



PLANNING STAFF REPORT

SUBJECT: Similar or Compatible Use Variance – Mini-Home – 89 Bridge Road, Miramichi, NB (PID 40259582)

MEETING DATE: Tuesday, December 16th, 2025

AGENDA ITEM: 2025-9-3

An application requesting two variances has been submitted by Michel Gadou for PID 40259582, located at 89 Bridge Road in the “Residential Low Density (R-2) zone”. The first request is for a Similar or Compatible Use Variance to permit a mini-home dwelling, which is not a permitted use in the R-2 Zone. The second request is for a Dimensional Variance, as the mini-home has been placed behind the existing garage in a location that is not permitted under the City of Miramichi Zoning By-law.

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.

Under Section 55(1)(b) of the *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	Michel Gadou
PID / PAN	<ul style="list-style-type: none">• PID 40259582 – GMSC Interactive Zoning Map• PAN 02652146 - SNB Property Assessment Online<ul style="list-style-type: none">◦ Contains Subject property & PID 40463853
Property Area (per Service NB)	~1,418m ² (0.35 acres)
Access	Existing ~7.8m wide access
Frontage	~50.5m
Servicing	Municipal sewer services. Private well water
Current Zoning	Residential Low Density (R-2)
Future Land Use (Schedule A)	“Residential”
Residential Hierarchy (Schedule B)	“Mixed Residential Area”
Existing Use	Garage (accessory building) Former dwelling lost to fire and subsequently demolished
Proposed Uses	4.9m x 16.5m (16’ x 54’) Mini-home dwelling
Similar to / Compatible with	Single-unit dwelling
Context	Mixed use (low-density residential and commercial uses)
Other Approvals	<ul style="list-style-type: none">• Use is temporarily permitted by way of a Development Officer approved “Temporary Use Variance” (Variance No. P-2025-153) for a period ending on August 12th, 2026• Subject to non-compliance with Building Permit GMRSC-2025-267

In 2025, the previous dwelling on the subject property was destroyed by fire. To replace the home, the owner proposed the construction of a new, single 4.9m x 16.5m (16’ x 54’) “Mini-Home” as a primary residence on the subject property. Understanding the urgency of the matter, on August 12, 2025, the Development Officer approved a “Temporary Use Variance” (Variance No. P-2025-153 – see attachment 4) to permit the use of the “Mini-home” for a

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one-year period. The Development Officer informed the applicant that further planning approvals would be required to permit the mini-home's permanent use on the property, and the applicant acknowledged the risk involved.

On October 27th, 2025, A Building permit was granted for the mini-home, allowing the installation of the proposed home in conformity with the submitted site plan (see Attachment 2), with the home placed next to the existing garage.

During a site visit on November 18th, the Development Officer observed that the home had been installed in an alternative location, behind the existing garage (see Attachment 3). This location is contrary to both the building permit (not subject to PRAC review) and to section 3.1.9(3) of the City of Miramichi Zoning By-law, which does not permit an accessory building to be located in a front yard. Accordingly, the following approvals are required:

1. A “Similar or Compatible Use Variance” is required to permit the continued use of the mini-home on the subject property past August 12th, 2026.
2. A “Dimensional Variance” is required to permit the mini-home's placement behind the existing garage, contrary to the Zoning By-law.
3. A revised building permit, including an updated site plan that conforms to the requirements of the Zoning By-law (not subject to PRAC review).

Staff emphasize that, although these matters arise from a single development, each approval must be evaluated independently under the applicable legislative criteria. The non-compliance with the building permit is being managed through the permitting process and cannot be considered in PRAC's evaluation of the requested variances.

Figure 1: Location within City and Satellite Imagery

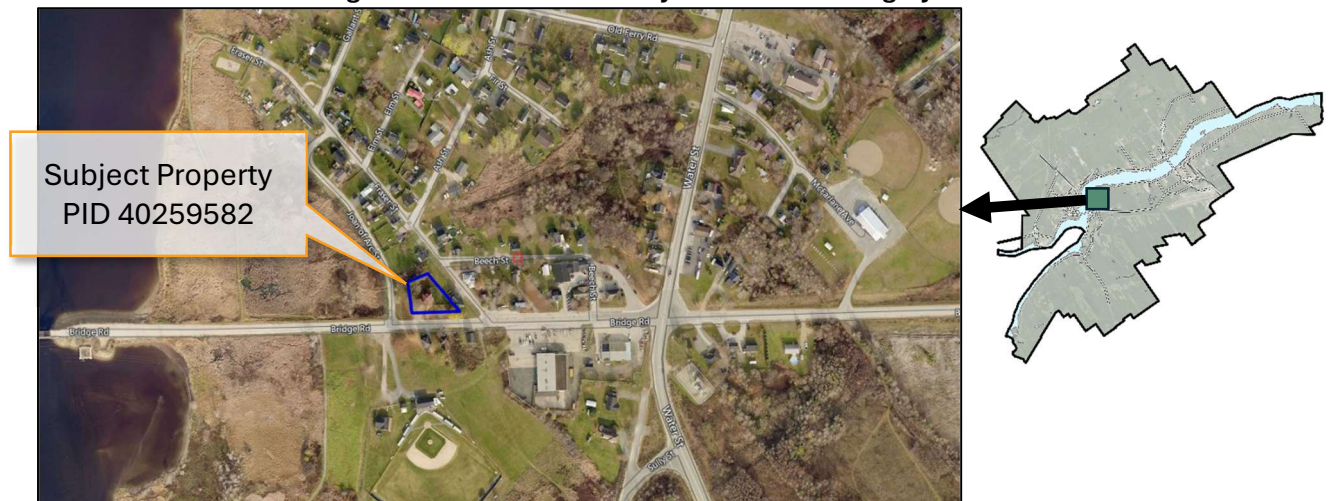
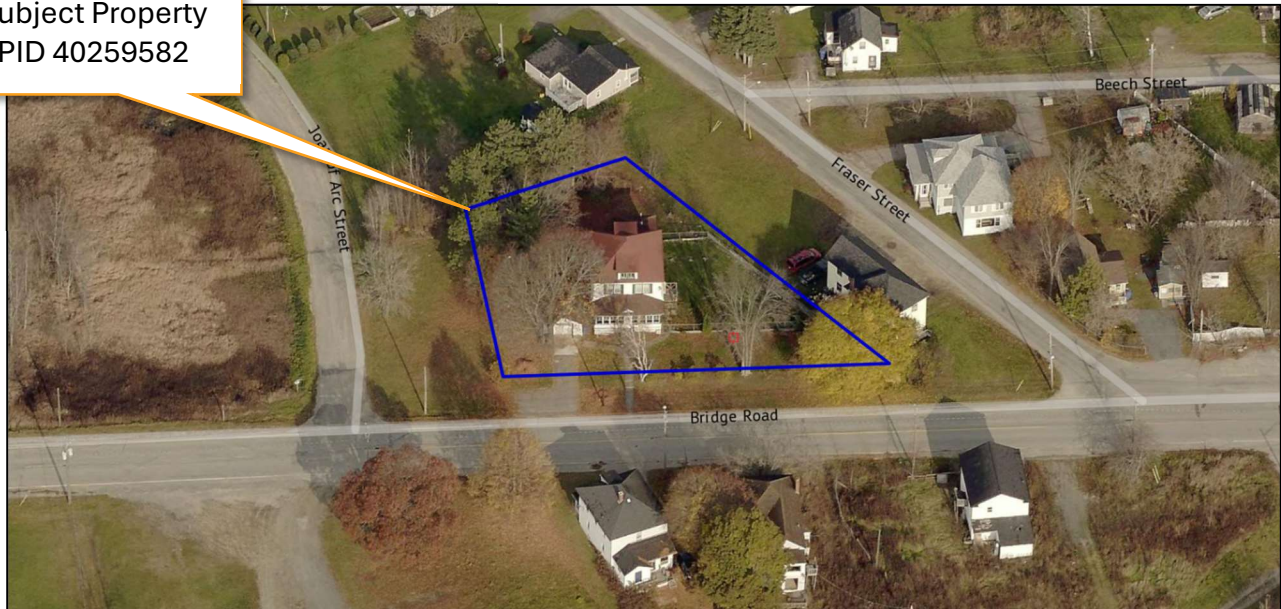


Figure 2: Aerial View of Subject Property

Subject Property
PID 40259582



Note: Looking east towards subject property. Home shown on the lot has since been demolished.

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 “Mini-home Dwelling” is not listed as a permitted or conditional use under the “Residential Low-Density (R-2)” zone, but it could be seen as similar to or compatible with a “single-unit dwelling”.

“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 frame the Committee's discretion when determining approval and any associated conditions.

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 on the required streetlines abutting Princess Street and Duke street by 2m. a garage has been proposed in the front yard, whereas the zoning by-law does not permit a garage to be located in the front yard.

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)

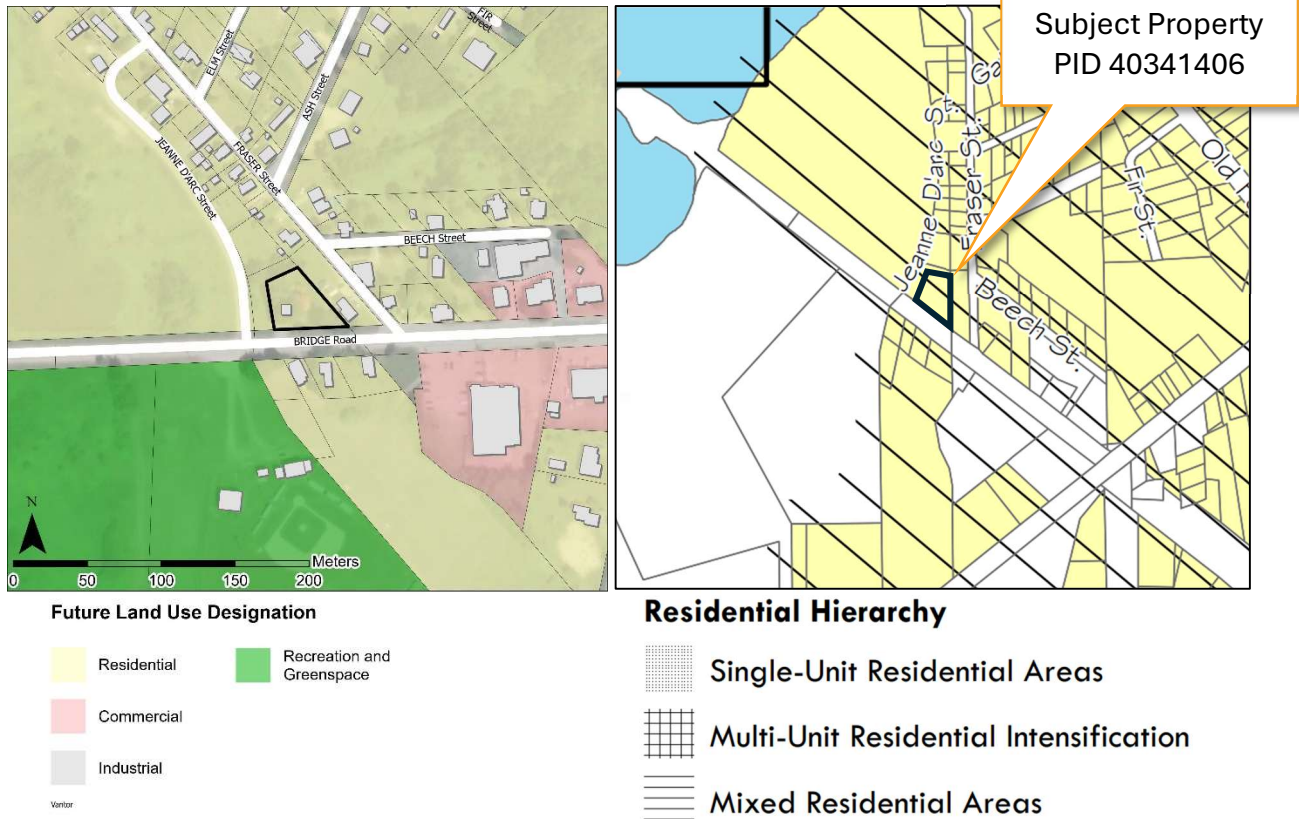
These three criteria must all be satisfied in order for the variance to be approved.

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.

Figure 3: Municipal Plan Schedule A and B



Municipal Plan

The Municipal Plan identifies one of its key themes as being “Housing Diversity and Affordability”, noting that “While demand for single detached dwellings is expected to remain strong, increasing demand for smaller dwelling units can be anticipated over the planning period... The long-term affordability of housing in Miramichi is a challenge that this Plan addresses by promoting housing type diversity within existing residential areas”. Accordingly, the plan seeks to promote affordable housing options such as mini-homes, even in existing neighbourhoods with an established character.

The property is designated under Schedule A: Future Land Use Map as “Residential” and under Schedule B: Residential Hierarchy and Designations, as a “Mixed Residential Area” (Figure 3). These designations determine the applicable Municipal Plan Policies for the subject property.

Below is a summary of relevant goals, policies and proposals 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 4(C) 7 “Provide for location of Mini-homes in appropriate locations”</p> <p>Section 4(D) Policy 1(2) “It is a policy of Council: that Mixed Residential Areas be recognized as suitable locations for infill consisting of duplex, semidetached, small multi-unit, and rowhouse dwellings”</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>Section 4(G) “It is a proposal of Council that mini-homes be permitted as follows:</p> <ol style="list-style-type: none">1. In areas designated “Residential” on the Future Land Use Map:<ol style="list-style-type: none">a. On land already zoned for mini-home parks or mini-home subdivisions;b. On individual lots zoned as “Residential Mixed Low-Density” on the Zoning Map, subject to provisions required by the Zoning By-law; or,c. As an amendment to the Zoning By-law.2. In areas designated “Rural” on the Future Land Use Map on individual lots in accordance with the requirements of Section 13 (Rural).

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, such as tiny homes, as affordable choices for a broad range of residents. Mini-homes are also consistent with the types of residential infill envisioned for Mixed Residential Areas under Section 4(D) Policy 1(2).

One source of conflict arises from Section 4(G), which outlines preferred mechanisms for permitting mini-homes, typically through rezoning in specified zones. Staff have previously interpreted this section as providing guidance rather than limiting the PRAC’s authority under Section 55(1)(a) of the *Community Planning Act*. The PRAC retains authority to consider a Similar or Compatible Use Variance where the proposed use meets statutory criteria. While the policy indicates some discouragement, staff view the policy supports for housing diversity and affordability as stronger in this context.

Zoning By-law Regulations

The subject property is zoned Residential (R-2). While Mini-homes are not specifically permitted in this zone, the PRAC may consider them similar to or compatible with the permitted uses in the zone.

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

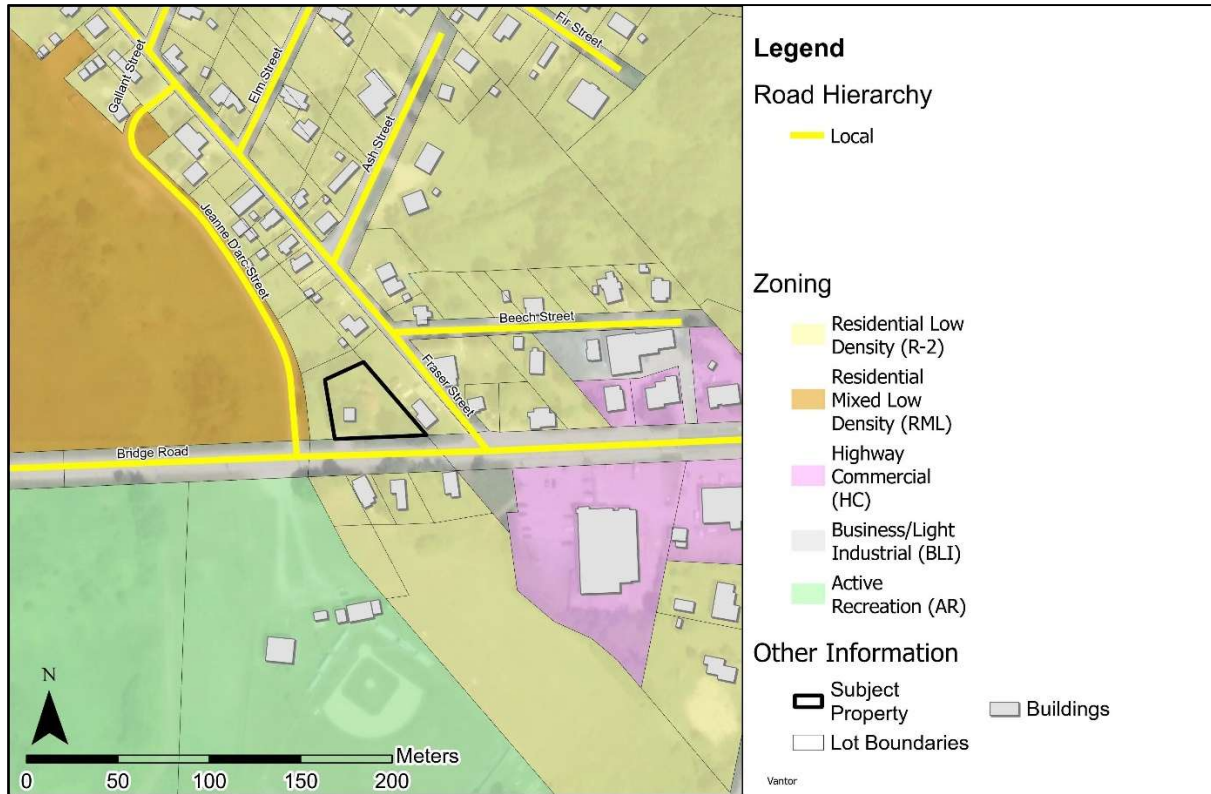


Table 3: Permitted Uses in R-2 Zone

Category	Uses
a. Permitted Main Uses	<ul style="list-style-type: none">i. Community Placement residential facility, subject to section 3.4.1ii. Parkiii. Semi-detached dwelling, subject to sections 3.4.15iv. Single-unit dwellingv. Two-unit dwelling

Note: Bold text added to emphasize relevant permitted uses.

The Zoning By-law provides the following definitions for a single-unit dwelling and for a Mini-Home Dwelling:

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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Mini-Home Dwelling means any dwelling other than a mobile home that is manufactured and designed to be transported as one integral unit. A mini-home is a minimum of 4.27m and a maximum of 5.0m wide (excluding eaves), a maximum of 24.38m in length, and a maximum of 4.4m in height.

The primary difference between a mini-home and a single-unit dwelling is size, which is not a land use category. Both are detached, self-contained dwellings. While impacts can vary with size, larger homes typically accommodate more occupants and therefore place greater demand on services such as septic, well capacity, and traffic. By comparison, a smaller dwelling would generally have a lesser overall impact, reinforcing the compatibility of a mini-home with a single-unit dwelling.

A potential incompatibility lies in the appearance, although staff note that traits of the proposed mini-home are reflected in single-unit dwellings across the City. Seeing as the home is installed, staff have the opportunity observe that the home has a modern style. Staff deem the appearance to be of high quality. Moreover, staff note the existence of mini-homes in the neighbourhood.

The proposed site plan conforms to all requirements of the zone, as listed below, and no additional dimensional variances are required.

Table 4: R-2 Lot Creation and Development Standards

Category	Requirements	Proposed
a. Minimum lot area (lot creation)	540m ²	1411m ² (as per SNB)
b. Minimum lot frontage (lot creation)	18m	~51m
c. Minimum lot depth (lot creation)	30m	~41m ²
f. minimum front yard (Streetline Setback)	7.6m	9.1m (Approved Site Plan) 17.7m (Variance Site Plan)
g. Minimum side yard	2.4m	~8.7m (Approved Site Plan) ~7.3m (Variance Site Plan)
h. Minimum rear yard	6.1m	~26m (Approved Site Plan) ~11m (Variance Site Plan)
i. Maximum Height	11m	~4.3m (unchanged in either plan)

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j. Maximum parking area coverage	25%	~4% (Approved Site Plan) ~9% (Variance Site Plan)
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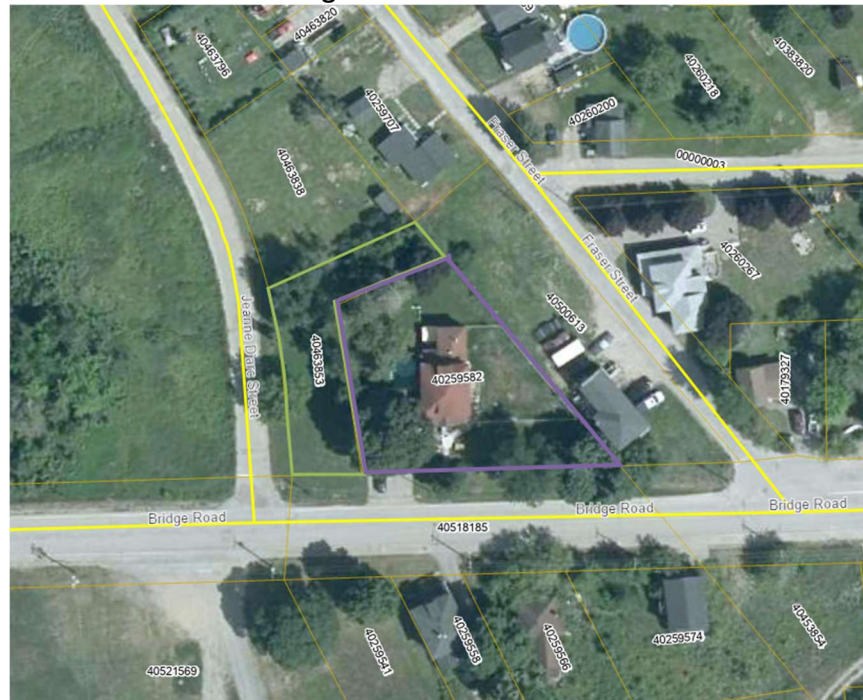
Note: Lot creation standards were provided for purely informational purposes. Both the approved site plan and the new variance site plan were assessed for context

The garage is not permitted to be located in the front yard as per Zoning By-law section 3.1.9(3) which states:

In any zone, no accessory building shall be located in a front yard unless the lot has the Miramichi River as one of its boundaries.

The proposal clearly violates this provision, although some consideration should be given to the possibility of consolidating the subject property with PID 40463853, which is part of the same tax entity and is therefore also owned by the applicant (see figure 4). Were the applicant to consolidate these properties, the front property line as defined by the zoning by-law, would change to the streetline abutting Jean D'arc Street. Doing so would lessen the magnitude of the variance, as the garage would only be partially in the front yard, but not eliminate the need for it.

Figure 4: PAN 02652146



Note: The property outlined in green is also owned by the Applicant. Should both properties be consolidated, the shorter streetline would be the one abutting Jean D'arc, making it the front property line under the Zoning By-law

It is also important to clarify that the PRAC is not rendering a decision on whether to demolish or relocate the garage: instead, the PRAC must reach a decision on the whether the garage can be located in the front yard, contrary to the regular standard. Removal or relocation of the garage are only two possible options following a rejection of this variance.

Development Services Staff Assessment

Similar or Compatible Use

The proposed development aligns with the overall intent of the City of Miramichi Municipal Plan, particularly regarding the provision of diverse housing options. The use is generally similar to those permitted in the R-2 Zone and raises no major concerns about compatibility with the local context. The table below provides a staff evaluation using the criteria outlined in Section 2.9.2 of the Municipal Plan:

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

Criteria	Staff Analysis
i. Is desirable for the development of the property;	A residential use on the property is desirable and consistent with surrounding development. The prefabricated nature or size of the dwelling does not diminish its suitability as a primary residence.
ii. Is in accord with the general intent of this Plan;	The proposal is supported by the general intent of the Plan. The Plan provides support for expanded housing options and tax base expansion. While one section indicates a preference for mini-homes to be introduced through rezoning, staff consider this to be directional rather than restrictive. The overall intent of the Plan supports enabling small, attainable dwellings where compatible.
iii. Does not adversely affect traffic or parking patterns in the area;	The traffic generated by the mini-home is expected to be no greater than that generated by single-unit dwellings in the neighbourhood.
iv. Has architectural design that is compatible with the character of the neighborhood;	<p>The proposed building is small, single-storey, clad in vinyl and tile, with a low-pitched gable roof and front deck. Many of these traits are shared by other buildings in the neighbourhood.</p> <p>The neighbourhood contains a mix of building styles, and staff do not identify any incompatibilities, especially noting the existence of other mini-homes in the area.</p>

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Criteria	Staff Analysis
v. Is viewed as being compatible with the neighbourhood, as determined by assessing public input.	Two sets of 11 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. No communication has been received at this time.

Staff consider the proposed mini home functionally equivalent to a single-unit dwelling in terms of land use impacts. It would not create greater demand on groundwater, municipal sewer systems, or traffic than a standard dwelling, and its smaller scale would reduce impacts on drainage. The only distinction between a mini home and a single-unit dwelling is size and method of construction, which does not meaningfully alter the intensity of use in this context.

Dimensional Variance

A dimensional variance is required to allow the existing garage to remain in what the By-law defines as the "front yard". Staff assessed the request in accordance with the standards in Section 55(1)(b) of the Act:

Table 6: Dimensional Variance - Staff Analysis

Criteria	Staff Analysis
Reasonable	The variance represents a full departure from the standard. Although the neighbourhood displays varied development patterns and the property occupies a visually isolated position at the end of Bridge Road, these factors only reduce, rather than eliminate, the degree of non-conformity. Staff note that a conforming option was available through locating the dwelling in accordance with the approved site plan. On balance, the variance is not considered reasonable.
Desirable for the Development of the Parcel	The placement of the dwelling behind the garage provides benefits to the applicant, including privacy. However, desirability for the applicant does not necessarily satisfy the statutory test, which relates to the development of the parcel itself. Staff do not identify broader planning advantages resulting from the configuration.
In keeping with the General intent of the	The Municipal Plan encourages visually cohesive neighbourhoods and attractive built form. A garage located in the front yard may detract from these objectives. No public feedback has been received to support or contest the arrangement, making alignment with the Plan uncertain.

Criteria	Staff Analysis
Municipal Plan	Conditions to address visual impact would be required if approval were considered.
In keeping with the general intent of the Zoning By-law	The applicable standard serves both aesthetic and neighbourhood consistency purposes. A garage in the front yard conflicts with these objectives and would set aside the intent of the provision.

Staff find that the dimensional variance does not meet the statutory tests related to reasonableness and alignment with the intent of the Plan and Zoning By-law. The variance is therefore not supportable.

Neighbourhood Character & Impact

The subject property is located in Chatham Head, on Bridge Road, west of Water Street, and east of the Morrissey Bridge. The neighbourhood is composed primarily of single-unit homes and has some limited commercial uses on Bridge Road and on Water Street. Across the street from the subject property is a City owned baseball field.

Given the established presence of mini-homes in the neighbourhood, staff do not anticipate any perceived visual incompatibility between the proposed home and the established character of the neighbourhood.

Staff observe that the neighbourhood is not particularly uniform in its development pattern, with varying lot dimensions, setbacks, street patterns, and building styles. Given the eclectic feel of the neighbourhood, a garage in the front yard may not feel particularly out of place, especially given the that the home is the last home on that side of the street.

Views of the Public

Two sets of notice letters were mailed to 11 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 (see attached site location map for details on notified properties).

The first set of letters, that were sent on November 18th, contained only details on the "Similar or Compatible Use Variance". Upon receiving a request for an additional variance, the Development Officer deemed it necessary to send a second set of notice letters detailing the full scope of requested approvals. Accordingly, the second set of letters, that were sent on December 2nd, contained details on both requested variances.

In addition, notification signage was posted on the subject property on December 4th, also in accordance with the PRAC By-law and Operating Procedures.

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As of the date of this report, no letters have been received, although residents have been informed about the meeting and are welcome to attend and express their support or concerns.

Overall, the lack of response indicates limited public concern regarding the requested variances, although 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 prior to the issuance of the Temporary Use Variance and the Building Permit for the mini-home. In response to both circulations, the Director of Public Works responded on behalf of his department and the department of Engineering indicating no concern with the placement of the mini-home.

Additional comments have been requested regarding the new location of the home and the presence of a new access installed off Jean D'arc Street. These comments are expected to be provided during the PRAC presentation on December 16th.

No other circulations were deemed necessary by Development Services staff.

Staff Recommendation

The Development Officer recommends that the PRAC render two separate decisions:

Similar or Compatible Use Variance - Approval

"Pursuant to Section 55(1)(a) of the *Community Planning Act*, and Section 2.9.2 of the City of Miramichi Zoning By-law (By-law No. 110), City of Miramichi Planning Review and Adjustment Committee (PRAC) *approves* the proposed variance to permit a "Mini Home Dwelling" on the subject property described as PID 40259582.

The proposed use is deemed sufficiently similar to, and compatible with, a single-unit dwelling, which is a permitted use in the R-2 Zone. This approval is subject to the following condition:

1. That the mini-home be oriented approximately parallel to Bridge Road."

- and -

Dimensional Variance - Refusal

"Pursuant to Section 55(1)(b) of the *Community Planning Act*, a variance to section 3.1.9(3) of the City of Miramichi Zoning By-law (By-law No. 110) is *refused*, as it is not deemed reasonable, desirable for the development of the parcel, or in keeping with the general intent of the Municipal Plan and Zoning By-law."

Implications of Recommended Decisions

If the recommended decisions are adopted, the mini-home would be permitted as a permanent dwelling on the property. However, the current placement of the garage relative to the dwelling would remain non-compliant. The site must be reconfigured to meet the Zoning By-law requirements.

The applicant would have several options to bring the site into conformity:

1. Relocate the home to the original approved location. This is the preferred option of Development Services staff.
2. Relocate the garage to be either beside or behind the home. Any relocation would require review and approval by the Development Officer under the existing building permit file.
3. Remove the garage. This option would most directly address the non-compliance.

The site must be brought into compliance before the building permit can be closed. If compliance is not achieved, the existing building permit will be revoked.

Appeals

Pursuant to Section 120(1) of the *Community Planning Act (C. 19)*, the applicant may file an appeal on a decision of the PRAC to the New Brunswick Assessment and Planning Appeal Tribunal (APAT).

The Development Officer notes that the applicant has claimed in his submitted letter (attached) that removal of the garage would be a *hardship*. Staff hold that the PRAC has no authority to form a decision based on hardship, but the APAT is authorized to review such a claim through the appeal process, pursuant to section 120(1)(a)(ii) of the Act.

For context, APAT has interpreted “hardship” to mean a situation that is unusually difficult or burdensome, and not something ordinary or based on personal preference. The Tribunal has clarified that this test applies only when an appellant is an innocent victim of circumstances beyond their control. Mere inconvenience, or a preference for one development option over other viable alternatives, does not meet the threshold for “special or unreasonable hardship.”

In this case, the situation stems from the applicant’s choice to install the home in a location different from the approved site plan. As such, it does not reflect circumstances beyond the applicant’s control, which is a key element of the hardship test applied by the Tribunal.

Alternative Considerations

If the PRAC determines that the Dimensional Variance should be approved, they must provide reasons for why the Dimensional Variance is 1. reasonable; 2. desirable for the

development of the parcel; and 3. in keeping with the intent of the Municipal Plan and Zoning By-law. In that case, the Development Officer recommends the following alternative decision:

“Pursuant to Section 55(1)(b) of the *Community Planning Act*, a variance to section 3.1.9(3) of the City of Miramichi Zoning By-law (By-law No. 110) is approved to permit the existing accessory building to be located in the front yard, subject to the following conditions:

1. That all sides of the accessory building be installed with the same or similar styled cladding as the mini-home in order to create a cohesive look between the two buildings;
2. That these alterations be completed prior to the final inspection for the applicant’s building permit for the mini-home.”

Attachments

1. Property Location Map
 2. Approved Site Plan (Building Permit)
 3. Variance Site Plan
 4. Applicant’s rationale for the Dimensional Variance
 5. Decision Letter: Temporary Use Variance P-2025-153
 6. Site Photos
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Report Prepared On: Thursday, December 11, 2025

Prepared by:
Alex Hanes, MPI
Planner

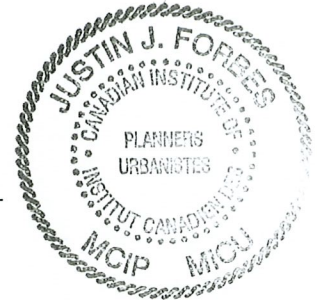
Alex Hanes

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

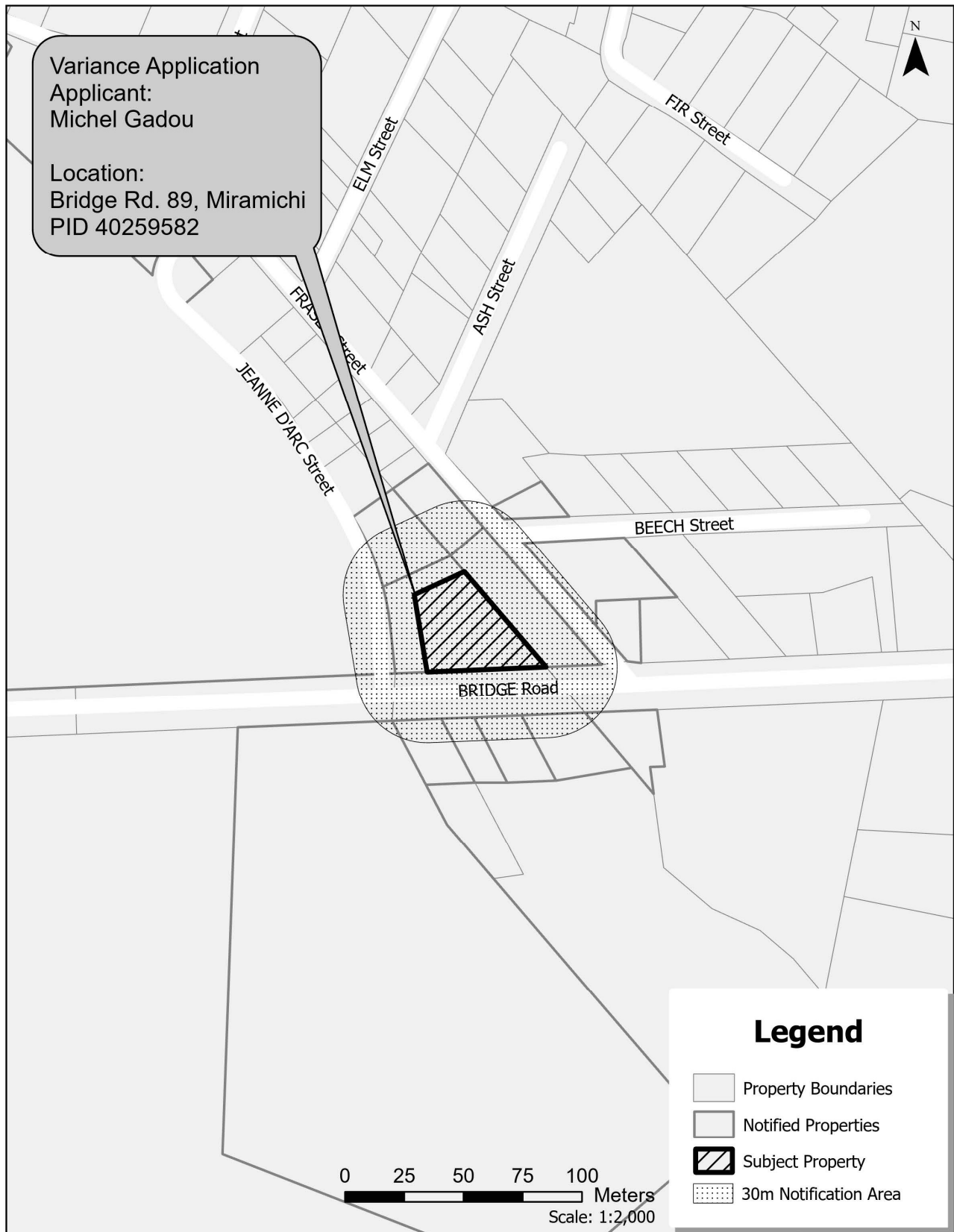
Nic O'Dette

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

Justin Forbes

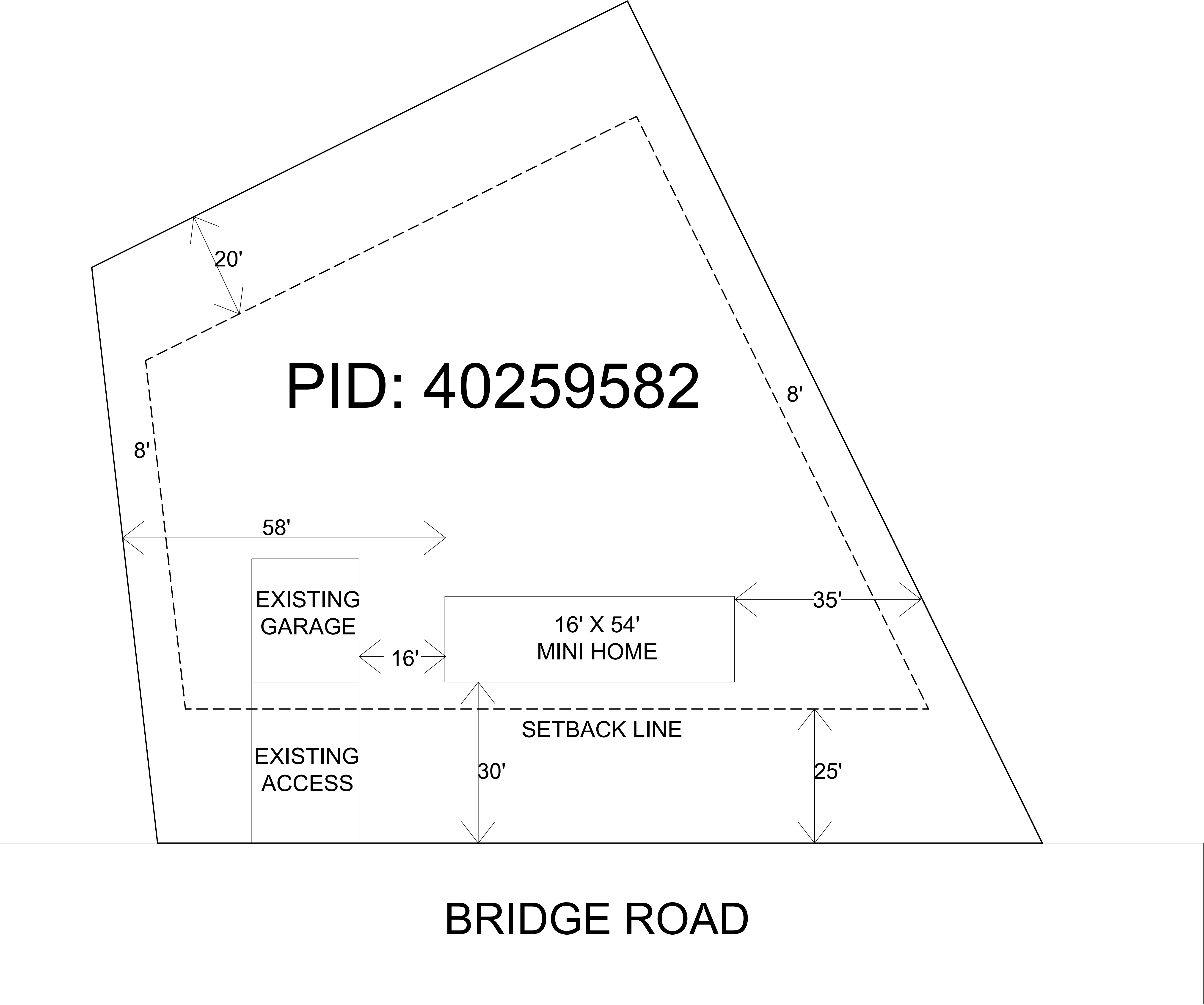


Attachment 1: Property Location Map



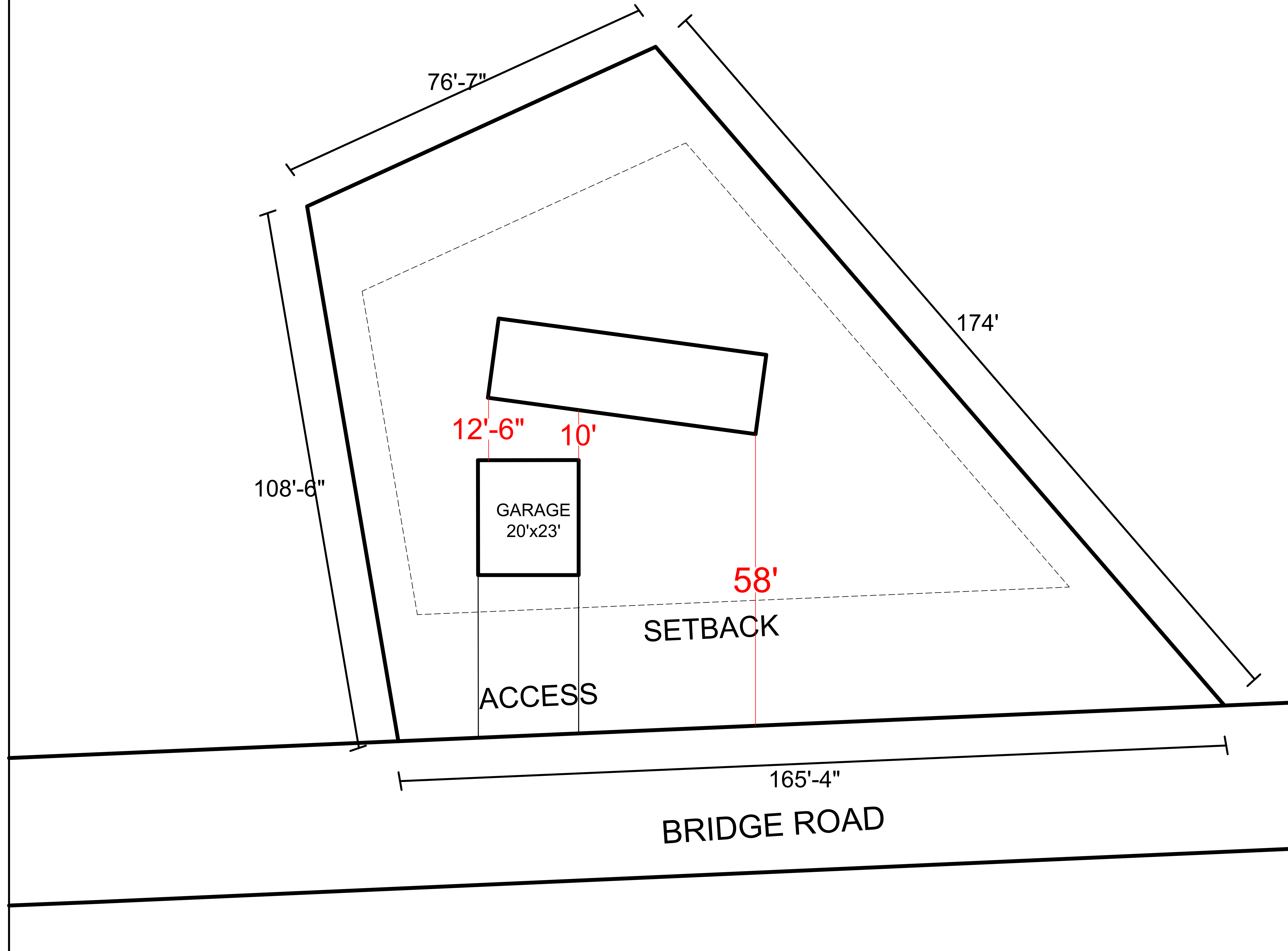
Sources: Greater Miramichi Regional Service Commission | Commission de services régionaux du Grand Miramichi; Service New Brunswick | Service Nouveau-Brunswick
Drawn by | tracé par Alex Hanes 2025-11-28.

Attachment 2: Approved Site Plan (Building Permit)



Attachment 3: New Site Plan (Variance)

PID: 40259582



Attachment 4: Applicant's Rationale for Dimensional Variance

Alex Hanes, MPI
Greater Miramichi Planning Commission

Re: 89 Bridge Road
Miramichi NB
E1V 3H9


Position of garage

The current position of the garage is in the best location for my health and privacy concerns. The garage can not be moved as the cement floor was laid years after the garage was built. It holds my lawn mover, snow blower, and various power tools that I would need access for. The garage currently blocks my bedroom from the roadway providing my privacy.

Removing the garage would be a financial hardship for me. I recently put a new roof and garage door on the building.

Mike Gadou

Attachment 5: Decision Letter: Temporary Use Variance

 Greater Miramichi Service Commission DEVELOPMENT SERVICES	Commission de services du Grand Miramichi SERVICES D'AMÉNAGEMENT	Notice of Development Officer Decision	
		Variance Application File No.:	P-2025-153

A. Property Info	
Owner:	Michel Gadou
Applicant:	Michel Gadou
Civic Address:	89 Bridge Rd.
Property Identification (PID) Number(s):	40259582
Municipality / Unincorporated:	City of Miramichi
Zoning (NA if None):	Residential Low Density (R-2)

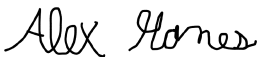
B. Use Info	
Existing Use: Singe Unit Dwelling (demolished)	Proposed Use: Mini-home

C. Variance Info
<ul style="list-style-type: none"> The previous home on the property has been demolished. The applicant has proposed the placement of a mini-home on the property. <ul style="list-style-type: none"> The property is zoned Residential Low Density (R-2), which does not permit a mini-home as a main use. The applicant has applied for a Temporary Use variance to permit the temporary placement of a mini-home on the property, for a duration of 1 year. <ul style="list-style-type: none"> The applicant will be applying for a Similar and Compatible Use variance to permit the permanent placement of the mini-home. A mini-home is relatively mobile, and it could be moved to an alternative location by the end of the temporary variance period if the Similar and Compatible Use variance is not approved. There are other mini-homes in this neighbourhood, despite the R-2 zoning. The front wall of the mini-home is proposed to be placed in the same location as the front wall of the previous dwelling. There is adequate space on the property to accommodate all required setbacks.

D. Site Visit	
Conducted On (yy-dd-mm, AM or PM):	N/A
Observations:	N/A
No Site Visit (Reason):	Streetview, and satellite imagery were consulted. Use proposed is clearly similar to what is already permitted in the zone.

E. Notice to Neighbours	
Sent on: (yy-dd-mm)	N/A
No Notice (Reason):	Urgent nature of the application. There are other mini-homes in the area. Neighbour notice will be provided for the Similar and Compatible Use Variance.

F. Issuance Info		
Application Submitted on (yy-dd-mm):	2025-08-12	
Application Decision on (yy-dd-mm):	2025-08-12	
Decision <input checked="" type="checkbox"/> :	<input checked="" type="checkbox"/> Approved – Conditions: A Temporary Use Variance is approved to permit the proposed mini-home on PID 40259582 for a temporary period of one year, expiring on August 12 th , 2026, subject to the following conditions: 1. That sewer service be approved and supplied by the City of Miramichi Department of Public Works; and,	<input type="checkbox"/> Denied – Reasons:

	<p>2. That the mini-home be removed prior to August 12th, 2026, unless a planning approval has been issued to permit the permanent use of a mini-home on the property.</p> <p>3. That the mini-home be placed with a 1.5m setback from the existing accessory building on the property, as required by sec. 3.1.9(5) of the Zoning By-law (No. 110).</p>	
Development Officer:		<p>Alex Hanes, MPI Planner Development Officer</p>

In accordance with *Section 120(1)* of the *New Brunswick Community Planning Act*, any person has the right to appeal the above decision to the Assessment and Planning Appeal Board (APAB). Please contact the APAB directly at:

Tel.: (506) (506) 453-2126 Fax: (506) 444-4881

Email: elg/egl-info@gnb.ca

Regular Mail: City Centre, P. O. Box 6000, Fredericton, NB, E3B 5H1

Attachment 5: Site Photos (taken 2025-11-18)

Photo 1: Subject property, viewed from Bridge Rd.



Photo 2: Subject property viewed from Jean D'arc Street



Photo 3: Subject property viewed from Fraser Street



Photo 4: Subject property viewed from Bridge Street (2025-12-03)



Note: the garage door has been replaced, as per the statement of the applicant

Photo 5: nearby home



Photo 6: Example of Mini-home in the neighbourhood

