENGINEERS
 85233348

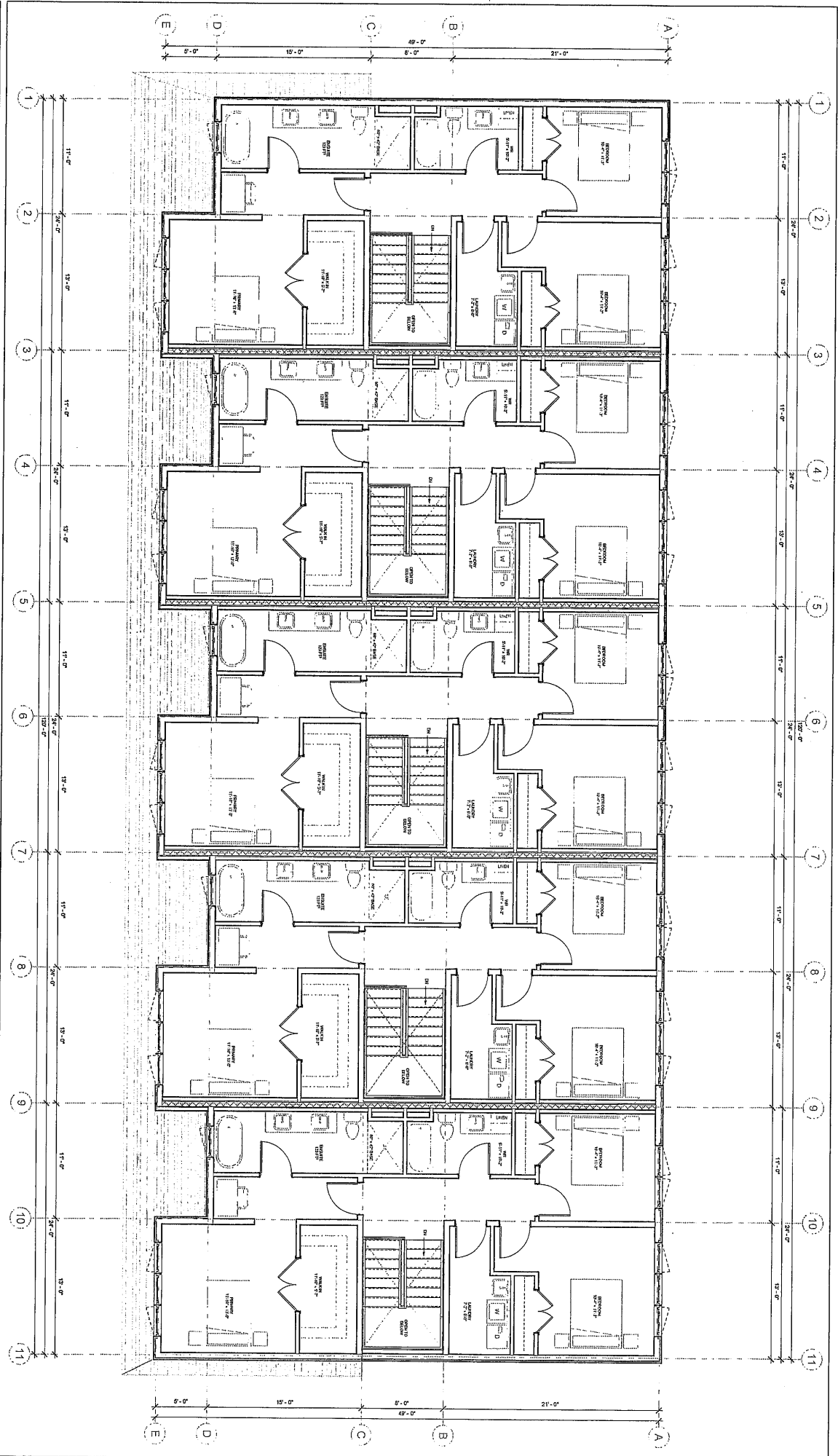
BOWERS CONSTRUCTION
 CONSTRUCTION

ATKINSON LANE
 FREDERICKTON, NB

LEVEL 01 - MAIN
 Scale: 1/8" = 1'-0"
 Date: 2024-02-15 5:28:34 PM

Checked by: CMJ
 Project number: 24-05

A102



- GENERAL NOTES:**
1. ROOMS ARE NOT TO BE SHELTERED. CONSTRUCTION SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS REFERENCED TO PERFORM THE WORK, AND SHALL VERIFY CONDITIONS TO BE SHELTERED TO THE WORK.
 2. THE CONTRACTOR SHALL VERIFY THE PROVISIONS OF THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS.
 3. ALL WORK SHALL BE SUBJECT TO THE SUPERVISOR'S REVIEW AND APPROVAL. THE SUPERVISOR SHALL BE PROVIDED WITH A PROVISIONAL CONTROL ON THE WORK.
 4. ALL WORK SHALL BE SUBJECT TO THE SUPERVISOR'S REVIEW AND APPROVAL. THE SUPERVISOR SHALL BE PROVIDED WITH A PROVISIONAL CONTROL ON THE WORK.
 5. THE CONTRACTOR SHALL VERIFY THE PROVISIONS OF THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS.
 6. THE CONTRACTOR SHALL VERIFY THE PROVISIONS OF THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS.
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 10. THE CONTRACTOR SHALL VERIFY THE PROVISIONS OF THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS.
 11. THE CONTRACTOR SHALL VERIFY THE PROVISIONS OF THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS.

NO.	REVISION	DATE	DESCRIPTION
1 <td>ISSUED FOR PERMIT <td>10/24/2024 <td></td> </td></td>	ISSUED FOR PERMIT <td>10/24/2024 <td></td> </td>	10/24/2024 <td></td>	
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11 <td></td> <td></td> <td></td>			

ALLEBI

 DESIGN CO.

1000 N. 10th St.

 Denver, CO 80202

 303.733.2444

BOWERS CONSTRUCTION

 CONSTRUCTION

1000 N. 10th St.

 Denver, CO 80202

ATKINSON LANE

 PROJECT NAME

FREDERICKSON, MS

 PROJECT NUMBER

LEVEL 02 - UPPER

 DRAWING TITLE

1/4" = 1'-0"

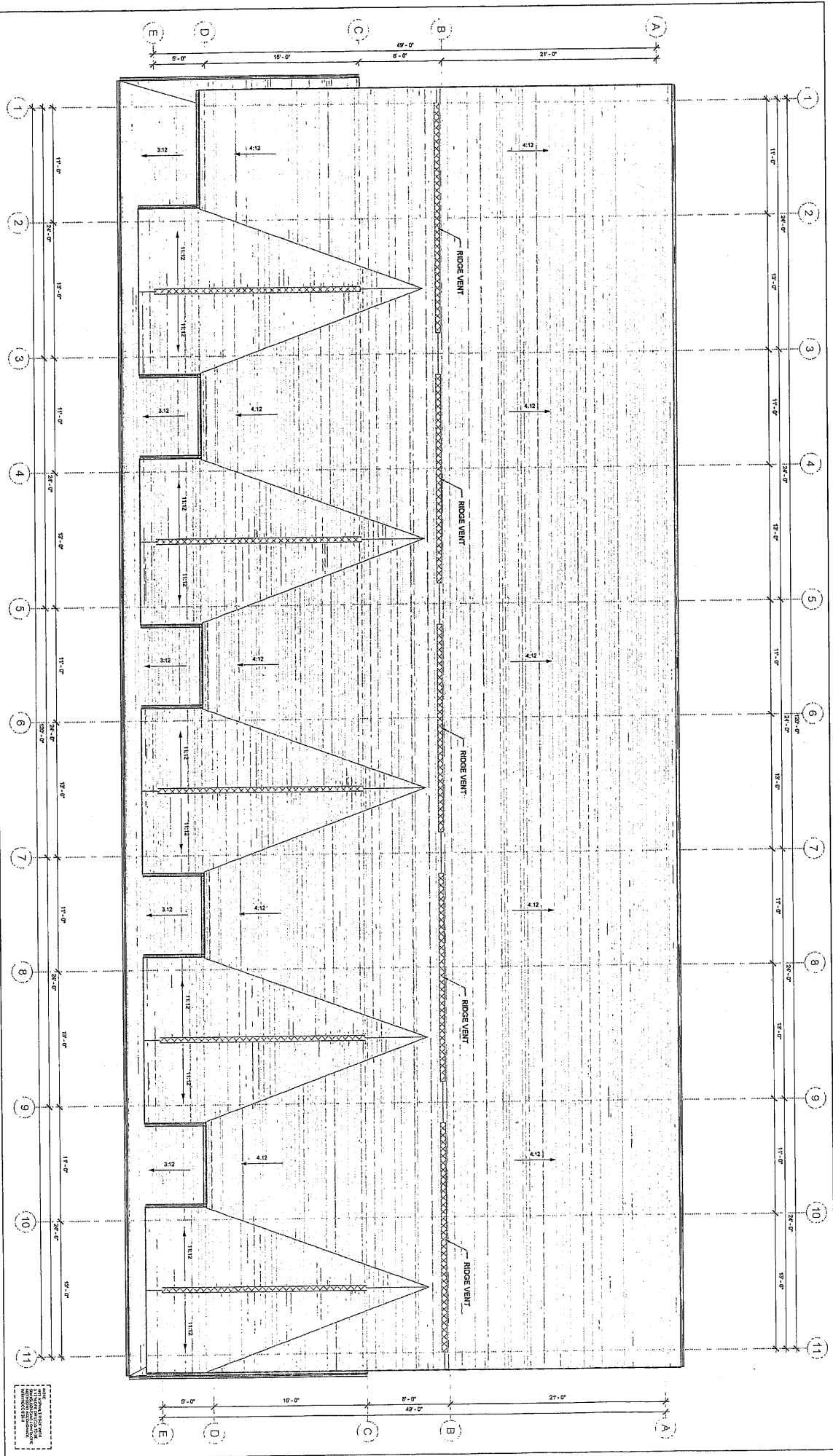
 SCALE

2024-09-15 5:00:38 PM

 DATE

A103

 SHEET NUMBER



GENERAL NOTES:

1. DRAWING NOT TO BE SCALE. CONSTRUCTION SHALL VERIFY ALL SIZING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL JURISDICTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

NO.	QUANTITY/UNIT	DESCRIPTION
1	1	ROOF

PROJECT INFORMATION:

CLIENT: ATKINSON LANE
ADDRESS: FREDERICKTON, NB

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

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

PROJECT NUMBER: 24-05

PROJECT NAME: ROOF

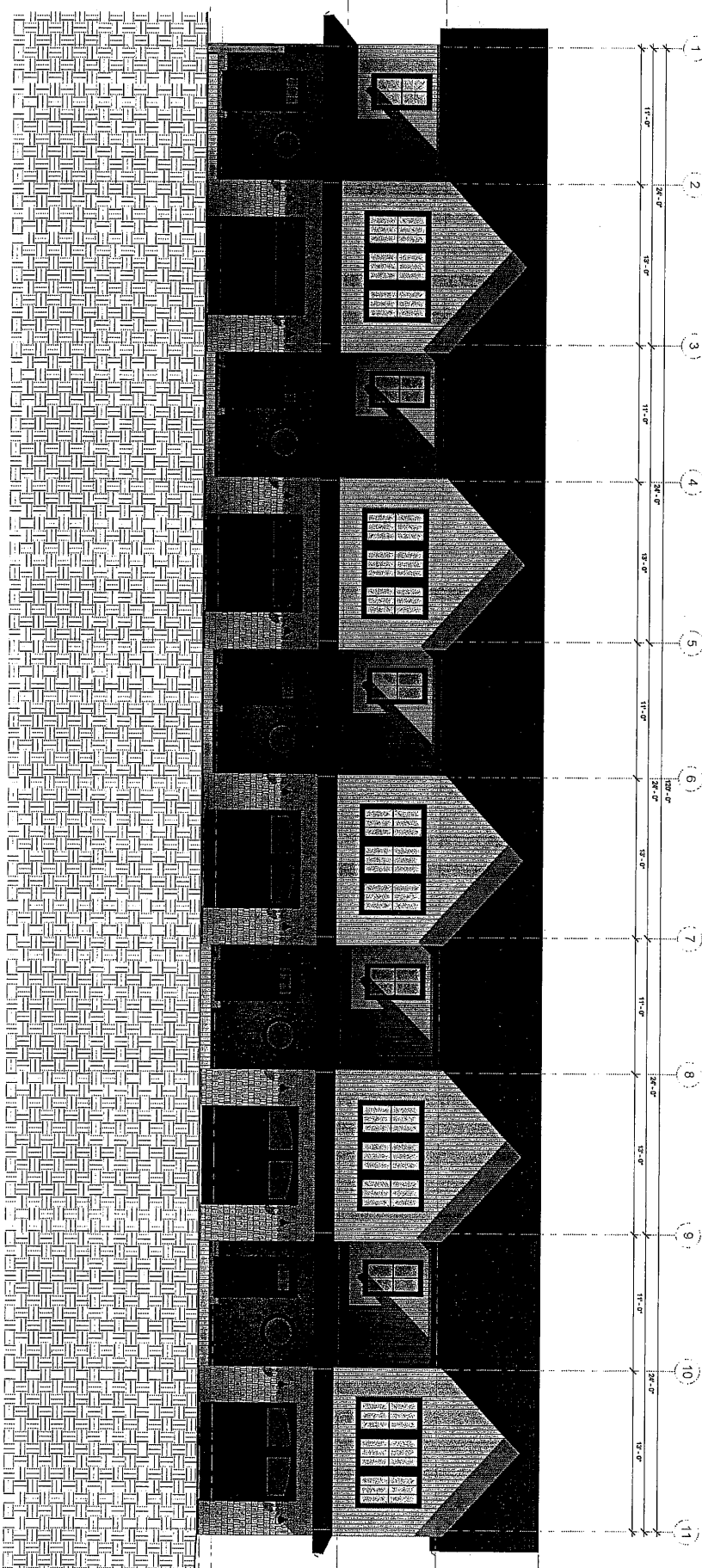
PROJECT ADDRESS: ATKINSON LANE, FREDERICKTON, NB

PROJECT NUMBER: 24-05

BOWERS CONSTRUCTION

10000, 111
 BOWERS CONSTRUCTION
 88232345

A104

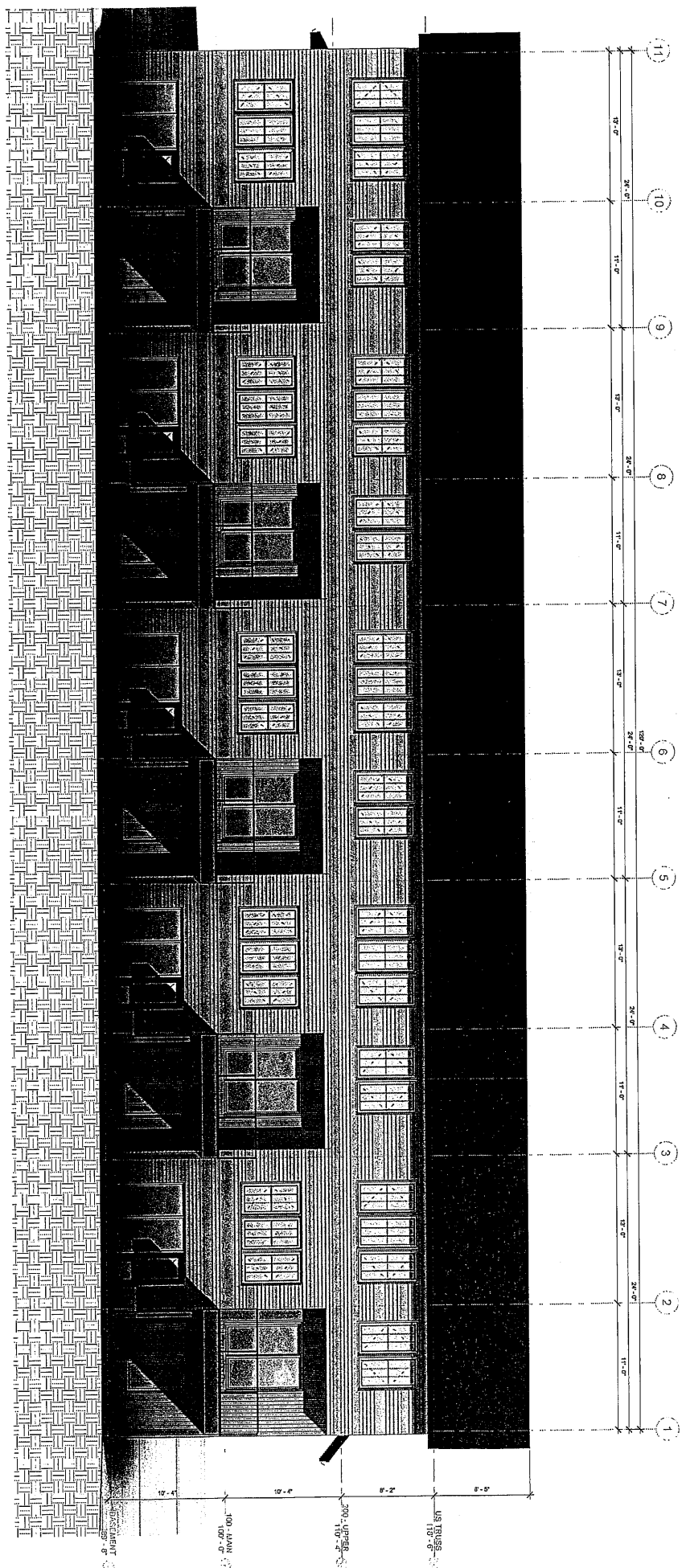


0'-0" UPPER
 110'-0"
 200' UPPER
 110'-0"
 GARAGE
 8'-0"
 100' JAMB
 100'-0"
 BASEMENT
 6'-0"

NO.	Description	DATE

<p>ATKINSON LANE CONSTRUCTION</p>	<p>1000 N. B</p> <p>ATKINSON LANE CONSTRUCTION</p> <p>402.722.2843</p>
<p>BOWERS CONSTRUCTION</p>	<p>ATKINSON LANE FREDERICKTON, NB</p>
<p>SOUTH ELEVATION</p> <p>Scale: 1/4" = 1'-0"</p> <p>Date: 2024-02-15 5:02:58 PM</p> <p>Drawn by: CH</p> <p>Checked by: CH</p> <p>Project number: 24-05</p>	<p>A300</p>

GENERAL NOTES:
 1. REPORT AND CROSSINGS WITH THE DRAWING TO THE APPLICABLE CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES.
 3. ALL MATERIALS AND SPECIFICATIONS SHALL BE AS SHOWN ON THE DRAWING.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES.
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 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES.



Arch D 24-31

GENERAL NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	REVISION/DESCRIPTION	DATE

19866 IN

ALLEMAN ARCHITECTURE
2000 S. 10th Street, Suite 100
Greenville, SC 29615

BOWERS CONSTRUCTION

Project Name: **ATKINSON LANE**

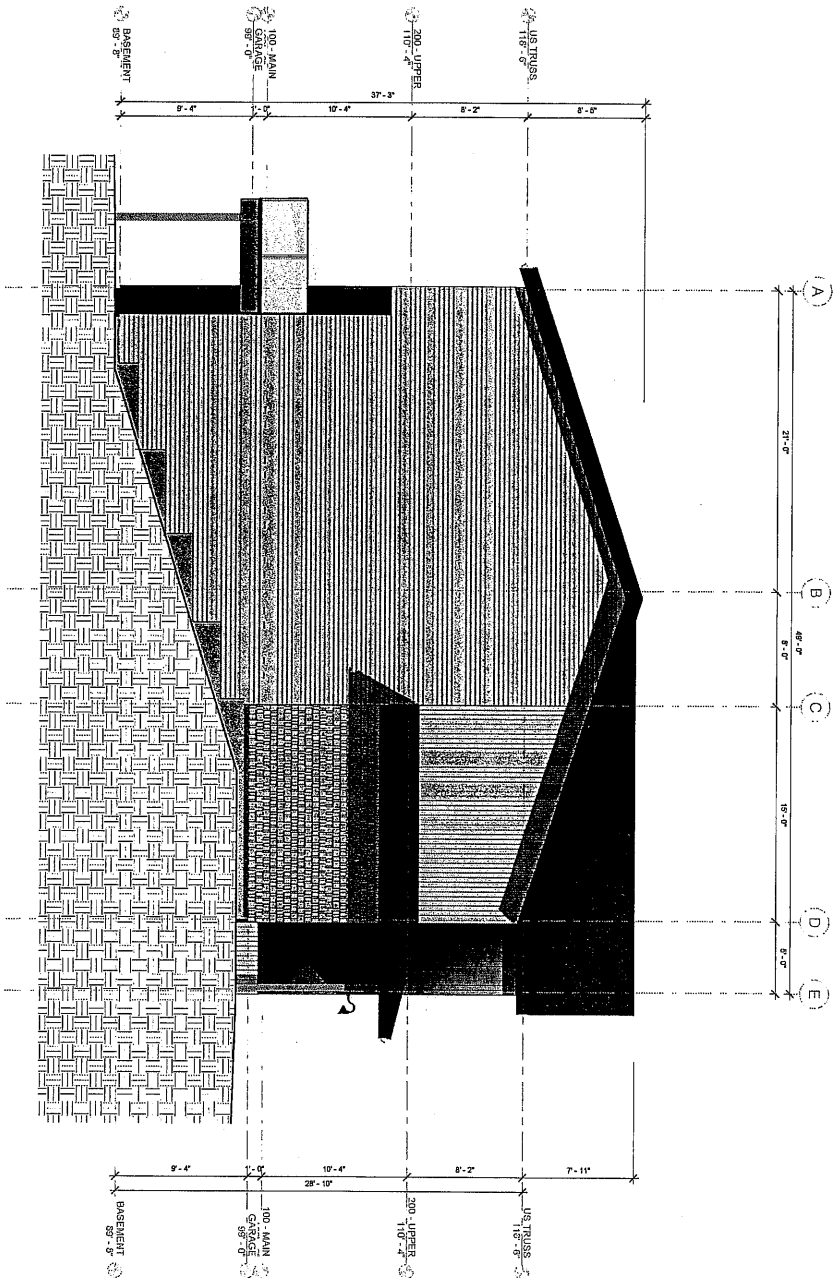
Project Address: **FREDERICKTON, NB**

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

Date: **2024-02-15 02:31:21 PM**

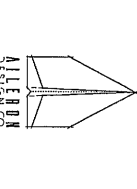
Project Number: **24-05**

A301



- GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 2. ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE CONTRACTOR, LOCAL AGENCIES, DESIGN PROFESSIONALS AND INSPECTORS BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 4. ALL DIMENSIONS SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 7. ALL DIMENSIONS SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 11. ALL DIMENSIONS SHOWN SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND REPORT AND COMPLY THEREWITH IMMEDIATELY UPON RECEIPT OF THE SAME FROM THE CITY OF WESTPORT, NEW HAMPSHIRE.

NO.	Material/Notes	Quantity	Unit

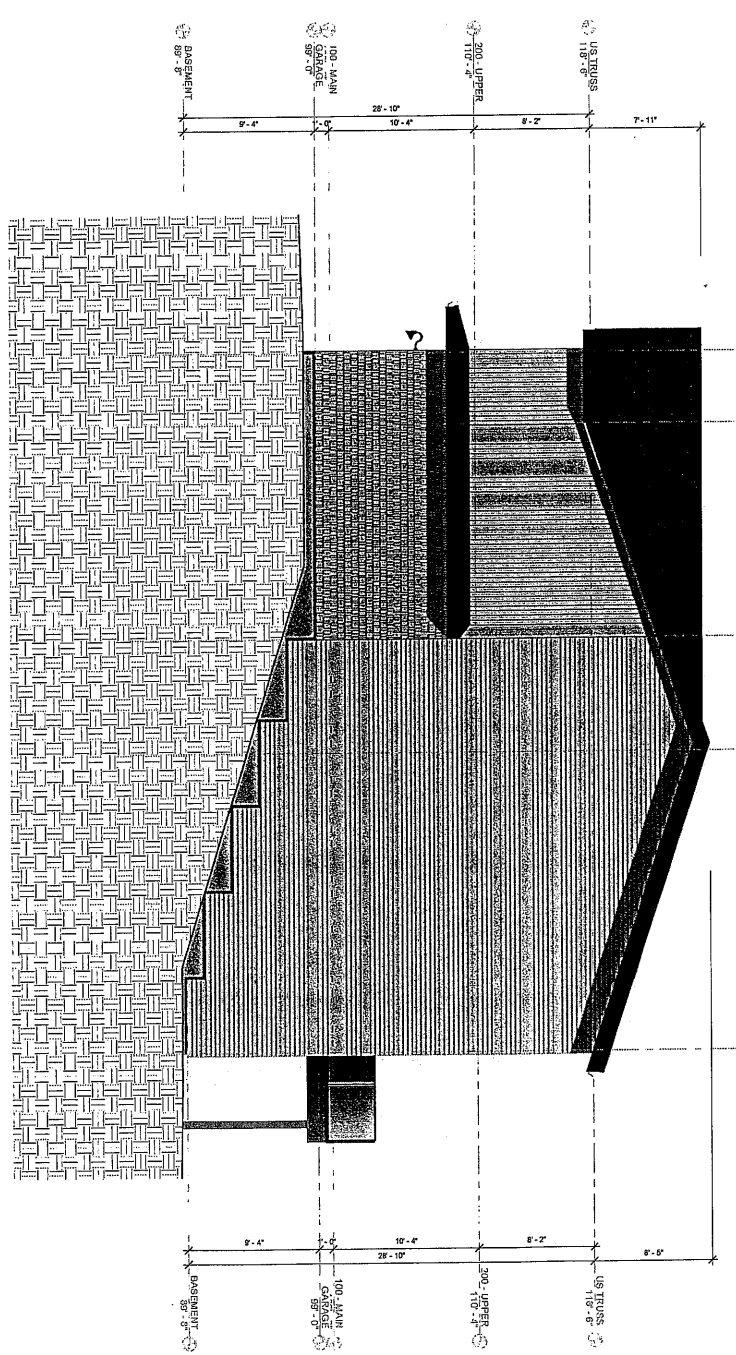


Chief: **BOWERS CONSTRUCTION**
BOWERS CONSTRUCTION

Project name: **ATKINSON LANE**
 Project address: **FREDERICKTON, NH**

Contract title: **WEST ELEVATION**
 Date: 1/24/20
 Scale: 1/4" = 1'-0"
 Drawing number: **A302**
 Project number: 24405

E 9'-0"
D 15'-0"
C 8'-0"
B 8'-0"
A 21'-0"



Arch D 247507

- GENERAL NOTES:**
1. DRAWINGS ARE NOT TO BE SCALE. CONSTRUCTION SHALL VERIFY ALL EXISTING CONDITIONS AND CONDITIONS REQUIRED TO PERFORM THE WORK AND
 2. THE ARCHITECT MAKES NO REPRESENTATION FOR THE SOUNDNESS OF THE CONSTRUCTION, UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
 10. ALL WORK SHALL BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAY'S WORK.

NO.	REVISION/DESCRIPTION	DATE

ALLETT
FALCON
CO.
ARCHITECTS

1100 W. 10th St.
Des Moines, IA 50319

855.232.3141

BOWERS
CONSTRUCTION

1100 W. 10th St.
Des Moines, IA 50319

515.281.1111

ATKINSON LANE

FREDERICKTON, NB

EAST ELEVATION

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

Date: 2024-02-15 5:21:52 PM

Quantity: CMA

Project number: 24-05

A303

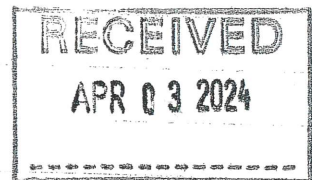
To

Planning Advisory Committee

RE: 04-01-2024
7 ATKINSON LANE

The property at the corner of Atkinson Lane and the New Maryland highway has been a Residential Zone (R). I believe it should stay that way. Houses are one thing - Apartments are another. Traffic at the corner would be a problem. If that lot can be rezoned what's to prevent others from doing the same thing. Springwater Place is a pleasant, quiet neighborhood. Lets keep it that way.

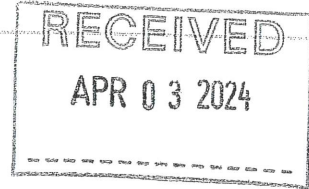
Margaret Durrell
22 Atkinson Lane



Rob Pero

From: Village Office
Sent: April 3, 2024 2:27 PM
To: Rob Pero
Subject: FW: Contact VONM

From: Jotform <noreply@jotform.com>
Sent: Wednesday, April 3, 2024 2:03 PM
To: Village Office <office@vonm.ca>
Subject: Re: Contact VONM



Contact VONM

Name ron stewart
E-mail
Phone Number (E3C 1B4) (506) .)

Message In response to the PAC meeting and public hearing for the proposed 10 unit apt development at 7 Atkinson Lane - we feel this proposed development is NOT reasonable for this location for the following reasons:

1. Proximity of 5 driveways onto Atkinson so close to the Highway corner/stop sign.
2. Proximity of an additional shared driveway access just below the busy intersection.
3. Transport truck & vehicular traffic coming down the hill is too fast for additional congestion in this area.
4. Baker Brook residents already have 4 points to negotiate when turning left into the City. Incoming from the City, outgoing from the Village, Atkinson exiting towards the City, and those turning left into Atkinson. There is little time now to safely exit our Court without added access across the Highway.

We hope these safety concerns will be seriously considered by the Planning advisory Committee for the Monday April 8th

meeting, as well as the Public Hearing in
May.

Sincerely,
Ron & Martine Stewart
9 Baker Brook Lane

We feel the additional traffic will pose safety
concerns, not only for the surrounding
residents, but for all who travel into and out
of the Village every day.

You can [edit this submission](#) and [view all your submissions](#) easily.