



PLANNING STAFF REPORT

SUBJECT: Similar or Compatible Use Variance – Single-Unit Dwelling – 23 Princess Street, Miramichi, NB (PID 40200958)

MEETING DATE: Tuesday, December 16th, 2025

AGENDA ITEM: 2025-9-2

A use variance application has been submitted by Jason MacPherson to permit the use of a “Single Unit Dwelling” on PID 40200958, located at 23 Princess Street, within the “Medium Density B” (R-4) zone. A “Single-unit Dwelling” is not a permitted use in the R-4 zone. The proposal also includes a 5-metre streetline setback on both Duke Street and Princess Street, whereas the Zoning By-law requires a 7.6-metre streetline setback for each frontage.

Under Sections 55(1)(a) of the New Brunswick *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.

In addition, under Section 55(1)(b) of the New Brunswick *Community Planning Act* (c.19), the PRAC may permit a reasonable variance from the requirements of the Zoning by-law if it is “desirable for the development of a parcel of land... and is in keeping with the general intent of the by-law”.

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Application Overview & Proposed Use

Table 1: Property Information and Application Overview

Property Owner / Applicant	Jason MacPherson
PID / PAN	<ul style="list-style-type: none">• PID 40200958• PAN 02830304 – SNB Property Assessment Online
Property Area (per Service NB)	558 m ²
Access	Existing driveway access on Duke Street
Frontage	18.3m (Princess Street) 30.5m (Duke Street)
Servicing	Municipal water, sewer, and stormwater services
Current Zoning	“Medium Density B” (R-4)
Future Land Use (Schedule A)	“Residential”
Residential Hierarchy (Schedule B)	“Multi-Unit Residential Intensification”
Existing Use	Vacant Prior to ~2010, a home was present on the property
Proposed Uses	Prefabricated “Single-Unit Dwelling”
Similar to / Compatible with	“Apartment Dwelling” (permitted in R-4 zone)
Required Streetline Setback	7.6m (Princess Street) 7.6m (Duke Street)
Proposed Streetline Setbacks	5m (Princess Street): a 2.6m (34%) variance 5m (Duke Street): a 2.6m (34%) variance
Context	Established mixed-use neighbourhood, with single- and multi-unit residential, institutional, and small-scale commercial uses.

The applicant proposed to place a new prefabricated “single-unit dwelling” on the subject property. Although this dwelling type is not a permitted main use in the R-4 Zone, staff consider it compatible with an Apartment Dwelling, which is a permitted use, as both represent residential land uses differing primarily in intensity rather than in type.

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Due to site constraints (limited size and steep sloping at the rear of the property), the applicant has additionally requested a 2.6m variance from the streetline setback for both Duke Street and Princess Street. Staff view these variances as required to enable the proposed development and should accordingly be assessed as part of the use variance (not as a separate matter).

Figure 1: Location within City and Satellite Imagery

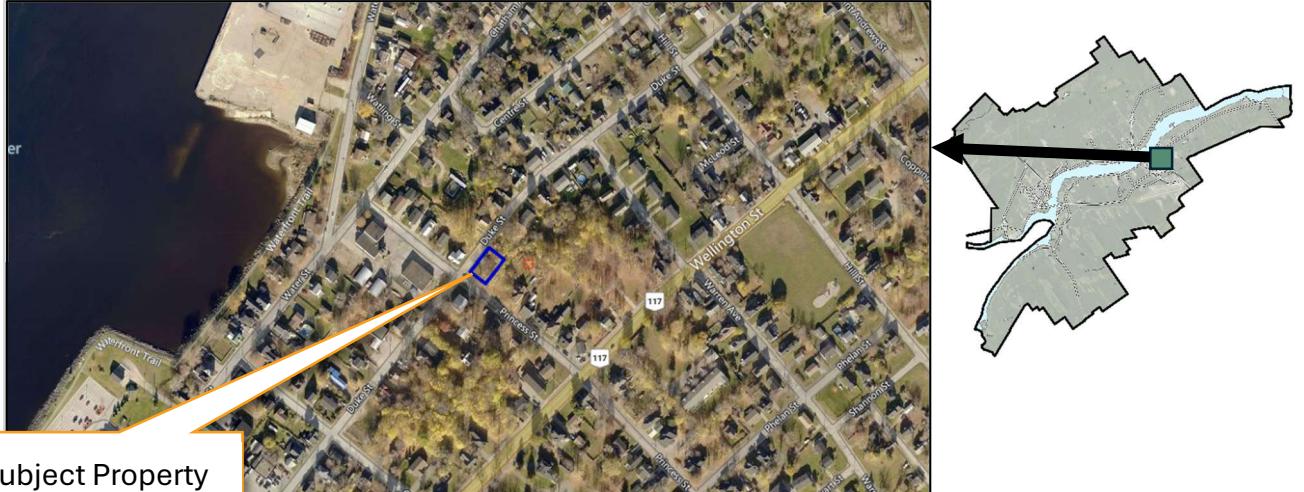


Figure 2: Aerial View of Subject Property



Note: Aerial imagery looking southwards.

Legislative Context

Similar or Compatible Use Variance

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 is considered sufficiently similar to or compatible with uses that are. In this case, a “Single-Unit Dwelling” is not listed as a permitted or conditional use under the “Medium Density B (R-4)” zone, but it could be seen as compatible with an “Apartment Dwelling”, which is permitted in the zone. Both represent residential uses, differing primarily in scale and intensity rather than in land-use character.

“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)

These criteria guide the Committee’s determination of both the appropriateness of the use and any conditions of approval.

Dimensional Variance

A dimensional variance is requested when an applicant proposes a development that does not or cannot conform to the requirements of the Zoning By-law. In this case, the home has been proposed to encroach 2.6m into the required setbacks for the streetlines abutting Princess Street and Duke street.

The PRAC is authorized under 55(1)(b) the *New Brunswick Community Planning Act* (c. 19) to approve a variance to requirements of the Zoning By-law if of the by-law if it deems the variance to be:

1. Reasonable
2. Desirable for the development of the parcel
3. In keeping with the intent of the Zoning By-law and Municipal Plan.

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

b) a *reasonable* variance from the requirements... of a zoning by-law if it is of the opinion that the variance is *desirable* for the development of a parcel of land or a building or structure and *is in keeping with the general intent* of the by-law and any plan under this Act affecting the development.” [italics added by author]

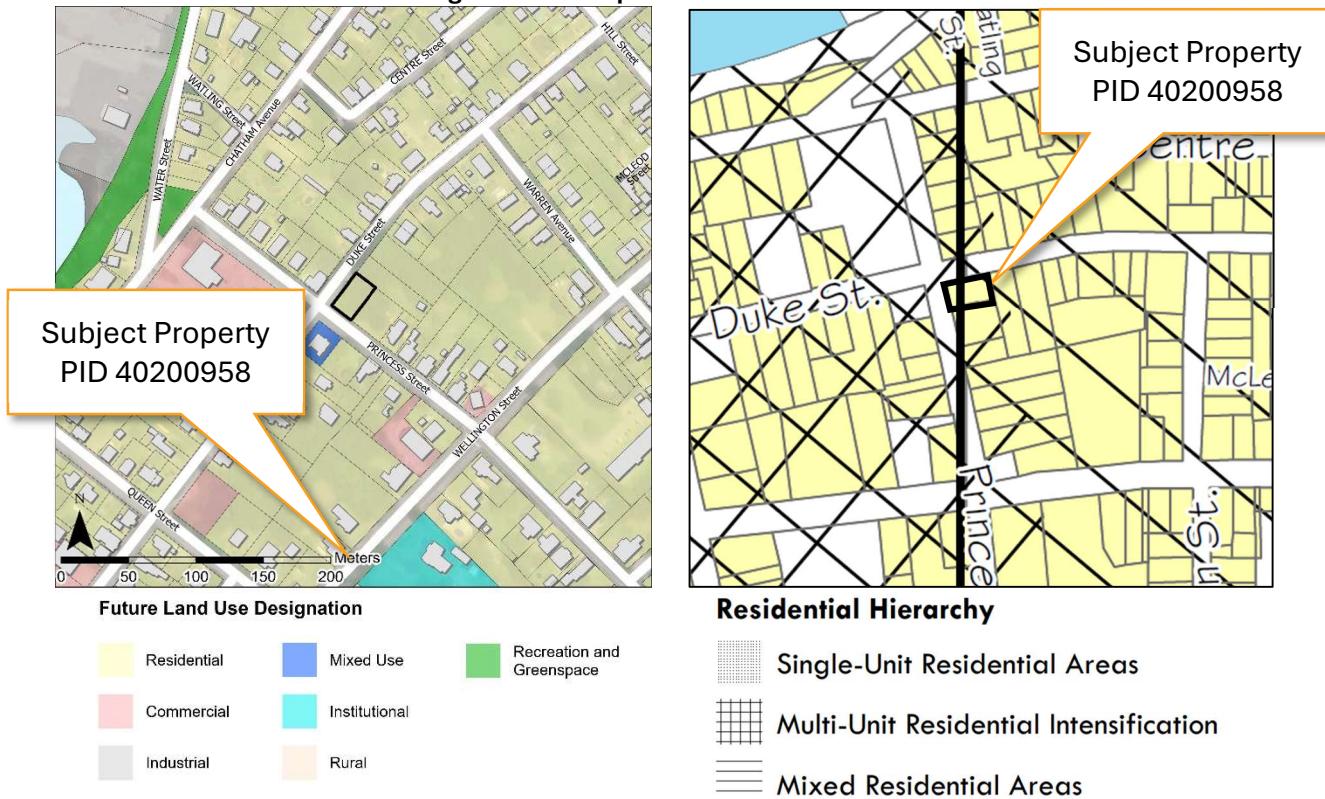
- Section 55(1)(b), Community Planning Act (C-19)

Dimensional variances in this context are evaluated with respect to site characteristics, neighbourhood development patterns, public safety considerations (such as sightline protection at intersections), and the ability of the parcel to reasonably accommodate development without undue impact on adjacent properties or municipal infrastructure.

Because the requested variances are directly tied to the physical constraints of the lot, including its small size and steep topography, they form an integral component of enabling development on the property. Accordingly, the dimensional variance and the use variance should be understood as interrelated elements of the same development proposal rather than independent matters.

Planning Considerations

Figure 3: Municipal Plan Schedule A and B



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 Municipal Plan identifies one of its key themes as being "Housing Diversity and Affordability", which supports a range of housing options. This is not normally understood to be specifically encouraging "single-unit dwellings", as the plan expects demand for such dwellings to "remain strong", however staff assert that single-unit dwellings are nevertheless a needed part of the City's housing mix. The Plan promotes expansion of the City's housing stock, and that does not always mean alternative forms of housing.

The property is designated under Schedule A: Future Land Use Map as "Residential" and under Schedule B: Residential Hierarchy and Designations, as a "Multi-Unit Residential

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Area” (Figure 3). These designations determine the applicable Municipal Plan Goals/Policies/Proposals for the subject property.

Below is a summary of relevant supports and conflicts in the Municipal Plan:

Table 2: Supporting and Conflicting Municipal Plan Policies.

Supporting Goals/Policies/Proposals	Conflicting Goals/Policies/Proposals
<p>Section 4(C) 4 “Encourage a mixture of housing types and prices within the City.”</p> <p>Section 2(D) Policy 7 “Encourage more diversity in housing types to retain and attract newcomers, young families, working people, and people participating in education and training programs, as well as providing for the expanding population of retired, seniors, and aged residents.”</p> <p>4(D) Proposal 1(b) “Recognize existing neighborhoods of predominately single-unit dwellings.”</p> <p>Section 2(E) Policy 1(b) “It is a policy of Council to ensure that general growth and development is cost effective, compatible, and environmentally sound by... encouraging development in areas which would be contiguous to, or infilling between, existing built-up areas;</p> <p>Section 7 (A) Goal 5 Encourage increases to the tax base for the City.</p>	<p>Section 4(D) Policy 1 Recognize “Multi-Unit Residential Intensification Areas... as the most suitable location for medium- and high-density residential development.”</p> <p>Section 2(E) Policy 1 “It is a policy of Council to ensure that general growth and development is cost effective, compatible, and environmentally sound by... Encouraging higher density and more compact forms of development in the areas identified for more concentrated development and that can be supported by the existing servicing systems;</p> <p>Section 2(E) Policy 1 “Provide for the acceptable location of higher density forms of housing.”</p>

The Municipal Plan contains several policies that align with the theme of housing diversity and affordability, notably Sections 4(C)4, 4(C)7, and 2(D) Policy 7. These policies encourage a mix of housing types and explicitly recognize smaller options. While the

proposed home is not a “Tiny-home” or “Mini-Home”, it is a smaller “single-unit dwelling” and could be seen as being supported by such policies. The home’s location is further supported by 4(D) Proposal 1(b) which recognizes existing neighbourhoods of predominately single-unit dwellings, providing general support for development in such neighbourhoods that are consistent with that predominant pattern.

Figure 4: Site Elevation Overlay



There is some conflict in the plan, in that the multi-unit residential area is “recognized as the most suitable location for medium-... density residential development.” The other above noted sections provide further support for medium to high-density development on this property. However, these policies do not technically discourage low-density residential development. In fact, the Municipal Plan places very few limitations on the placement of “Single-unit Dwellings”, which is reflected by the fact that they are permitted in most residential and commercial zones.

Medium-density development on the property would require

extensive site work, including significant grading or potential consolidation with adjacent lands, due to the lot’s size and steep topography. These constraints limit the practical ability to develop the property at the intensity permitted by the designation.

Zoning By-law Regulations

The subject property is zoned Medium Density B (R-4). While a “Single-Unit Dwelling” is not specifically permitted in this zone, the PRAC may consider it similar to or compatible with the permitted uses in the zone.

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Figure 5: Zoning By-law Schedule A and Municipal Plan Schedule D

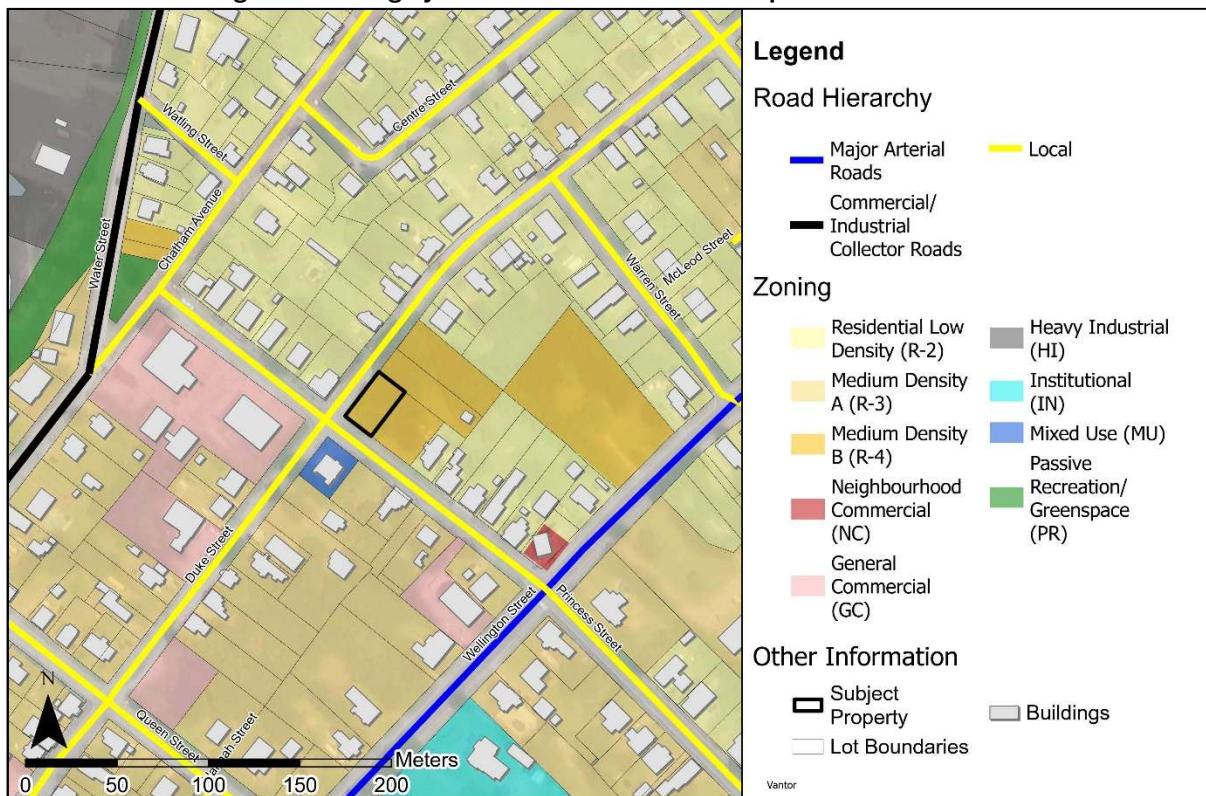


Table 3: Permitted Uses in R-4 Zone

Category	Uses
a. One or more main uses	<ul style="list-style-type: none"> i. Apartment dwelling containing not more than 24 dwelling units ii. Assisted living facility iii. Community placement residential facility, subject to section 3.4.1 iv. Convenience store v. Early learning and childcare centre, subject to section 3.3.1 vi. Inn vii. Park viii. Rowhouse dwelling containing not more than 16 dwelling units subject to section 3.4.16

Note: Bold text added to emphasize relevant permitted uses.

*as per approved by-law 110-50, the R-4 zone will permit up to 36 units in an Apartment. This is not yet in effect as it has not yet been registered

The Zoning By-law provides the following definitions for a single-unit dwelling and an Apartment:

Single-Unit Dwelling means a building which is a completely detached dwelling unit. A single-unit dwelling may include a modular dwelling.

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Dwelling, Apartment means a building containing three or more dwelling units which generally has shared outside access.

The main difference between these uses is in the number of units (i.e., intensity). An apartment in this zone can contain a range of 3 (low density) to 24 units (medium density), whereas the single-unit only contains 1 unit (low density). This means that the type of use is similar but the intensity of use is quite different. For this reason, the proposed use can only be seen as compatible, and not as similar (the Act only requires one of the two)

As a less intense form of residential dwelling, the single-unit dwelling can be expected to have fewer land use impacts on the surrounding area than an Apartment might have, including on parking, traffic, service usage, shadowing, etc. This reinforces the Single-unit dwelling as being compatible with an apartment use. Furthermore, the subject property is very close (within 30m) of R-2 zoned properties upon which a single-unit dwelling is permitted as-of-right.

Except for the proposed streetline variances, the proposed site plan conforms to all requirements of the zone, as listed below:

Table 4: Relevant Lot Creation and Development Standards

Category	Requirements	Proposed
a. Minimum lot area (lot creation)	2,230m ²	558m ²
b. Minimum Lot Area/ dwelling units (lot creation)	185m ²	558m ²
c. Minimum lot frontage (lot creation)	30m	30.5m
d. Minimum lot depth (lot creation)	30m	30.5m
e. minimum Front yard	7.6m (Duke Street) 7.6m (Princess Street)	5m (Duke Street) (34% variance) 5m (Princess Street) (34% variance)
f. Minimum side yard (Opposite Duke Street)	3 m	7.9m
g. Minimum rear yard (Opposite Princess Street)	9.2m	9.2m
h. Maximum Height	11m	<6m

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i. Maximum parking area coverage	25%	~7%
3.1.16 Permitted encroachment by steps into required setbacks	2m	2m

Note: Lot creation standards are only provided for informational purposes, as the lot is already created.

Staff are recommending a surveyed site plan be required as part of the applicant's building permit application. This will ensure accurate placement of the home, which is important given the constraints of the site. Staff note that a surveyed plan may show slightly different dimensions than what is proposed, and there is no excess setback area between the princess streetline setback and the rear setback opposite princess street. A variance to the rear setback may ultimately be required, which can be subject to Development Officer review during the permitting stage.

Development Services Staff Assessment

The proposed development aligns with the overall intent of the City of Miramichi Municipal Plan. The use is generally compatible those permitted in the R-4 Zone and fits well within the surrounding context. The proposed dimensional variances are modest and are consistent with the pattern of development in the neighbourhood. The table below provides a staff evaluation using the criteria outlined in Section 2.9.2 of the Zoning By-law

Table 5: Zoning By-law Section 2.9.2(3) - Staff Analysis

Criteria	Staff Analysis
i. Is desirable for the development of the property;	<p>Prior to 2020, this parcel was zoned R-2. During the Municipal Plan review in 2020, it was altered to R-4. This was likely done because of the site's serviced location near Downtown Chatham's amenities, making it a good candidate for higher density. Staff also note the opportunity for consolidation with other vacant R-4 properties.</p> <p>Permitting a low-density residential use on this property will reduce the City's overall stock of vacant medium density zoned properties, limiting capacity for such development in a central and well-serviced area of the City. The best use for this property would be a medium density residential use, as that would best meet the City's housing objectives, while concentrating density in an area that can accommodate it. However, site constraints (size and topography) limit the site's potential to be developed anywhere near the scale permitted in the by-law, without consolidation of other properties or significant grading work.</p>

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Criteria	Staff Analysis
	<p>Accordingly, development of the property should be expected to be small in scale.</p> <p>Otherwise, residential development is generally desirable on this property, even at low-density, as it adds to the City's housing stock in a well serviced area.</p> <p>Moreover, permitting the proposed home through a variance, rather than through a rezoning, means that the R-4 zoning remains unchanged, and the site could still be developed for medium density in the future.</p>
ii. Is in accord with the general intent of this Plan;	<p>The proposal is supported by the general intent of the Plan. The Plan provides support for expanded housing options (often in contrast to but also including single-unit dwellings) and tax base expansion.</p> <p>Unlike other single-unit homes (tiny-homes, mini-homes, etc), single-unit dwellings are largely unrestricted in the plan and are permitted in nearly every residential and commercial zone.</p>
iii. Does not adversely affect traffic or parking patterns in the area;	<p>The traffic and parking anticipated by a single-unit dwelling is less than anticipated by permitted uses in the zone (eg. A 24 unit apartment building). Given site limitations, observing the parking standard on this site would be challenging for a number of units greater than what is proposed.</p>
iv. Has architectural design that is compatible with the character of the neighborhood;	<p>The proposed building is small, single storey, clad in Vinyl, with a low-pitched gable roof. These traits are shared by other buildings in the neighbourhood.</p> <p>There is no consistent style established in this area that might exclude the proposed building as inconsistent with the established character of the neighbourhood.</p>
v. Is viewed as being compatible with the neighbourhood, as determined by assessing public input.	<p>Six 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 (Photo 1 on page 13), as per the requirements of the Service Commission's PRAC By-law. One email voicing concern has been submitted, but no comments in opposition.</p>

Staff consider the proposed single-unit Dwelling to bear similarities to a small “Apartment” use, but with lesser overall impacts on municipal services, and traffic, marking the proposed dwelling as clearly compatible with that use.

The following table provides staff’s assessment of the dimensional variances in accordance with the Community Planning Act:

Table 6: Dimensional Variance - Staff Analysis

Criteria	Staff Analysis
Reasonable	<p>Engineering and Public works indicated no traffic safety or maintenance concerns with the placement of the home closer to the streetline. The location of the home does not encroach on the sightline triangle, meaning visibility for drivers should be relatively unaffected.</p> <p>Less than standard streetline setbacks are common in this neighbourhood, including many 0m streetline setbacks (eg. Across the street). Maintaining a 7.6m setback would be contrary to development in the area, as opposed to uniform with it.</p> <p>In accommodating the traffic safety, street maintenance and uniform development purposes in the by-law, staff consider streetline variance to be modest and reasonable. This is further supported by the fact that both variances are only 34% of the requirement, which is considered minor (less than 50%).</p>
Desirable for the Development of the Parcel	<p>The proposed reduced streetline setbacks are considered practically required to enable development of the land, given site constraints (size and sloping) and such a request could be anticipated for any proposed use of the parcel. Accordingly, staff tie the desirability of the streetline setback to the desirability of the proposed use. A single-unit dwelling is not the best use for the land, which could accommodate more units, but <i>it is</i> desirable and is generally in keeping with the intended use of the land.</p>
In keeping with the General intent of the Municipal Plan	<p>The Municipal Plan has no directly pertinent Goals, Policies or Proposals pertaining to the proposed streetline variance. The Plan does, however, encourage preservation of community character [eg. 2(D), Objective (5)]. The lesser setback standard in the area does form part of the neighbourhood’s unique character, providing a slightly urban feel to the area when compared to other residential neighbourhoods in the City.</p>

Criteria	Staff Analysis
In keeping with the general intent of the Zoning By-law	<p>The zoning by-law has a special provision to use the average established streetline setback of buildings within 40m of the development as an alternative to the regular requirement [sec. 3.1.4(3)], but it excludes corner lots.</p> <p>This clearly establishes in the by-law that alternative streetline setbacks are appropriate in some locations. The exclusion of corner lots from this provision primarily serves a traffic safety purpose, as it preserves driver sightlines and adds a buffer for driver error. The site plan preserves the required sightline triangle and still incorporates a streetline setback. Staff deem these sufficient to mitigate traffic concerns.</p> <p>The proposal meets all other requirements.</p>

Neighbourhood Character & Impact

The subject property is located in Chatham at the intersection of Princess Street and Duke Street, approximately 600m from Downtown Chatham.

Historical imagery online shows that a single-unit dwelling once occupied this property (see photo 1). The area consists of a mixture of uses, including low to medium density housing, commercial uses and institutional uses.

While the proposed home does not conform to the defined dimensions of a “mini-home”, as established by the Zoning By-law, staff recognize that the home could be perceived as such a home and accordingly it may raise similar concerns about aesthetic compatibility with the character of the neighbourhood. Some of these concerns can be mitigated through aesthetic conditions, such as skirting and landscaping. Moreover, the dimensional variance can be seen as making the home more consistent with the established development patterns of the area.

Photo 1



Source: Google Streetview Imagery (2009).

Views of the Public

Notification letters, including details on the Use Variance application and the PRAC meeting, were mailed to 6 unique property owners. Details on the Dimensional Variance were not included in the letter; however the site plan was attached, showing the proposed streetline setbacks. 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 the subject property, also in accordance with the PRAC By-law and Operating Procedures.

As of the date of this report, no formal letters of objection, support or concern have been received, although the Development Officer has received communication from notified neighbours. One neighbour merely provided information on an adjacent property and the other had questions and expressed concerns about the age, tenure, and foundation type of the home, as well as the proposed number of homes to be permitted. This resident asked that his initial email be submitted as part of the public record (appended to the report). A third resident called the office upon seeing the sign expressing only curiosity.

This is a relatively large amount of feedback given the number of property owners notified, but no one voiced opposition. The PRAC is encouraged to read the resident submission and consider whether the conditions proposed by staff are adequate to address relevant concerns. Further input may be presented at the PRAC meeting.

Department and Agency Comments

The City of Miramichi Department's of Public Works and Engineering were consulted. The Director of Public Works responded on behalf of his department and the department of Engineering noting no concerns for the variance, but he highlighted some standard items to be considered during development review, including:

- The size of existing servicing.
- The requirement for a new access permit, despite the existing access.
- The plans for service upgrades in the area (scheduled to begin in spring 2026).
- The issuance of a Civic Address following building approval

No additional technical circulations were deemed necessary by Development Services staff.

Photo 2



Note: The GMSC notice sign placed at the corner of Duke and Princess. Sign posted on December 5.

Staff Recommendation - Approval

The Development Officer recommends that the PRAC adopt the following decision:

“Pursuant to Section 55(1)(a) of the New Brunswick Community Planning Act, and Section 2.9.2 of the City of Miramichi Zoning By-law, the City of Miramichi Planning Review and Adjustment Committee (PRAC) approves the proposed variance to permit one Single-unit Dwelling on the subject property identified as PID 40200958 (23 Princess Street, Miramichi, NB) in general conformity with the submitted site plan. The proposed use is deemed sufficiently compatible with an apartment dwelling, which is a permitted use in the R-4 Zone.

Pursuant to Section 55(1)(b) of the Act, the following variances to the requirements of Section 3.1.4(a) are approved to enable the proposed development:

1. That a 2.6m variance to (or 34% of) the 7.6m required streetline setback from the property line abutting Princess street be approved to permit a 5m setback.
2. That a 2.6m variance to (or 34% of) the 7.6m required streetline setback from the property line abutting Duke street be approved to permit a 5m setback.

These approvals are subject to the following conditions:

1. That the development comply with the requirements of section 3.1.15 of the zoning by-law, restricting development within the sight triangle.
2. That the applicant submit a surveyed site plan as part of the building permit for the property to ensure accurate placement of the home relative to the approved setbacks.
 - a. Should that survey show that the proposed 17' x 52' home cannot meet all other required setbacks, additional dimensional variances may be considered by the Development Officer.
3. That the building be finished on all sides, with no exposed structural elements, to the satisfaction of the Development Officer.”

Conditions for PRAC consideration

Should there be significant concerns about the visual compatibility with the established feel of the neighbourhood, the PRAC may consider the following additional condition:

4. “should any portion of the main building require skirting, that the sides of the main building facing the public streets incorporate landscaping, to the satisfaction of the Development Officer.”

Attachments

1. Property Location Map
2. Site Plan and Architectural Drawings (Submitted by Applicant)
3. Site Photos
4. Public Feedback

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Report Prepared On: Thursday, December 11, 2025

Prepared by:
Alex Hanes, MPI
Planner

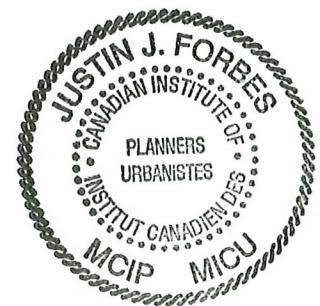
Alex Hanes

Review By:
Nic O'Dette, RPP, MCIP
Planning Services Manager

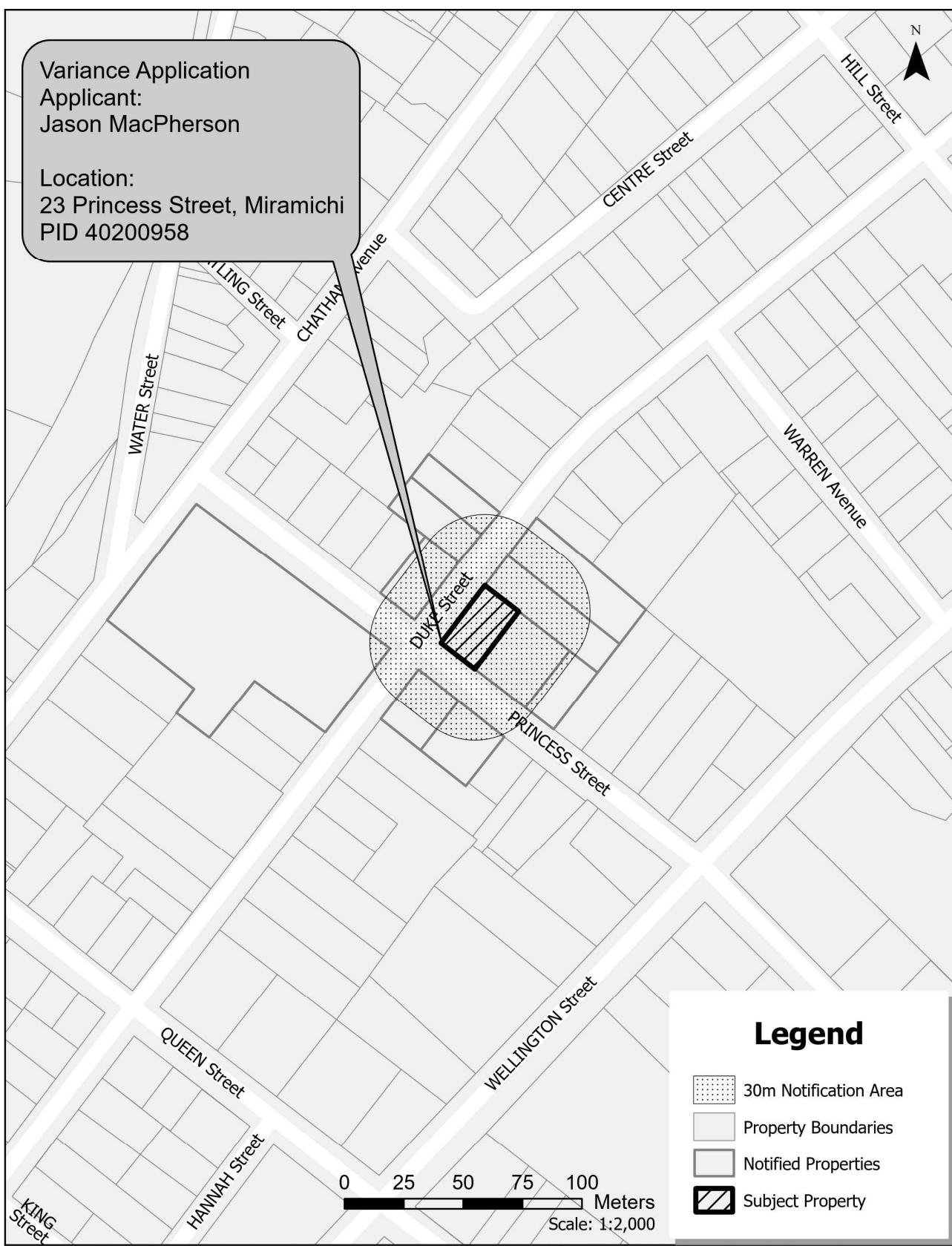
Nic O'Dette

Prepared Under the Direction of:
Justin Forbes, RPP, MCIP
Planning Director

J. J. Forbes



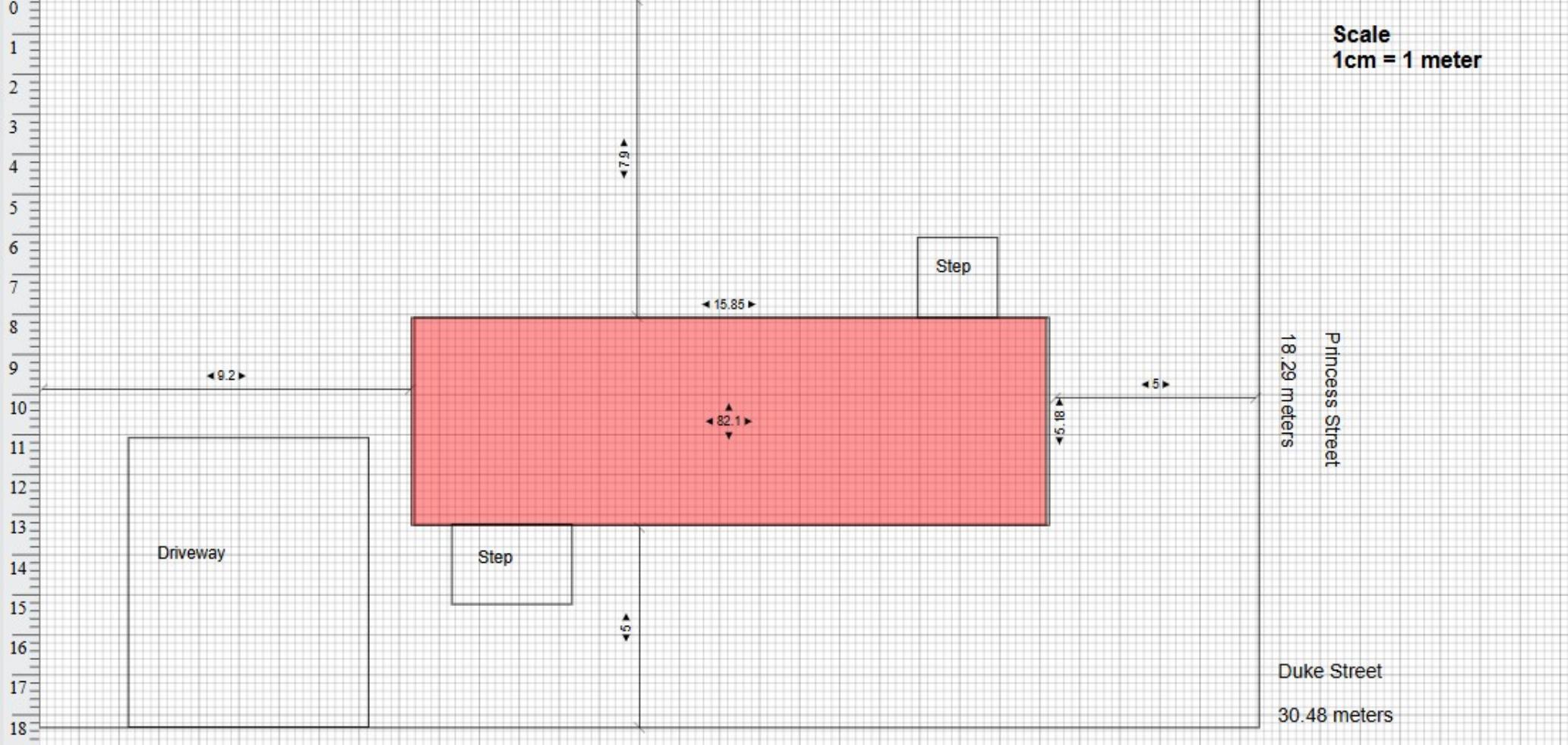
Attachment 1: Property Location Map



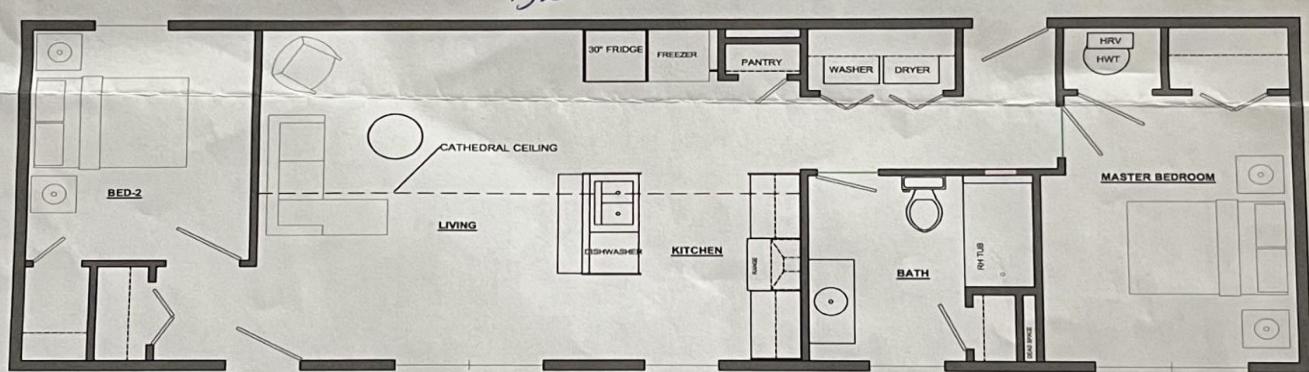
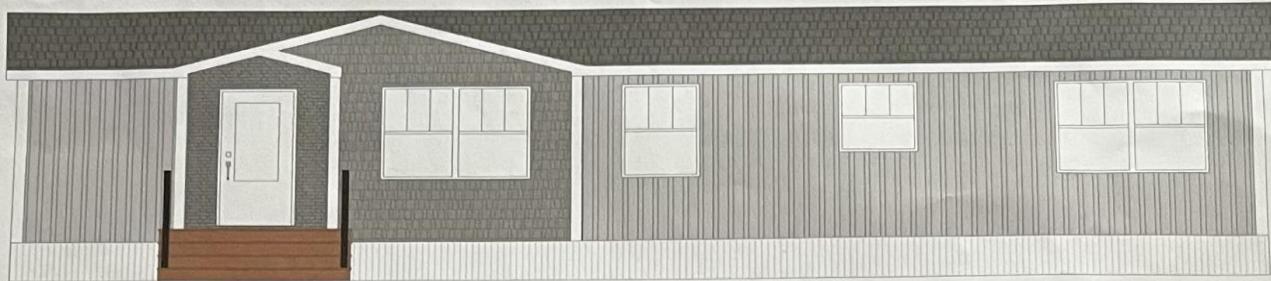
Sources: Greater Miramichi Regional Service Commission | Commission de services régionaux du Grand Miramichi; Service New Brunswick | Service Nouveau-Brunswick
Drawn by | tracé par Alex Hanes 2025-11-19.

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

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37



PRO-BUILT HOMES



THE BRETON - 52' X 17'

884 SQFT

2 BEDROOM

1 BATH

MASTER BEDROOM:

9' X 11'-3"

BEDROOM 2:

10' X 12'-9"

LIVINGROOM:

12' X 16'

KITCHEN/DINING:

8' X 16'

MAIN BATH:

6' X 9'

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Attachment 3: Site Photos (taken 2025-11-18)

Photo 1: Subject property as viewed from Duke and Princess



Photo 2: Subject Property as viewed from southwest corner



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Photo 3: Duke Street, looking west from princess



Photo 4: Duke Street looking east from Princess Street



Attachment 4: Public Feedback



Use Variance- 23 Princess St. PID 40200958

From Leo Flynn <leo.flynn@gmail.com>

Date Thu 12/4/2025 6:13 PM

To Alex Hanes <ahanes@gmsc.ca>

Cc Jean Flynn <jflynn1@gmail.com>

I am writing in response to your notification about the proposed variance at 23 Princess St. I have a few questions. First, is the structure a NEW modular trailer as identified by Pro Built Homes 17x52 ft diagram? Second, is it to be owner occupied or a rental property? Third, will it have a permanent foundation or be sitting on blocks with skirting? Fourth, will the area plan limit the number of modular homes in a R4 medium density zone?

My concern is in regard to rentals in the area affecting value of existing properties. The area currently has many rentals along Duke St which are already in rough condition in close proximity to this variance request. I would hope the structure was on permanent concrete basement and / or owner occupied reducing further issues around rental concerns. If allowed I would also want to ensure it's a NEW structure rather than older structure being relocated here. The area and homes in area should reflect a safe, long term, family friendly neighborhood which currently is at risk because of drugs and vandalism at some properties I have witnessed over the past yrs as homes age or become rentals. I look forward to your reply.

Thank you,

Leo Flynn; leo.flynn@gmail.com

403-358-8839