

Public Notice

Letter of Notification

Re: Public Notification for Variance Application at 690, 694, 696 Main Street; 103 Church Street; and 133 Richmond Street.

September 7, 2022

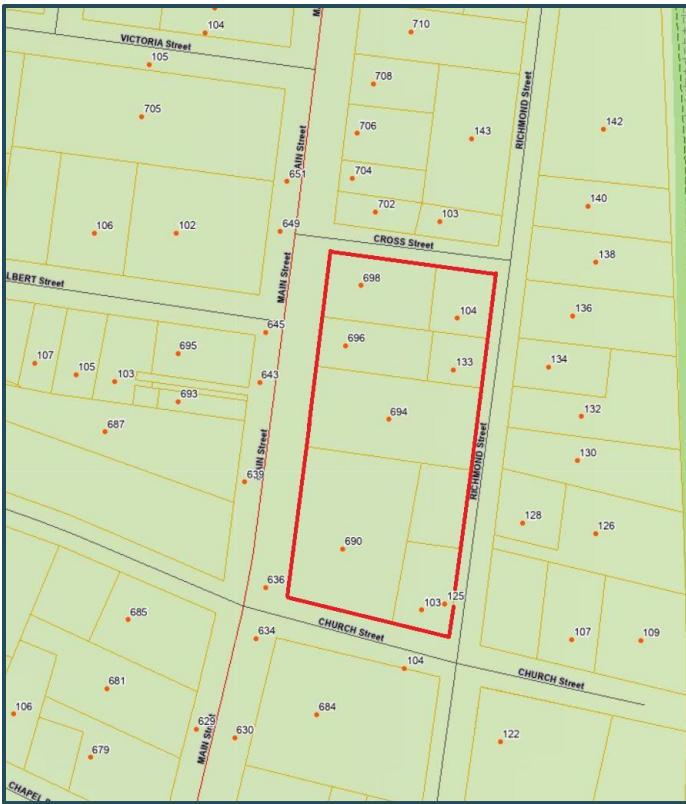
Dear Owner/Occupant,

The Planning Advisory Committee (PAC) will consider variances to the maximum height and parking requirements for the proposed 75-unit mixed use building at 690, 694, 696 Main Street; 103 Church Street; and 133 Richmond Street also known as Parcel Identification Numbers (PID) 10107894, 10113447, 10107910, 10113439, and 10156388. The PAC meeting will take place at the Woodstock Golf and Curling Club on Monday, September 19, 2022 at 6:30pm. As a property owner or nearby resident to the subject property, you are invited to provide feedback on the proposed variances as part of the PAC process.

The proposed development is in the Downtown Commercial Centre Zone of the Woodstock Zoning By-law. The development includes 73 residential units with a combination of 1-, 2-, and 3-bedroom units with two commercial units on the ground floor. The development requires two variances from the zoning standards:

1. The Downtown Commercial Centre Zone prescribes a maximum height of 18 meters. The applicant is proposing an average maximum height of 21.07 meters. This represents a 3-meter increase over the prescribed maximum.
2. The required number of parking spaces for the development is 95 including 4 barrier free spaces. The applicant is proposing 84 parking spaces with 9 barrier free spaces. The parking will be provided through a combination of underground and above ground parking. The proposed variance represents a decrease of 11 parking spots.

The location of the subject property is shown on the next page. A site plan, elevation drawings, renderings, and a shadow study are attached to this letter for your information.



Should you wish to participate in the PAC meeting and/or make written or verbal presentation either in support of, or in opposition to the proposed variance, you are strongly encouraged to contact Town Staff prior to the public meeting. If you are unable to attend the public meeting, you may send a written submission of your comments and concerns, including your name and address, to the Town Clerk by 12:00pm on Friday, September 16, 2022. Written submissions are accepted via email at cao@town.woodstock.nb.ca.

Please Note: Under the authority of the *Community Planning Act*, the planning process must be open, accessible, and transparent. As such, all written submissions, documents, correspondence, emails, or other communications, including your name and address, form part of the public record and will be used to assist in making a final decision on the matter. By submitting any of this information, please note that you are providing the Town with your consent to use and disclose this information. Should you have questions with regard to the collection, use, and disclosure of this personal information, they can be directed to the Chief Administrative Officer, 506-325-4600.

Should you require further information about this public notice, please do not hesitate to contact the undersigned.

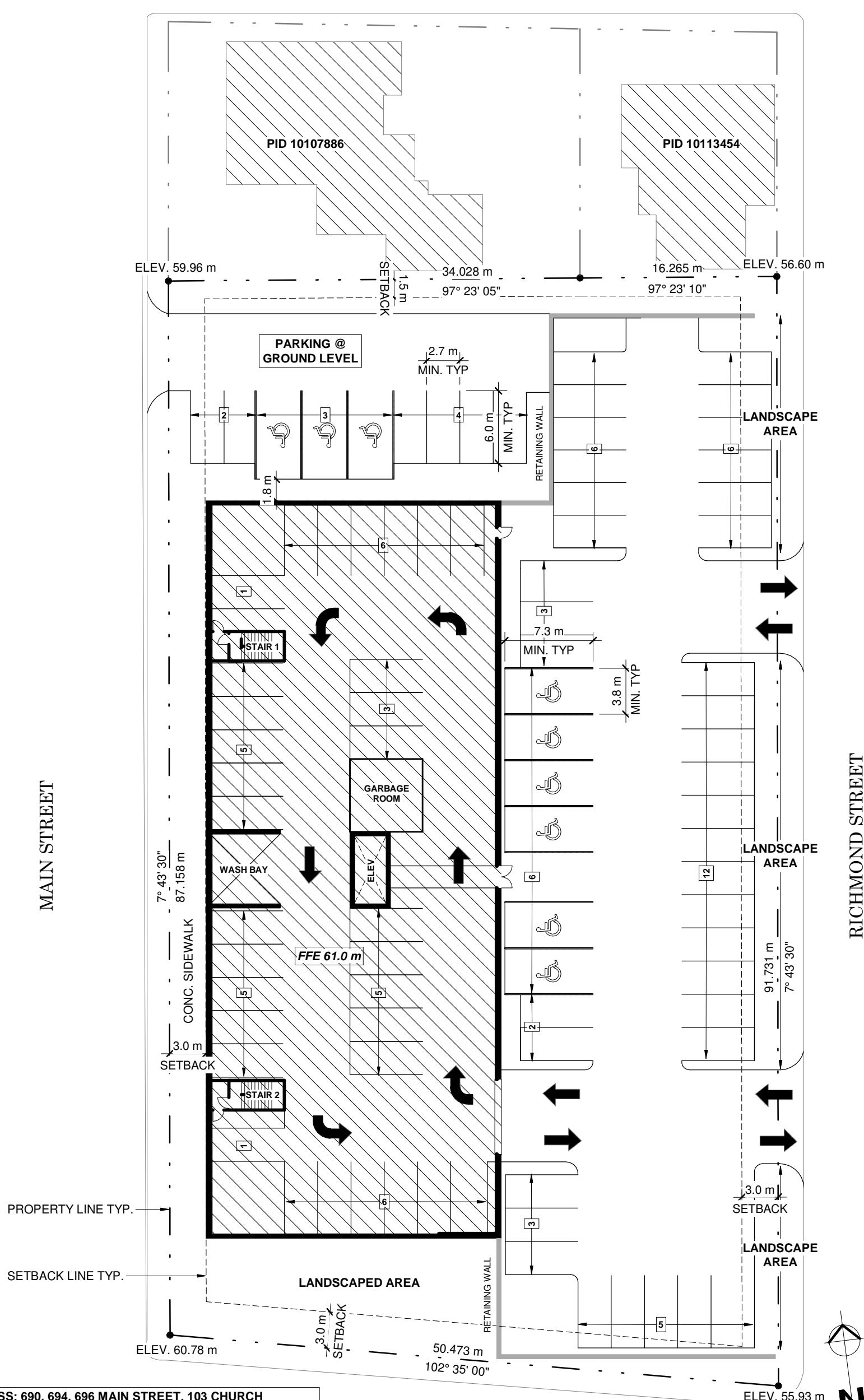
Yours sincerely,

Andrew Garnett

Chief Administrative Officer / Development Officer

cao@town.woodstock.nb.ca

CROSS STREET



CIVIC ADDRESS: 690, 694, 696 MAIN STREET, 103 CHURCH STREET, 133 RICHMOND STREET, WOODSTOCK, NB

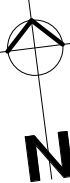
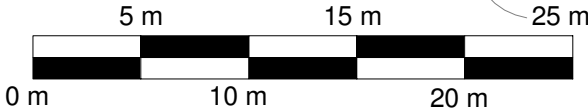
PARCEL IDENTIFICATION NUMBERS (PID):
10107894, 10113447, 10107902, 10107910, 10113439, 10156388

ZONE - DOWNTOWN COMMERCIAL CENTRE (DCC)

SITE AREA - 4498 m²
BUILDING FOOTPRINT AREA - 1487 m²
(33% OF SITE AREA)

PARKING INFORMATION
84 PARKING SPOTS (INCLUDING 9 BARRIER-FREE)
BY-LAW Z-501 - 95 SPOTS REQUIRED (INCLUDING 4 BARRIER FREE)

CHURCH STREET

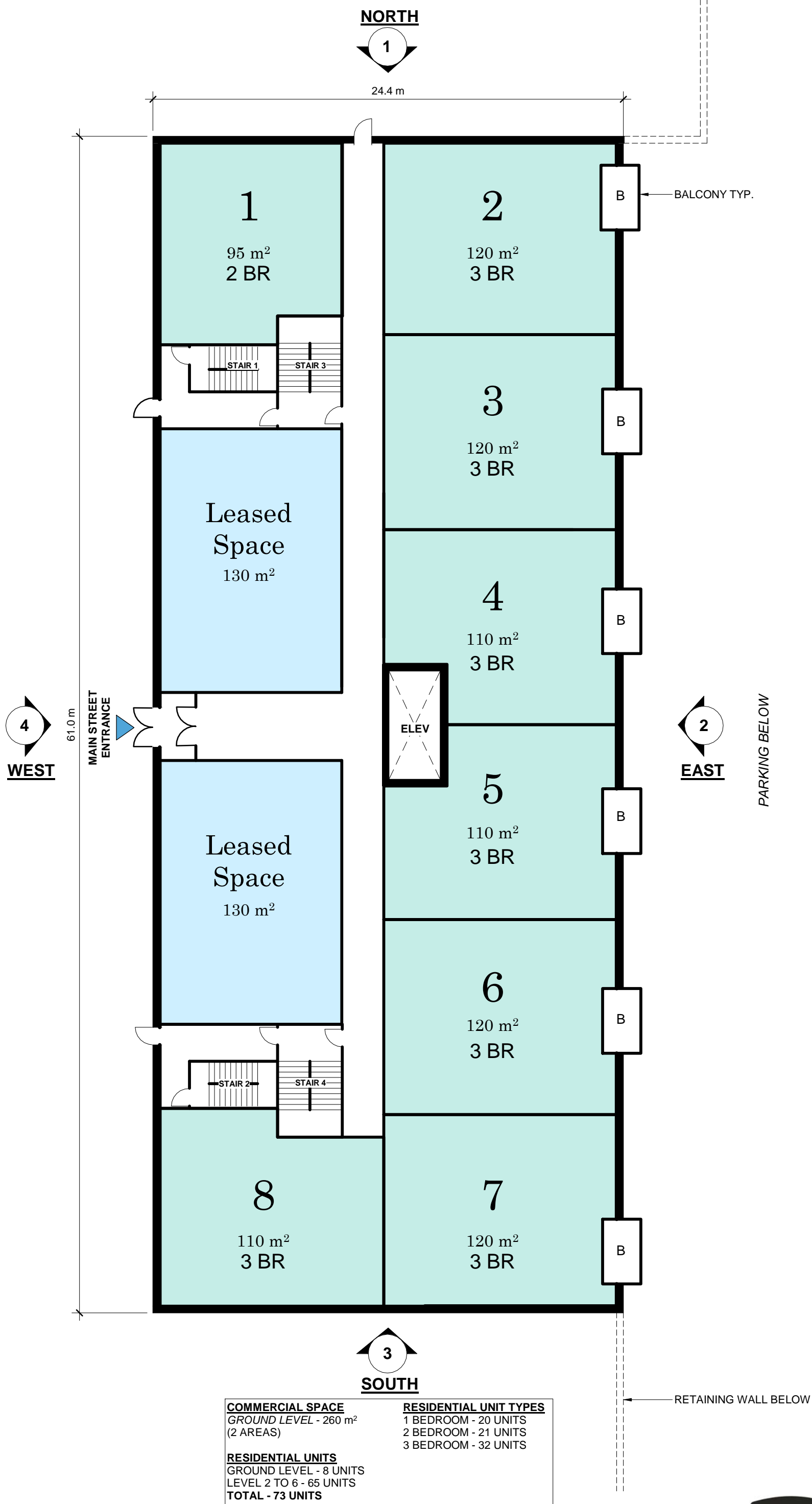


SITE PLAN

AUGUST 17TH 2022

MAIN STREET DEVELOPMENT - WOODSTOCK, NB





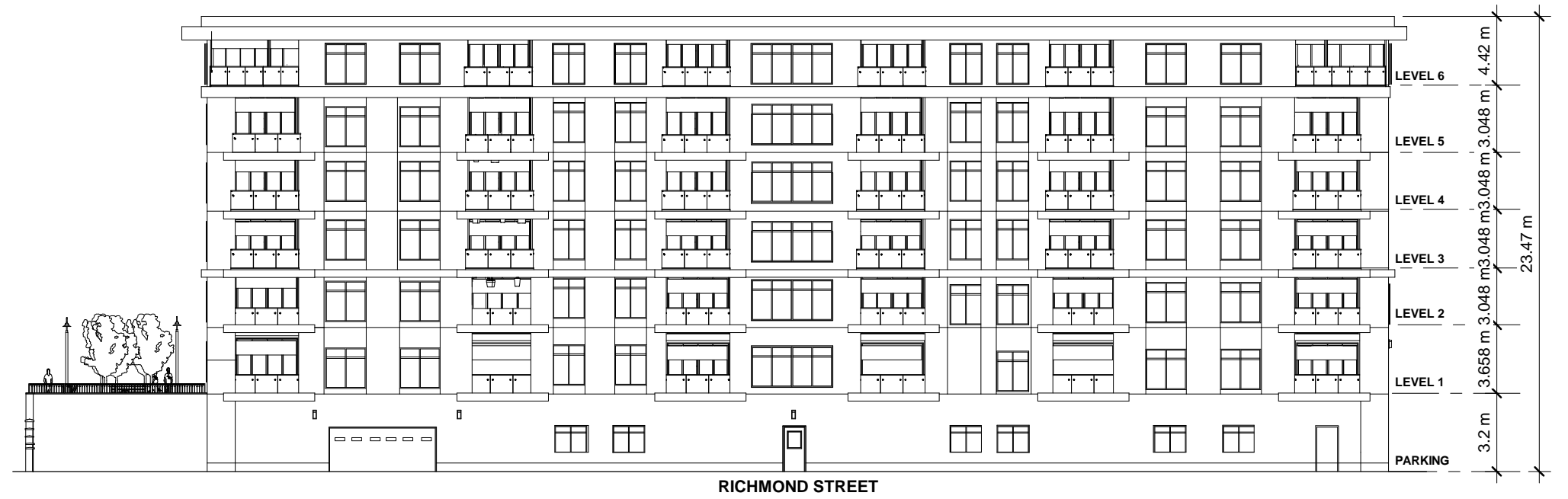
GROUND FLOOR PLAN

AUGUST 17TH 2022

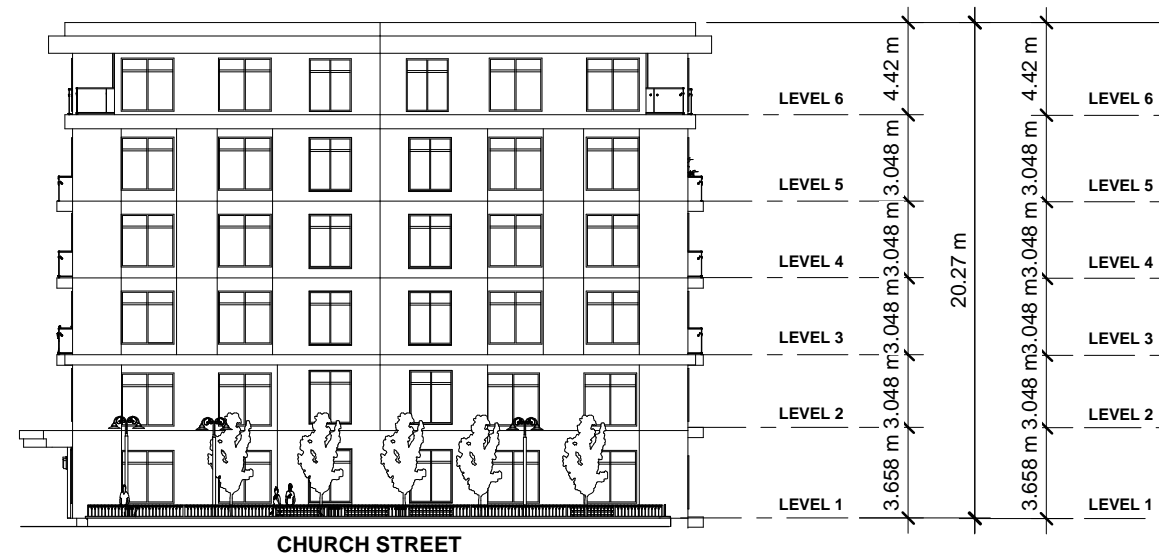
MAIN STREET DEVELOPMENT - WOODSTOCK, NB



1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

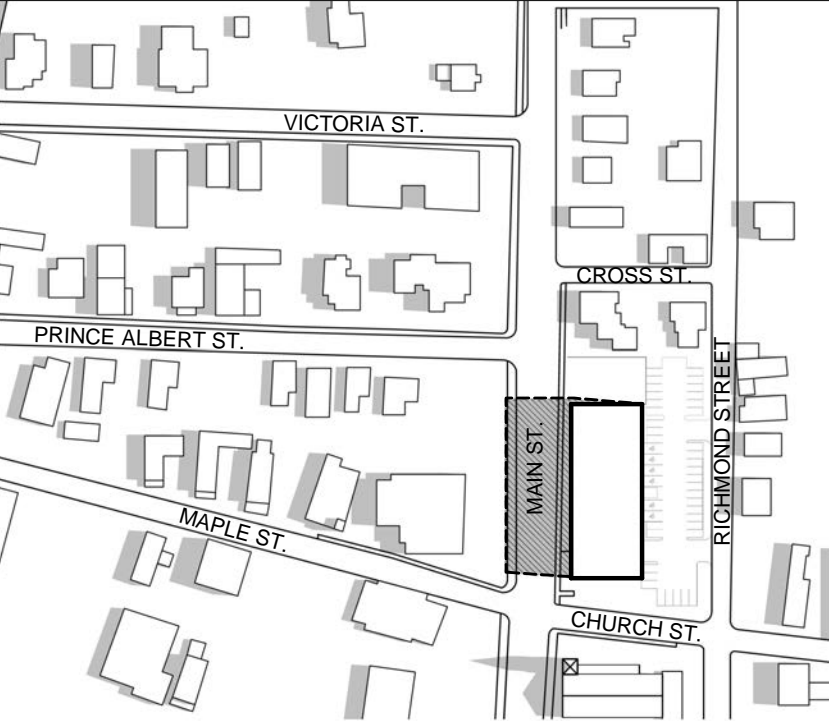


1 NORTH-EAST VIEW FROM RICHMOND STREET

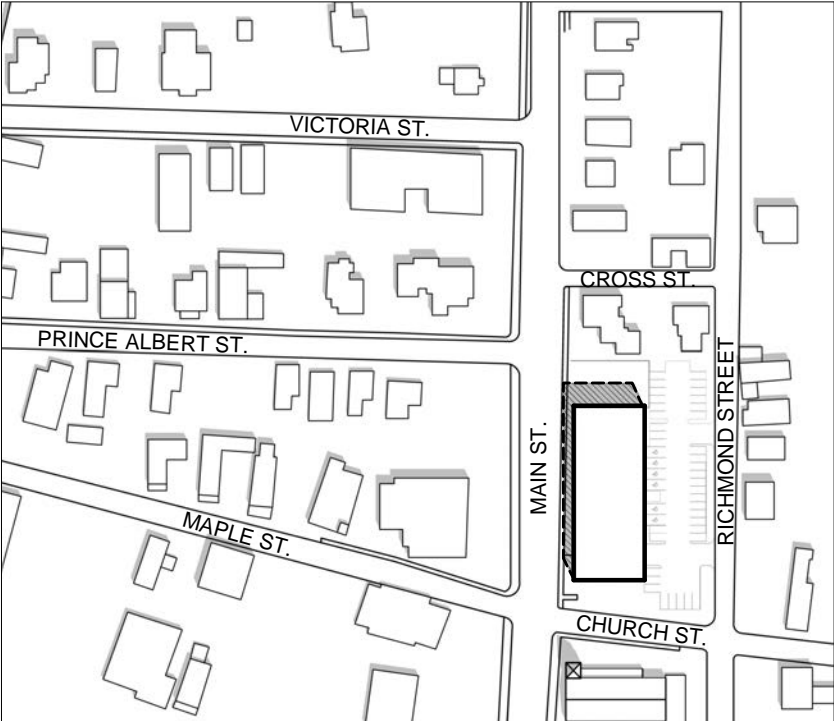


2 SOUTH-WEST VIEW FROM MAIN STREET

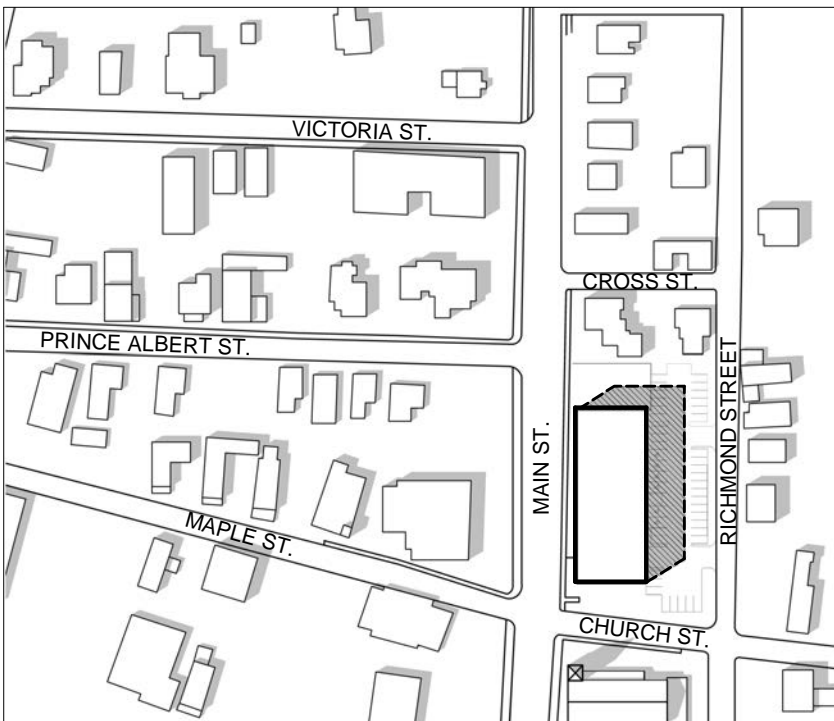
SUMMER SOLSTICE



9 AM

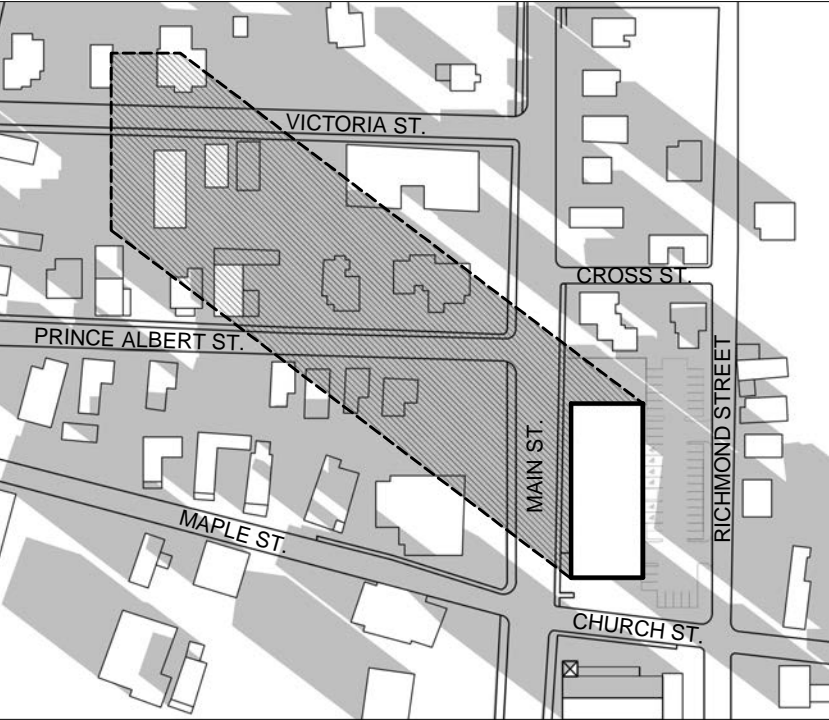


12 PM

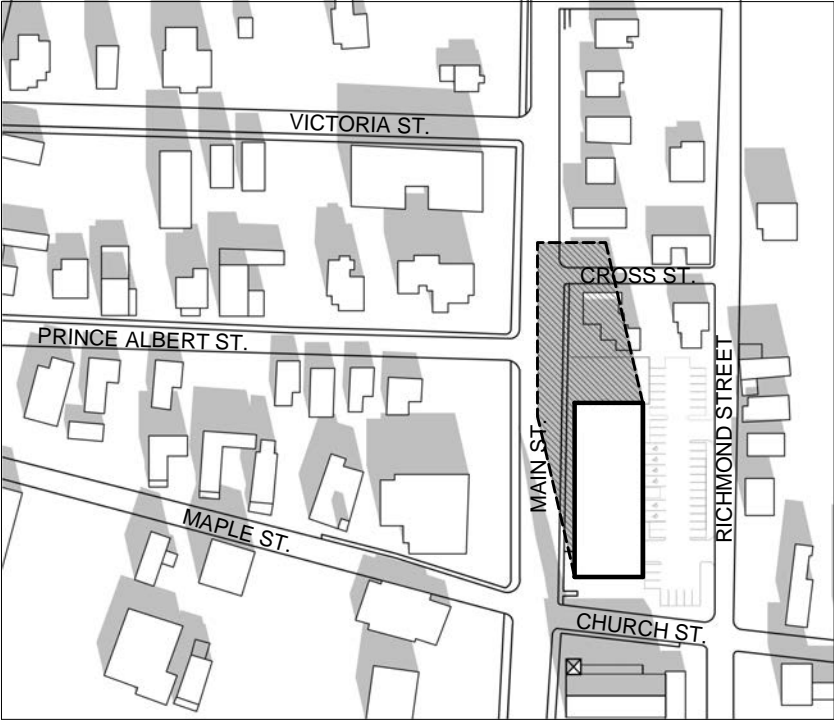


3 PM

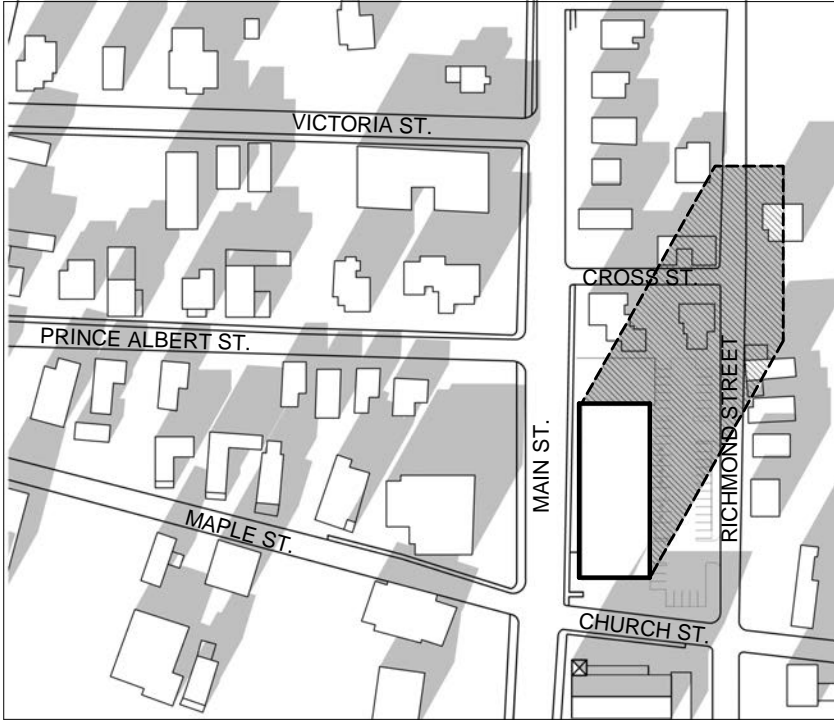
WINTER SOLSTICE



9 AM



12 PM



3 PM