



PLANNING STAFF REPORT

SUBJECT: Rezoning – Dog Boarding and Daycare – 660 Old King George Hwy, Miramichi (PID 40182578)

MEETING DATE: Tuesday, December 16th 2025

AGENDA ITEM: 2025-9-1

At its October 2025 meeting, the Planning Review and Adjustment Committee (PRAC) considered an application for a *Similar or Compatible Use Variance* under Section 55(1)(a) of the *Community Planning Act* to permit a dog daycare and pet grooming business at 660 Old King George Highway. PRAC approved that request (Resolution 2025-8-1), determining that the daycare and grooming uses were functionally similar to low-intensity commercial uses permitted in the General Commercial (GC) zone, such as Personal Service Shops and Early Learning and Childcare Centres.

Following that approval, the applicant now seeks to expand the operation to include overnight pet boarding (Kennel use) within the same building and overall site development. Unlike dog daycare and grooming, a Kennel is a defined use in the Zoning By-law and is not permitted in the GC zone. Because it cannot be reasonably considered “similar or compatible” with the permitted uses in this zone, the City of Miramichi has initiated a rezoning under Sections 110(1) and 59 of the *Community Planning Act* (c.19), and has requested PRAC’s written views.

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Application Overview & Proposed Use

Table 1: Property Information and Application Overview

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|--|---|
| Property Owner / Applicant | 767536 NB LTD. |
| Agent | Kathleen Crawford |
| Date Submitted | 2025-10-07 |
| PID / PAN | <ul style="list-style-type: none">• PID 40182578• PAN 02813946 – SNB Property Assessment Online |
| Sales | 2025-06-27: \$175,000 |
| Property Area (per Service NB) | 3070 m ² (0.75 acre) |
| Access | Old King George Hwy (Designated Residential Collector Road, Schedule D, Road Hierarchy and Designations) |
| Frontage | 97.5m (per Land Titles System) |
| Servicing | Municipal water, sewer, and storm |
| Current Zoning | General Commercial (GC) |
| Future Land Use (Schedule A) | “Commercial” |
| Commercial Hierarchy (Schedule C) | “Isolated Existing Commercial Use” (not formally designated) |
| Existing Use | Undergoing permitted renovations to convert former electrical shop to a dog daycare and grooming business. |
| Proposed Uses | Overnight pet kenneling business, associated with previously-approved dog daycare and grooming business. |
| Context | Mixed Use, established residential (low density and mobile home park), recreation, brownfield site |
| Previous Approvals | <ul style="list-style-type: none">• PRAC decision 2025-8-1; “use variance” approval for dog daycare and pet grooming business uses.• Building permit 2025-294; to permit the renovations and use of the building for the dog daycare and pet grooming business.• Development permit 2025-300; to permit the development of the fence enclosures for the business. |

The applicant, Kathleen Crawford, now proposes to expand the previously approved dog daycare and grooming operation to include overnight pet boarding (Kennel use) within the

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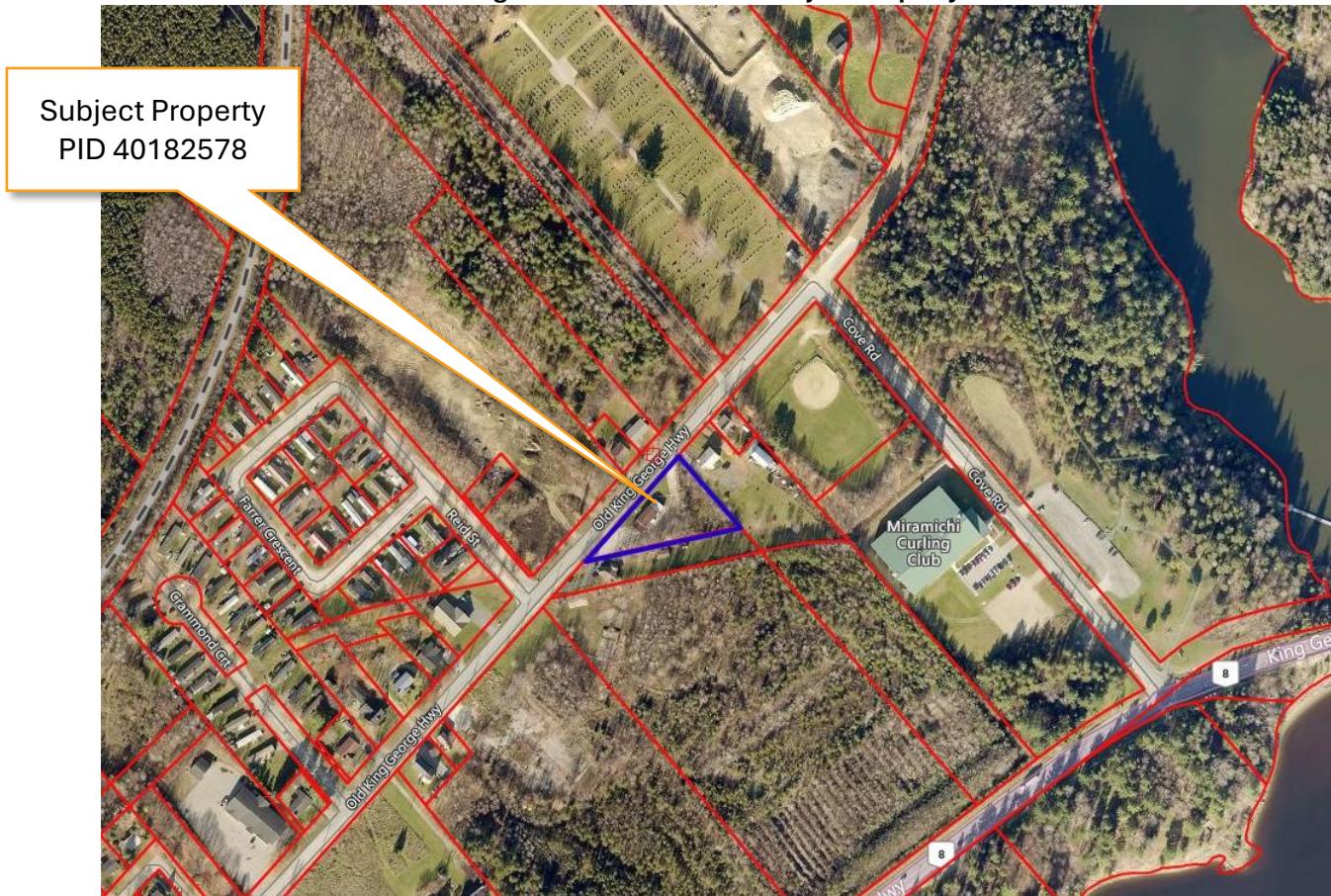
same building. The kenneling component will function as part of a fully integrated pet-care operation on the property.

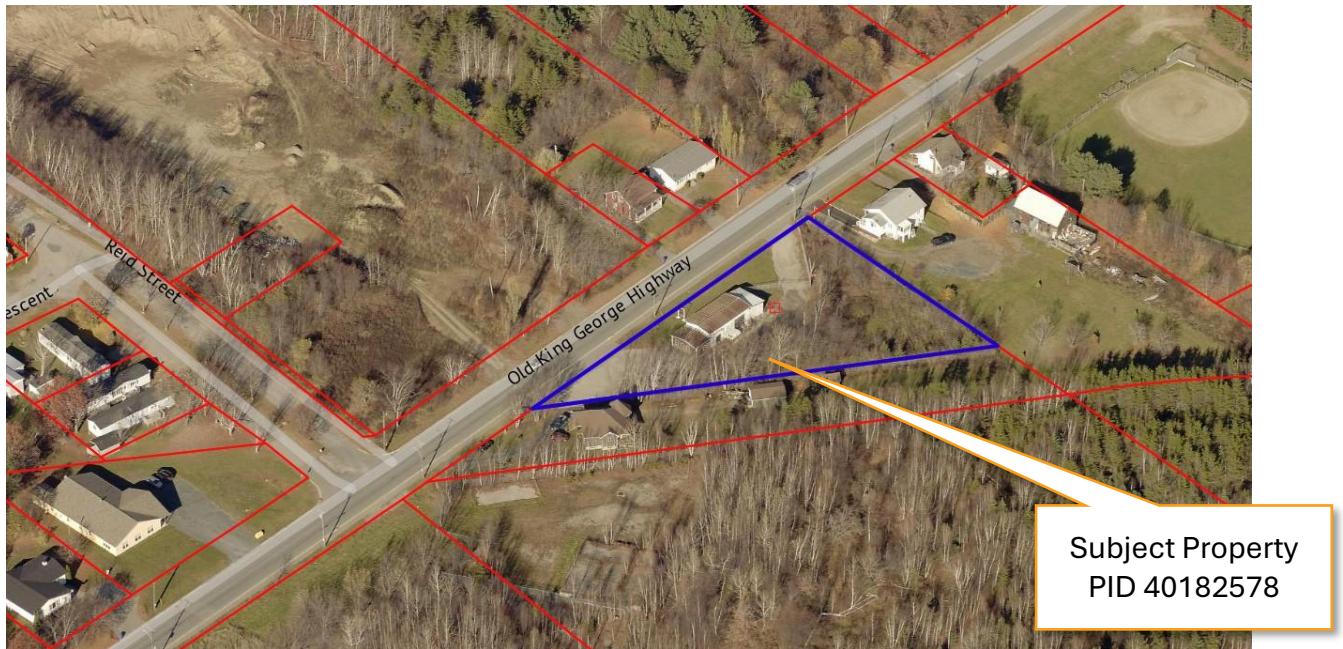
The overnight boarding use will be staffed 24/7, with a dedicated overnight staff member on site at all times. Outdoor access for boarded dogs will be limited and controlled; the latest outdoor activity is proposed to occur at approximately 9:00 p.m. for a brief bathroom break. Public interaction with the business will remain restricted to the same morning and afternoon drop-off and pick-up windows already established for the daycare use.

As part of the overall development, only minimal site modifications are proposed, including rationalizing the driveway and parking areas and expanding fenced outdoor play spaces previously approved under the daycare use.

The expanded operation will be accommodated entirely within the existing building and approved outdoor areas, forming part of the larger overall redevelopment of the site.

Figure 1: Aerial Views of Subject Property





Planning Considerations

The Municipal Plan (By-law No. 109) sets out Miramichi City Council's long-term policies and proposals to guide future land use and development within the Municipality. It serves as a framework for decision-making by City Council, municipal departments, GMSC – Development Services, PRAC, and the community.

The Zoning By-law (By-law No. 110) regulates the use of land in conformity with the Municipal Plan. It defines specific zones and establishes permitted uses and development standards within those zones.

Municipal Plan

The property is designated under Schedule A: Future Land Use Map as "Commercial" and is not recognized under Schedule C: Commercial Hierarchy and Designations, thus considered a "Isolated Existing Commercial Use" (Figure 2). These designations determine the applicable Municipal Plan Policies for the subject property.

The Municipal Plan contains several policies (Commercial, and Economic Development sections) that align with the proposed development, mainly, encouraging reuse of existing commercial properties and buildings, and the encouragement of development within fully serviced areas of the city. The property is already acknowledged (and designated) by the plan as an 'isolated existing commercial use', and does not seek to expand the commercially designated area of the city. Generally, there are no conflicting municipal plan policies identified regarding the proposed development. Further, the proposal meets the Economic Development goals and policies of the plan by reusing a brownfield (vacant) site without the need for a plan amendment.

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The proposed kennel use can therefore be considered consistent with the broader commercial intent of the designation, provided the zoning is amended to specifically allow it.

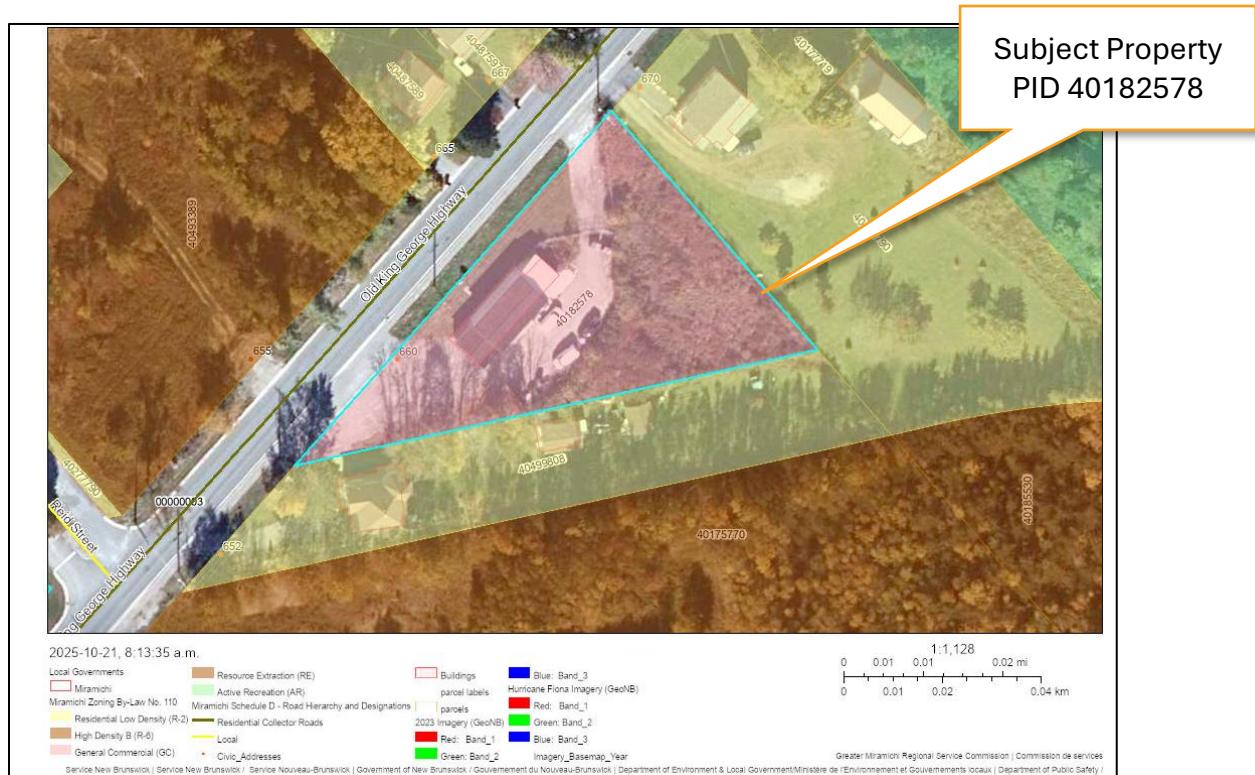
Zoning By-law Regulations

The subject property is zoned General Commercial (GC). The proposed use is most similar to a Kennel, defined by the Zoning By-law as:

“a building or structure used for the enclosure of more than two (2) dogs, or other household pets which are kept for the purposes of commercial breeding or showing or for commercial boarding with or without veterinary care. Includes outdoor facilities such as pen runs and enclosures.”

Seven parking spaces, including one barrier free space, are provided as required. Staff note that changes to the parking layout and driveway are proposed, which meet the by-law requirements. Other site changes including landscaping and chain link fencing are proposed, which seem to generally meet or exceed zoning requirements. The proposed waste disposal container is adequately screened as required by the zoning by-law. A portion of the paved area, including the current eastern driveway, are to be landscaped or otherwise reused.

Figure 4: Zoning By-law Schedule A and Municipal Plan Schedule D



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The General Commercial zone is a standard commercial zone used throughout the city to accommodate most typical business and office uses, along with multi-unit residential, and some institutional uses. The zone permits a mix of uses in multiple main buildings, and is usually found in many commercial areas outside of the downtown cores or highway areas.

Similar to the dog daycare business, public interaction with the business is limited to dropping off and picking up their pets, and limited to early morning and late afternoon hours within defined windows.

The Applicant has confirmed that the business will be staffed 24/7 to provide supervision of pets who are boarded (including one dedicated overnight staff member). Pets may use the fenced outdoor space at various points throughout the day (in conjunction with the larger business), but the latest outdoor time for the boarded pets is 9 pm for a short bathroom break. This should serve to mitigate any potential noise issues that may be caused by the dogs.

Minimal land use impact is expected as a result of the proposed development, consistent with the larger overall use. As mentioned, pickup and drop-off times for the public are limited to the same hours as the daycare portion of the business.

Development Services Staff Assessment

Some land use conflicts may occur between the proposed use and the existing neighbourhood, mainly the traffic (including drop-off and pickup of animals), expected noise, and visual impacts of the use (outdoor activities). The proposed use further deepens the land use impact of the previously-approved dog daycare and grooming business, but to only a small degree. In this region, this type of business has only recently been developed outside of the City on larger, wooded properties, primarily as a home based business – the more urban setting of this property may pose some unique land use impacts (noise from dogs playing and barking, etc). The Specific Proposal rezoning mechanism provides Council with the ability to clearly limit the range and intensity of uses to those proposed by the applicant.

Overall, the proposed development is supported by the Municipal Plan's commercial and economic development policies, reinforces reinvestment in a vacant commercial property, and can be appropriately managed through site and operational conditions applied through the rezoning.

Views of the Public

As part of the rezoning process, the City of Miramichi will notify property owners within 100 metres of the subject site prior to the required public hearing, as mandated by the *Community Planning Act*. These notifications are in addition to the statutory online advertisement required ahead of the public hearing.

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While public notice is not required ahead of PRAC meetings, the Committee's agendas and staff reports are made available in advance through the GMSC website. PRAC meetings are open to the public.

The PRAC will consider the application at its December 16th 2025 meeting, and provide its written views to Council. However, Council will make the final decision, following the public hearing.

Department and Agency Comments

The rezoning application was circulated to a number of departments to provide the opportunity to comment or identify any concerns regarding the proposal, relevant to their mandates. The application was circulated to the following:

- City of Miramichi Department of Public Works
- City of Miramichi Department of Engineering

The City's Director of Engineering, also replying on behalf of the Public Works Department, expressed that the departments had no concerns with this proposal. They had previously provided comment on the "use variance" application, stating concern for the potential fence location, which has since been resolved.

No additional technical or servicing concerns were identified.

Staff Recommendation

Pursuant to Section 110(1) of the *Community Planning Act*, it is the view of the City of Miramichi Planning Review and Adjustment Committee (PRAC) that the City of Miramichi amend Schedule A: Zoning Map of the City of Miramichi Zoning By-law (By-law 110), to change the zoning from General Commercial (GC) to General Commercial (GC) – Specific Proposal, pursuant to Section 59 of the *Community Planning Act* (C-19), for the subject property identified as PID 40182578, 660 Old King George Hwy, Miramichi.

This recommendation reflects and builds upon PRAC Resolution 2025-8-1, which established that the site is suitable for low-intensity pet-care uses, and recognizes that the expanded kennel use requires a zoning amendment to ensure appropriate controls and neighbourhood compatibility.

Terms and Conditions (Section 59):

1. The development shall proceed in substantial accordance with the site plan and floor plan submitted as part of the application, dated October 2nd 2025, or as otherwise approved in writing by Development Services; and
2. That uses of the subject property be limited to those permitted in the GC zone; a dog daycare and pet grooming business (as approved by PRAC Resolution 2025-8-1); an

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overnight pet kenneling business; ancillary/accessory uses consistent with such uses.

3. Outdoor activity for boarded animals shall be limited to the hours of 7:00 a.m. to 10:00 p.m., except in emergencies.
4. The operator shall maintain on-site supervision at all times when animals are boarded overnight.
5. The number of animals boarded overnight shall not exceed the capacity presented in the application unless otherwise approved by Development Services.
6. Dogs shall not be allowed off-leash outside the approved fenced play areas.

Attachments

1. Previous Planning Staff Report (Item 2025-8-1) (Similar or Compatible Use Variance)
2. PRAC Resolution 2025-8-1

Report Prepared On: Thursday, December 11, 2025

Prepared by:

Nic O'Dette, RPP, MCIP

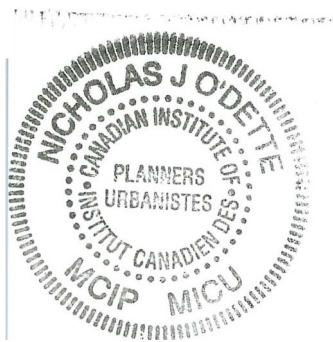
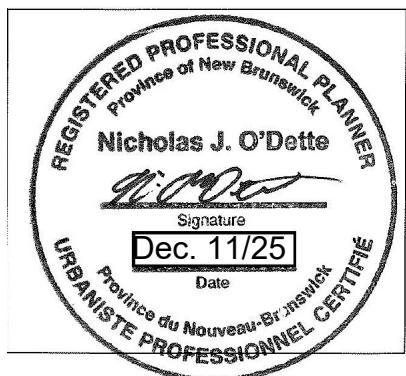
Planning Services Manager

Nic O'Dette

Prepared Under the Direction of:

Justin Forbes, RPP, MCIP

Planning Director



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Attachment 1: Previous Planning Staff Report (Item 2025-8-1)



PLANNING STAFF REPORT

SUBJECT: Similar or Compatible Use Variance – Dog Daycare – 660 Old King George Hwy, Miramichi (PID 40182578)

MEETING DATE: Tuesday, October 28th, 2025

AGENDA ITEM: 2025-8-1

A use variance application has been submitted by Kathleen Crawford, to permit the conversion and use of the existing building on the Subject Property into a dog daycare business. This use is not permitted under the current General Commercial (GC) zoning of the property, which has applied to the site since at least the adoption of Zoning By-law No. 62 (circa 2000).

Under Section 55(1)(a) of the *Community Planning Act* (c.19) and Section 2.9.2 of the City of Miramichi Zoning By-law, the City Planning Review and Adjustment Committee (PRAC) may authorize a use not otherwise permitted in the zone if it determines the proposed use is sufficiently similar to, or compatible with, permitted uses in that zone.

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Application Overview & Proposed Use

Table 1: Property Information and Application Overview

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| Property Owner / Applicant | 767536 NB LTD. |
| Agent | Kathleen Crawford |
| Date Submitted | 2025-10-07 |
| PID / PAN | <ul style="list-style-type: none">• PID 4018257• PAN 02813946 – SNB Property Assessment Online |
| Sales | 2025-06-27: \$175,000 |
| Property Area (per Service NB) | 3070 m ² (0.75 acre) |
| Access | Old King George Hwy (Designated Residential Collector Road, Schedule D, Road Hierarchy and Designations) |
| Frontage | 97.5m (per Land Titles System) |
| Servicing | Municipal water, sewer, and storm |
| Current Zoning | General Commercial (GC) |
| Future Land Use (Schedule A) | “Commercial” |
| Commercial Hierarchy (Schedule C) | “Isolated Existing Commercial Use” (not formally designated) |
| Existing Use | Former electrician’s shop building (J. Charlie’s Electric) with outdoor storage.  <i>Image captured: October 2024</i> |
| Proposed Uses | Initial phase: redevelop building into a dog daycare business with associated pet grooming services. |
| Similar to / Compatible with | Retail Store; Personal Service Shop; Early Learning and Childcare Centre; and other low-intensity commercial uses. |
| Context | Mixed Use, established residential (low density and mobile home park), recreation, brownfield site |

The applicant, Kathleen Crawford (also the property owner), proposes to redevelop the existing building on the subject property for a dog daycare operation, with an ancillary pet grooming component. The business will also include pet grooming. Minimal site changes

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include rationalizing the driveway and parking area and adding new fenced areas for dog play areas.

As a future phase, the applicant intends to include overnight dog boarding as part of the business on the property; this use is considered by the Zoning By-law to be a 'Kennel', not permitted in the GC zone, and requires a Zoning By-law amendment application, which may be made at a later date.

From a land use perspective, the proposed business is similar to permitted uses in the GC zone, including Retail Store, Personal Service Shop, Early Learning and Childcare Centre, and likely more. Staff view the proposed use as being compatible with most uses permitted in the zone, subject to typical operational controls (e.g. hours of operation and noise management).

A copy of the proposed site plan and floor plans are included as attachments to this report.

Figure 1: Aerial Views of Subject Property





Legislative Context

A Similar or Compatible Use Variance is requested when a project proposes a land use that is not explicitly listed as permitted within the zoning regulations but may be considered sufficiently similar to or compatible with uses in that zone.

In this case, the proposed dog daycare business is not listed as a permitted or conditional use under the “General Commercial (GC)” zone; however, it may be viewed as similar to or compatible with a “personal service shop”, “retail store”, and other uses in the zone.

“Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit:

- a) A proposed use of land or a building that is otherwise not permitted under the zoning by-law if, in its opinion, the proposed use is *sufficiently similar to or compatible with a use permitted in the by-law for the zone in which the land or building is situated.*” [italics added by author]

- Section 55(1)(a), Community Planning Act (C-19)

In accordance with Section 55(1)(a) of the *New Brunswick Community Planning Act* (c.19), the Planning Review and Adjustment Committee (PRAC) of the GMSC has the authority to permit such a use if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the applicable zone.

The PRAC may impose terms and conditions as part of this approval. In determining approval conditions, section 2.9.2 of the City of Miramichi Zoning By-law provides additional parameters for consideration of this variance:

3. In assessing a similar or compatible use variance application, the PRAC shall determine if the use and any associated structures or buildings:
 - a. Is desirable for the development of the property;
 - b. Is in accord with the general intent of the Municipal Plan and this Zoning By-law;
 - c. Does not adversely affect traffic or parking patterns in the area;
 - d. Has architectural design that is compatible with the character of the neighborhood; and,
 - e. Is viewed as being compatible with the neighbourhood, as determined by assessing public input.

- Section 2.9.2(3), City of Miramichi Zoning By-law (By-law No. 110)

It is important to note that Section 55(1)(a) of the Act requires similarity or compatibility with permitted uses in the *zone*, not with existing uses in the *neighbourhood*. This distinction has been upheld in multiple Assessment and Planning Appeal Tribunal decisions (e.g., [Arthur J. Arseneau Architect LTD v. The Tantramar Planning District Commission](#); [Moran v. Dev. Off., Town of Hampton](#)).

Therefore, the criteria in Section 2.9.2(3) of the Zoning By-law, focused largely on neighbourhood compatibility, should be applied as secondary considerations, useful for shaping conditions of approval, rather than for determining whether the proposed use qualifies as similar or compatible under the Act. This is especially important when considering such an application in what can be seen as a “mixed-use” area, a neighbourhood that includes a range of low-density residential uses, but also commercial, institutional, recreational, and other land uses in proximity.

Planning Considerations

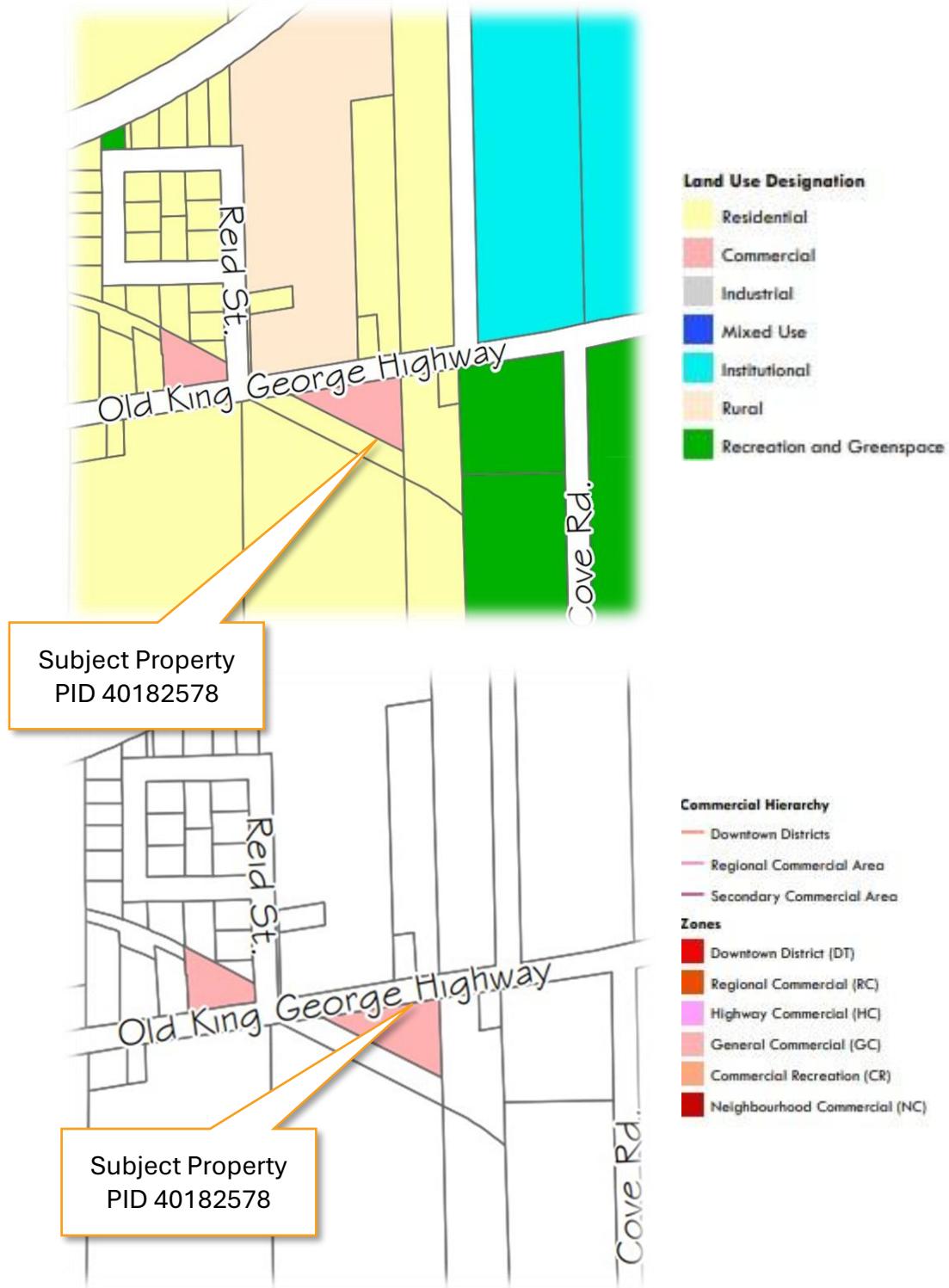
The Municipal Plan (By-law No. 109) sets out Miramichi City Council's long-term policies and proposals to guide future land use and development within the Municipality. It serves as a framework for decision-making by City Council, municipal departments, GMSC – Development Services, PRAC, and the community.

The Zoning By-law (By-law No. 110) regulates the use of land in conformity with the Municipal Plan. It defines specific zones and establishes permitted uses and development standards within those zones.

Municipal Plan

The property is designated under Schedule A: Future Land Use Map as “Commercial” and is not recognized under Schedule C: Commercial Hierarchy and Designations, thus considered a “Isolated Existing Commercial Use” (Figure 2). These designations determine the applicable Municipal Plan Policies for the subject property.

Figure 2: Municipal Plan Schedule A and C Maps



Below is a summary of applicable goals, policies and proposals in the Municipal Plan:

Table 2: Supporting and Conflicting Municipal Plan Policies.

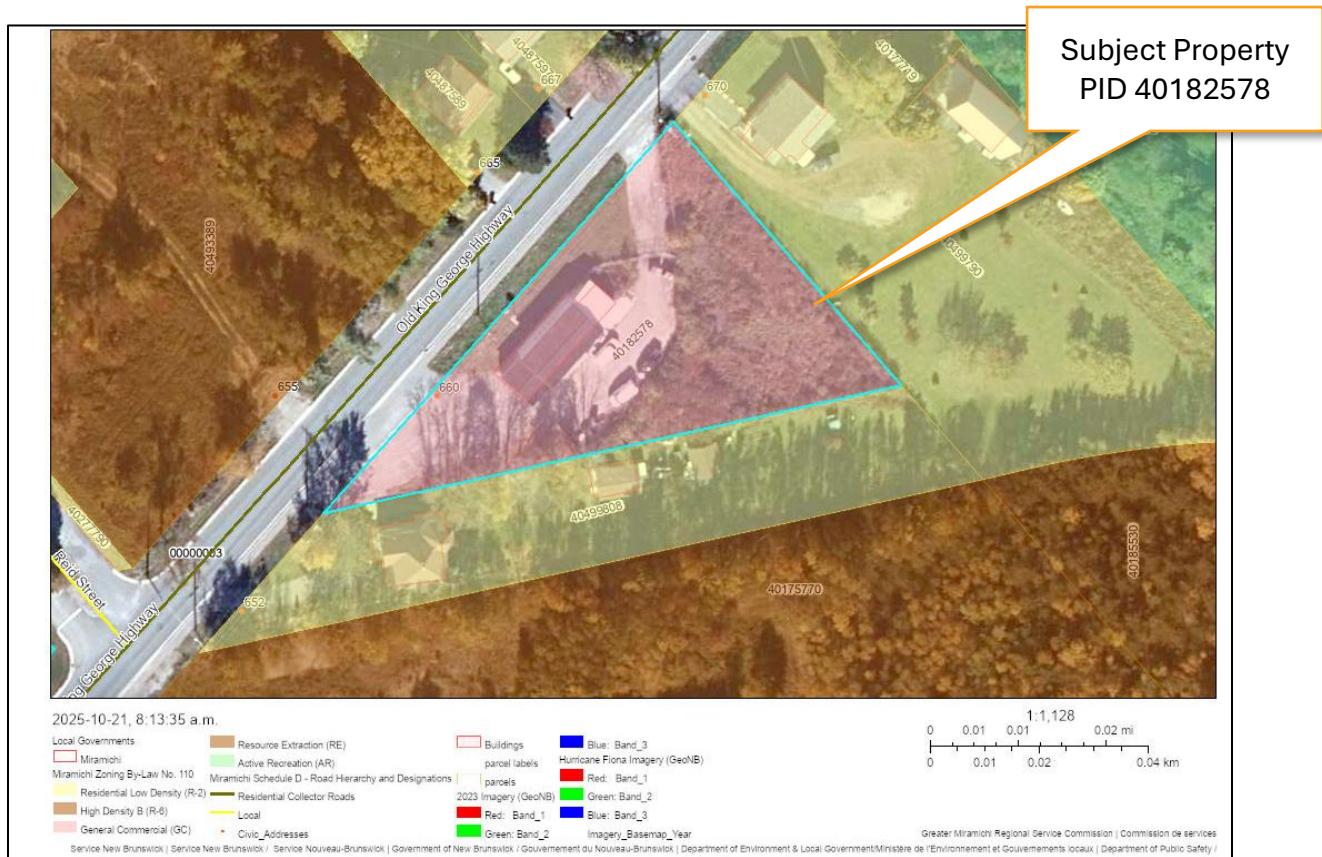
| Supporting Goals/Policies/Proposals |
|--|
| <p>6 A Policies:</p> <p>4. Encourage appropriate development on the limited supply of serviced land immediately adjacent to intermunicipal transportation routes.</p> <p>7. Strongly encourage reuse and renewal of existing commercial buildings and serviced locations.</p> <p>6F Policies:</p> <p>3. Within isolated existing commercial areas, that a range of commercial uses be allowed in order to accommodate modest addition to existing uses, or re-use and redevelopment, provided negative impacts on adjacent property and public roads can be minimized through site planning (i.e. Development Permit process) for any such re-use/redevelopment.</p> <p>7 D Policies:</p> <p>1. Support and encourage entrepreneurs, small businesses, and home-based businesses, provided there are sufficient controls to ensure that such uses do not negatively impact the residential neighbourhoods and rural areas in which they are located.</p> <p>7 L Policies:</p> <p>1. Strongly encourage and support the redevelopment of brownfield sites as a priority economic development activity, where such redevelopment:</p> <ul style="list-style-type: none">a. Is for land uses as anticipated by this Plan on the Future Land Use Map;b. Can be readily supported by existing municipal infrastructure such as public water and sewerage collection;c. Has appropriate access and proximity to designated collector or higher-level public roads and other transportation infrastructure; |

The Municipal Plan contains several policies (Commercial, and Economic Development sections) that align with the proposed development, mainly, encouraging reuse of existing commercial properties and buildings, and the encouragement of development within fully serviced areas of the city. The property is already acknowledged (and designated) by the plan as an 'isolated existing commercial use', and does not seek to expand the commercially designated area of the city. Generally, there are no conflicting municipal plan policies identified regarding the proposed development. Further, the proposal meets the Economic Development goals and policies of the plan by reusing a brownfield (vacant) site without the need for a plan amendment.

Zoning By-law Regulations

The subject property is zoned General Commercial (GC). While a dog daycare is not specifically permitted in this zone, the PRAC may consider them similar to or compatible with the permitted uses in the zone. Seven parking spaces, including one barrier free space, are provided as required. Staff note that changes to the parking layout and driveway are proposed, which meet the by-law requirements. Other site changes including landscaping and chain link fencing are proposed, which seem to generally meet or exceed zoning requirements. The proposed waste disposal container is adequately screened as required by the zoning by-law. A portion of the paved area, including the current eastern driveway, are to be landscaped or otherwise reused.

Figure 4: Zoning By-law Schedule A and Municipal Plan Schedule D



The General Commercial zone is a standard commercial zone used throughout the city to accommodate most typical business and office uses, along with multi-unit residential, and some institutional uses. The zone permits a mix of uses in multiple main buildings, and is usually found in many commercial areas outside of the downtown cores or highway areas. In total, 44 main uses are permitted in the zone, generally only excluding the more intense

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automotive-oriented uses, like drive-thrus and auto dealerships. Despite the proposed use not being explicitly included in the list of permitted uses in this zone, the GC zone likely best accommodates a business like this.

The Zoning By-law does not provide a definition for the proposed use of the property as a dog daycare, nor does it permit the use in any zone. Staff have identified similarities of the use with other uses in the zone. Typically, a business such as a dog daycare operates during daytime hours, with staff providing supervision and activities for dogs. Public interaction with the business is limited to dropping off and picking up their pets, typically similar to how a daycare for children is operated. The proposal includes fenced, separated, outdoor play areas for the dogs.

Minimal land use impact is expected as a result of the proposed development. The current building has been vacant for a period of multiple years, so neighbours will notice an increase in traffic and noise in any case, but this should be mostly limited to the early morning and late afternoon hours for drop-off and pickup. Any additional accessory uses, such as pet grooming, will operate in a similar way with drop-off and pickup, and limited public access and use of the building. Noise from barking or dogs playing outdoors is expected, but the impact should be minimal on nearby residents.

Development Services Staff Assessment

The use is generally similar to and compatible with those permitted in the GC zone. However, some land use conflicts may occur between the proposed use and the existing neighbourhood, mainly the traffic (including drop-off and pickup of animals), expected noise, and visual impacts of the use (outdoor activities). The table below provides a staff evaluation using the criteria outlined in Section 2.9.2 of the Municipal Plan:

Table 3: Zoning By-law Section 2.9.2(3) - Staff Analysis

| Criteria | Staff Analysis |
|--|--|
| i. Is desirable for the development of the property; | The property has been vacant for years, and the proposed business will present a productive reuse of the building and property. |
| ii. Is in accord with the general intent of this Plan; | The Plan provides support for new businesses, and reuse of existing buildings and sites. The property is already designated Commercial by the Plan, and the proposal does not seek to expand the commercial hierarchy. |

| Criteria | Staff Analysis |
|---|---|
| iii. Does not adversely affect traffic or parking patterns in the area; | <p>The site plan accommodates for more than the required on-site parking (one per 28m² of floor area), and there is no anticipated on-street parking resulting from this development.</p> <p>However, the traffic generated by the business is expected to be greater than and add to the traffic generated by existing uses in the neighbourhood.</p> |
| iv. Has architectural design that is compatible with the character of the neighborhood; | <p>The proposed building is relatively small, and will likely require some renovations in order to meet building code requirements for the change in occupancy. Its current appearance as a small light industrial or commercial workshop is likely to be upgraded, and the exterior area of the property will be cleaned up.</p> |
| v. Is viewed as being compatible with the neighbourhood, as determined by assessing public input. | <p>Eight notice letters were mailed to neighbours within a 30m radius of the subject property's boundary, and a notice sign was posted on the property as per the requirements of the Service Commission's PRAC By-law. To date, staff have received one letter from a direct neighbour to the property, who expressed their general support for the reuse of the property.</p> |

Staff consider the proposed dog daycare business functionally equivalent to a personal service shop, early learning and childcare centre, and retail store in terms of land use impacts. As noted, compatibility is expected with most, if not all, uses permitted in the GC zone.

Neighbourhood Character & Impact

The subject property is located on the eastern side of Newcastle, on Old King George Hwy, west of Cove Rd. The property and existing building are easily seen from throughout the neighbourhood.

Some traffic and noise impacts on nearby properties are expected, but these are likely to be consistent with many similar commercial uses that could occur (as-of-right) on the property. Generally, the reuse, renovation, and expected upgrades and upkeep of the property should be viewed as a positive by many in the surrounding area, as a great improvement over the existing disused building.

Views of the Public

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Notification letters, including details on the variance application and the PRAC meeting, were mailed to 8 unique property owners. A radius of 30m from the Subject Property's boundary was used, in accordance with the PRAC By-law and Operating Procedures. Notification signage was posted on Old King George Hwy next to the subject property, also in accordance with the PRAC By-law and Operating Procedures.

As of the date of this report, one letter has been received, expressing general support for the redevelopment of the property from its current state.

Further input may be presented at the PRAC meeting.

Department and Agency Comments

The rezoning application was circulated to a number of departments to provide the opportunity to comment or identify any concerns regarding the proposal, relevant to their mandates. The application was circulated to the following:

- City of Miramichi Department of Public Works
- City of Miramichi Department of Engineering

The Department of Engineering expressed concerns about the location of the proposed fence in the front yard of the development, due to possible encroachment onto the public right of way. The fencing of the property is subject to an ongoing development permit application, and no fencing will be permitted to be developed outside of the property. Staff have confirmed that the proposed fence will be setback by at least 5' from the front property line.

GMSC Building Inspection Services have been working with the Applicant to communicate application requirements for the building permit for the project, required mainly due to the change in use (and code occupancy) of the building.

Staff Recommendation

Pursuant to Section 55(1)(a) of the *NB Community Planning Act*, and Section 2.9.2 of the City of Miramichi Zoning By-law, it is recommended that the City of Miramichi Planning Review and Adjustment Committee (PRAC) approve the proposed variance to permit a dog daycare business on the subject property described as PID 40182578, 660 Old King George Hwy, Miramichi. The proposed use is deemed sufficiently similar to, and compatible with uses permitted in the General Commercial (GC) zone, subject to the following conditions:

The development shall proceed in substantial accordance with the site plan and floor plan submitted as part of the application, dated October 2nd 2025, or as otherwise approved in writing by Development Services;

The use variance approval shall apply only to the proposed dog daycare and ancillary pet grooming services. Any expansion of the business or addition of new uses, such as

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overnight boarding, shall require a separate application for a potential Municipal Plan and/or Zoning By-law amendment; and

All waste and refuse associated with the use shall be contained in covered, rodent-proof receptacles and disposed of in accordance with City of Miramichi By-law 114 ('A By-law Relating to the Collection and Disposal of Waste in the City of Miramichi') and amendments thereto.

Attachments

1. Property Location Map
2. Site Plan and Floor Plan Drawings (Submitted by Applicant)
3. Site Photos

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Report Prepared On: Wednesday, October 22, 2025

Prepared by:

Nic O'Dette, RPP, MCIP

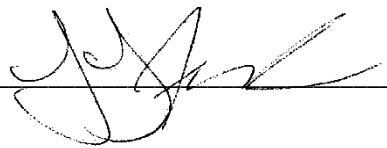
Planning Services Manager

Nic O'Dette

Prepared Under the Direction of:

Justin Forbes, RPP, MCIP

Planning Director



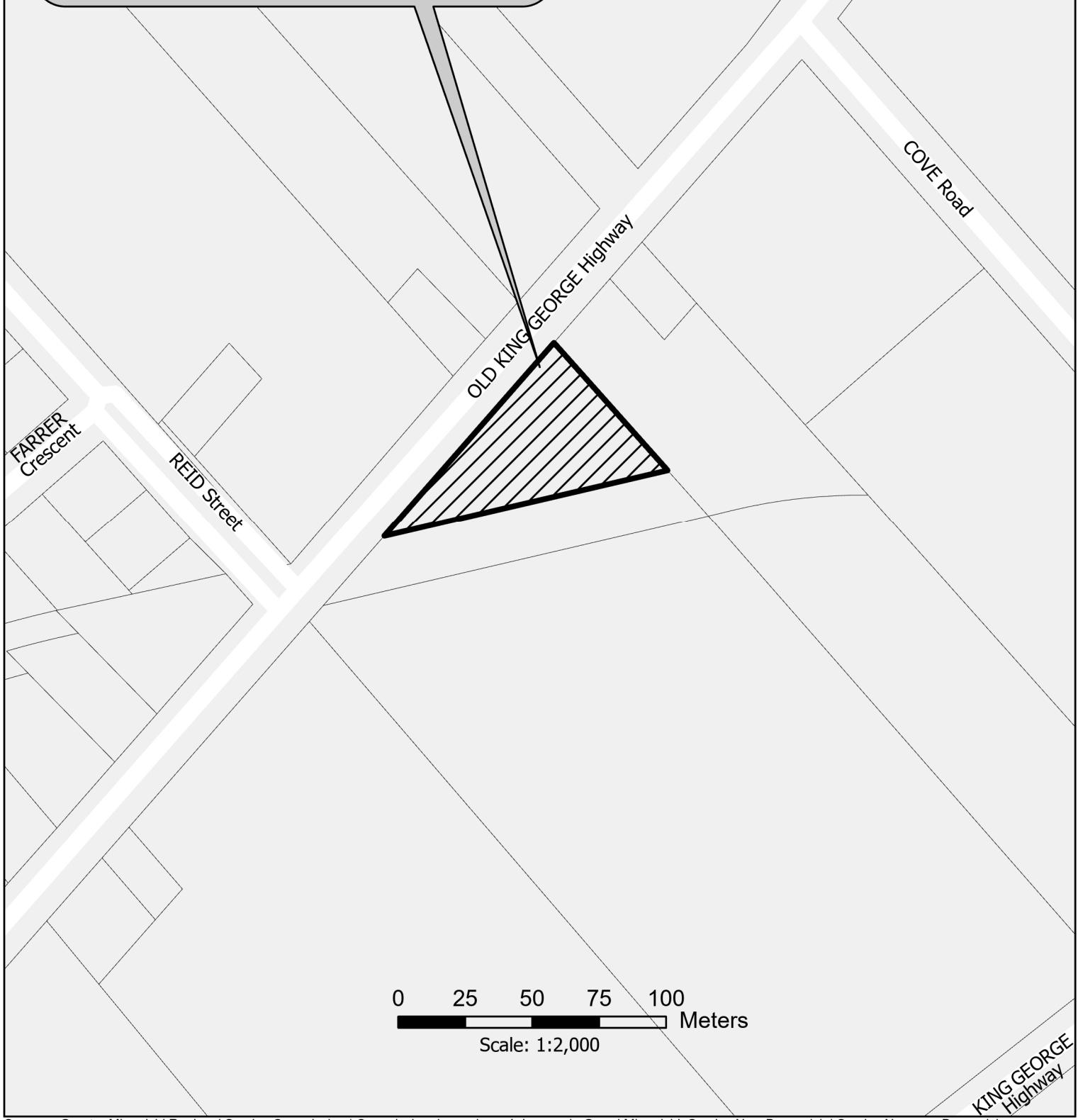
Agenda item: 2025-8-1

Attachment 1: Property Location Map

N


Variance Application
Applicant:
Kathleen Crawford

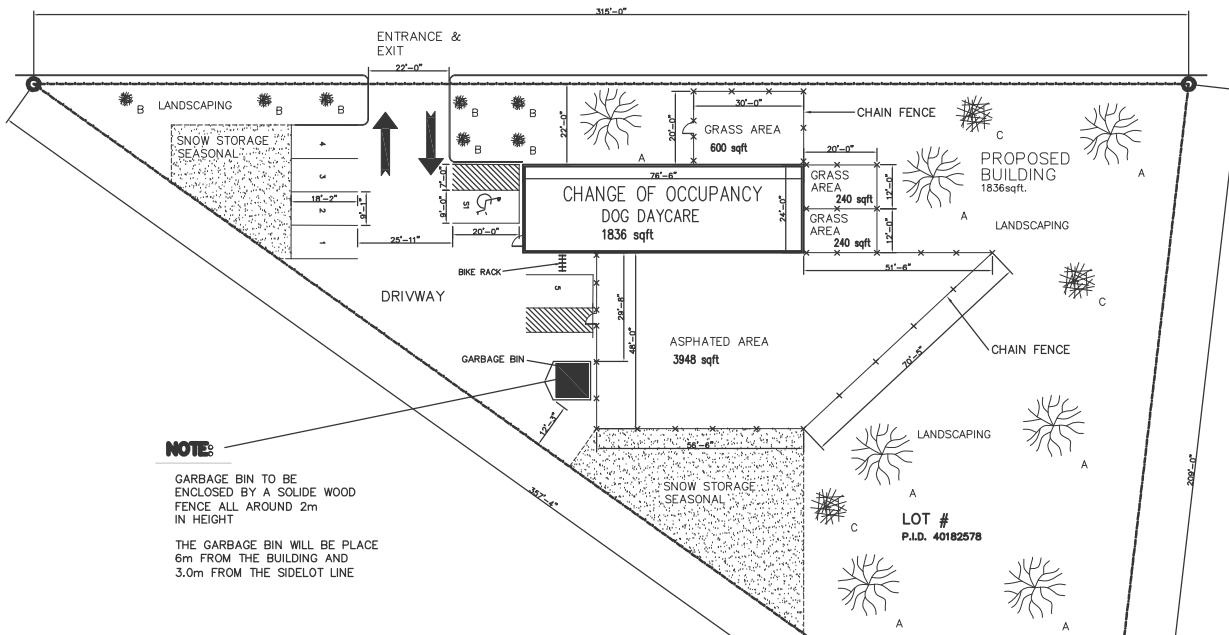
Location:
660 Old King George Highway, Miramichi
PID 40182578



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**Attachment 2: Site Plan and Floor Plan Drawings
(Submitted by Applicant)**

660 OLD KING GEORGE HWY



1. PARKING SPACE

| KEY | QTY. | PARKING |
|-----|------|------------------|
| 1 | 5 | REGULAR |
| 2 | 1 | HANDICAP PARKING |

2. LANDSCAPING SCHEDULE

| KEY | QTY. | PLANT DESCRIPTION |
|-----|------|-------------------|
| A | 5 | LARGE MAPLE |
| B | 7 | PRENIAL |
| C | 3 | ASSORTED TREE |

(TYP.) PLOT PLAN
SCALE:1/16" = 1'-0"

PROPOSED
BUILDING
1836sqft.

EXISTING PLOT PLAN

(TYP.) PLOT PLAN
SCALE:1/32" = 1'-0"

50 0 50 100
SCALE 1/32" = 1'-0"

| | |
|--|--|
| | REFERENCE SHEET NO. B DETAIL NO. B SECTION SHEET NO. A6 |
| | SECTION SHEET NO. A6 REFERENCE SHEET NO. A10 BUILDING SECTION NO. 75 |
| | SECTION SHEET NO. A6 REFERENCE SHEET NO. A10 BUILDING SECTION NO. 75 |
| | DOOR TYPE WALL FRAMED SCHEDULE |
| | WINDOW TYPE |

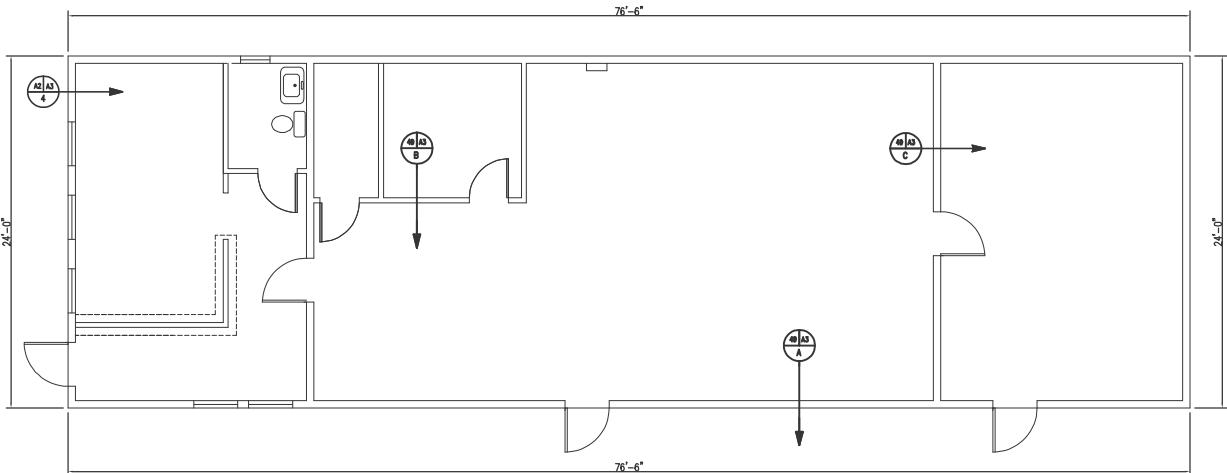
| | |
|--|----------------------|
| | A. DETAIL NO. |
| | B. DETAIL DWG. NO. |
| | C. LOCATION DWG. NO. |

NOTE:

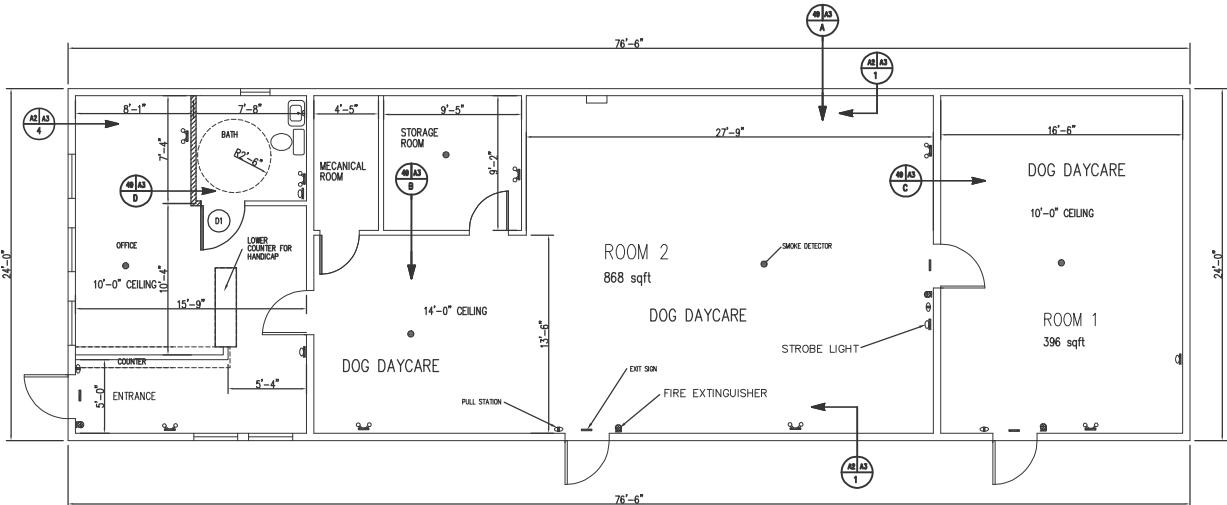
PLOT PLAN WAS DRAWN
WITH THE INFORMATION
GIVEN BY THE OWNER.

5 0 5 10 20
SCALE 1/16" = 1'-0"

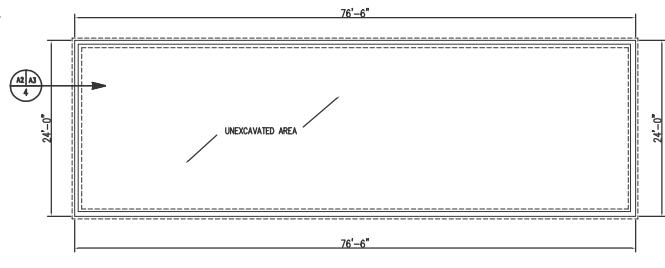
| | | |
|---------------|-------------|-----------------|
| CLIENT | KATHLEEN | |
| DRAWING TITLE | DETAIL PLAN | |
| DATE | OCT 2/24 | FILE NAME: 0230 |
| DESIGNER | GELES HORN | PAGE: 1 |
| SCALE | AS NOTED | |
| CHECKED BY | | A4 |



EXISTING BUILDING



PROPOSED BUILDING CHANGES



EXISTING BUILDING

NOTE:

ALL MEASUREMENT SHOULD BE TAKEN FROM THE EXISTING BUILDING. SEE OWNER FOR MORE INFORMATION.

NOTE

SMOKE DETECTORS ARE NEEDED FOR EACH ROOM AND WILL NEED TO BE INTERCONNECTED FOR THAT ENTIRE FLOOR ONLY. ALL SMOKE DETECTORS WILL NEED TO MEET N.B.C.C. 2015 CODE.

A MECHANICAL VENTILATION IS ALSO NEEDED

DOOR SCHEDULE

| NO | QTY | DESCRIPTION | SIZES |
|----|-----|-------------|-------|
| D1 | 1 | BATH | 3/0 |

*** SEE OWNER FOR APPROVAL OF WINDOW & DOOR SCHEDULE. CHECK ALL SIZES WITH REFERENCE WITH ELEVATION AND FLOOR LAYOUT BEFORE ORDERING.

| | | | | |
|--|--|-----------------|---|----------------|
| 5 | | 0 | 5 | 10 |
| SCALE 1/4" = 1'-0" | | | | |
|  A. DETAIL NO. B. DETAIL DWG. NO. C. LOCATION DWG. NO. | | | | |
|  SECTION SHEET NO. A6 DETAIL NO. 75 SECTION SHEET NO. A10 BUILDING SECTION NO. 75 | | | | |
|  SECTION SHEET NO. A6 REFERENCE SHEET NO. A10 DETAIL SECTION NO. 75 | | | | |
|  DOOR TYPE WALL FRAMED SCHEDULE | | | | |
|  WINDOW TYPE | | | | |
|  A. DETAIL NO. B. DETAIL DWG. NO. C. LOCATION DWG. NO. | | | | |
| STAMP: | | | | |
| CLIENT: KATHLEEN | | | | |
| DRAWING TITLE: MAIN FLOOR PLAN | | | | |
| DATE: OCT 2/23 | | FILE NAME: 0330 | | PAGE: |
| DESIGNER: GILES HORN | | SCHL: AS NOTED | | CHECKED BY: A2 |
| SCALE: AS NOTED | | APPROVED BY: | | |
| CHECKED BY: | | APPROVED BY: | | |

Attachment 3: Site Photos (taken September 25th 2025)

Photo 1: Exterior view of building from east side.



Photo 2: View of property from west driveway



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Photo 3: Additional view of nearby residential subdivision.



Photo 4: View looking west along Old King George Hwy



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Photo 5: Municipal Dog Park Nearby



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Attachment 2: PRAC Resolution 2025-8-1



Greater Miramichi
Service Commission

Commission de services
du Grand Miramichi

DEVELOPMENT
SERVICES

SERVICES
D'AMÉNAGEMENT

VIA EMAIL

November 7th 2025

767536 NB Ltd (Kathleen Crawford)

Re: PRAC Decision on Similar or Compatible Use Variance Application

Please be advised that at the regular meeting of the City of Miramichi Planning Review and Adjustment Committee (PRAC) held on October 28th 2025, the request for Similar or Compatible Use Variance, to permit the proposed dog daycare business at 660 Old King George Hwy, as a similar or compatible use was approved, subject to conditions.

The following motion (Resolution 2025-8-1) was passed by the PRAC:

RESOLUTION 2025-8-1

RESOLVED:

“Pursuant to Section 55(1)(a) of the NB Community Planning Act, and Section 2.9.2 of the City of Miramichi Zoning By-law, it is recommended that the City of Miramichi Planning Review and Adjustment Committee (PRAC) approve the proposed variance to permit a dog daycare business on the subject property described as PID 40182578, 660 Old King George Hwy, Miramichi. The proposed use is deemed sufficiently similar to, and compatible with uses permitted in the General Commercial (GC) zone, subject to the following conditions:

1. The development shall proceed in substantial accordance with the site plan and floor plan submitted as part of the application, dated October 2nd 2025, or as otherwise approved in writing by Development Services;
2. The use variance approval shall apply only to the proposed dog daycare and ancillary pet grooming services. Any expansion of the business or addition of new uses, such as overnight boarding, shall require a separate application for a potential Municipal Plan and/or Zoning By-law amendment; and
3. All waste and refuse associated with the use shall be contained in covered, rodent-proof receptacles and disposed of in accordance with City of Miramichi By-law 114 (‘A By-law Relating to the Collection and Disposal of Waste in the City of Miramichi’) and amendments thereto.”

This letter only confirms that the proposed land use is now permitted, and it does not constitute a development or building approval. Construction on the property requires a building and/or



**Greater Miramichi
Service Commission**

**Commission de services
du Grand Miramichi**

**DEVELOPMENT
SERVICES**

**SERVICES
D'AMÉNAGEMENT**

development permit. To obtain additional information on building and development permits please contact our office at (506) 778-5359.

Please be advised that a decision of the PRAC can be appealed to the New Brunswick Assessment and Planning Appeal Tribunal (APAT). For more information regarding appeal forms, procedures, deadlines, etc. please contact the APAT, located in Fredericton, directly at (506) 453-2126.

Should you have any questions, please do not hesitate to call me at (506) 778-5366.

Sincerely,

Nic O'Dette, RPP, MCIP
Planning Services Manager

Email Copy to: Kathleen Crawford, Applicant (shepp77@hotmail.com)

CC: Bill Treadwell, Chairperson, City of Miramichi PRAC (bltread@rogers.com)

Melanie Albert, Executive Assistant, GMSC (malbert@gmsc.ca)

Rhonda Ripley, City Clerk, City of Miramichi (clerk@miramichi.org)

Roberta McIntyre, CEO, GMSC (rmcintyre@gmsc.ca)

Nicholas O'Dette, RPP, MCIP, Planning Services Manager, GMSC
(nodette@gmsc.ca)

Jusin Forbes, RPP, MCIP, Planning Director, GMSC (jforbes@gmsc.ca)

Mathieu Goguen, PTech, NBCBO3, CRBO, Building Inspection Services Manager
(mgoguen@rsc5.ca)