



*Planning Advisory Committee
Public Meeting Agenda
Sam's Room – AYR Motor Centre
October 27, 2025 – 6:30 PM*

1. Call to Order
2. Recording of Attendance
3. Acceptance or Building of Agenda
4. Disclosure of Conflict of Interest
5. Approval of the Minutes
 - September 15, 2025
6. Business Arising from the Minutes
7. New Business
 - a) Daniel Slipp – Terms and Conditional Use Application for 122 Queen Street South, identified by PID 10116846, to create a 4-unit residential building in the One and Two Unit Residential (R1) Zone.
 - b) Homestead Orchards – Variance Application to reduce the lot frontage requirements for a remnant lot and access the property via right-of-way on Homestead Street, PID 10048148.
 - c) Other Business
8. Next Meeting November 17, 2025, at 6:30pm
9. Adjournment



Planning Advisory Committee Meeting Minutes

September 15, 2025

1. Call to Order:

Meeting of the Woodstock Planning Advisory Committee was called to order at 6:30 pm by Chair Kurt Young. Also, present were:

2. Recording of Attendance:

John Slipp

Peter Kavanagh

Jamie Burke, Planner

Monica Grant

Councillor Will Belyea

Keith Bull

Emily Porter Lawrence, filling in for Andrew Garnett, Director of Development

Regrets from:

Councillor Norm Brown

Sarah Leech

3. Acceptance / Building of the Agenda:

The agenda for the meeting was reviewed with no changes made.

4. Disclosure of Conflict of Interest:

No conflicts of interest were disclosed.

5. Approval of the Minutes:

Minutes from the previous meeting were reviewed.

Motion to accept the minutes from August 18, 2025, was made by Councillor Will Belyea and seconded by John Slipp. Motion carried.

6. Business Arising from the Minutes:

There was no business arising from the minutes.

7. New Business:

a) **Terms and Conditions application and variance application from Rick Kirkbride, 128 Gallop Court, identified by PID 10286888, to add one, 6-unit residential building in the corridor commercial (CC) Zone. This is an alteration to the previous application for the June meeting.**

Planner, Jamie Burke, presented the application for 128 Gallop Court.

The following motion was made:

That the conditional use application from Rick Kirkbride, to accommodate the construction of one building containing 6 units on the property located at 128 Gallop Court, identified by PID 10286888, be approved, subject to the following conditions:

- 1. The property be subdivided prior to the issuance of a development permit; and**
- 2. Stopping sight distance be confirmed prior to the issuance of development permit.**

Moved by John Slipp and seconded by Councillor Will Belyea. Motion carried.

b) **Recommendation to Council for a tentative plan for a street layout for Tim Cook, on Everett Street identified by PID 102287399.**

Planner, Jamie Burke, presented the application for Evertt Street.

The following motion was made:

The Planning Advisory Committee recommends that Woodstock Town Council:

- 1. Assent to the extension of Everett Street; and**
- 2. Proceed with cash in lieu of Land for Public Purposes.**

Moved by Peter Kavanaugh and seconded by Monica Grant. Motion carried.

Other Business:

There was no other business.

Next Meeting Date:

Next meeting will fall on October 20, 2025, at 6:30pm.

Adjournment:

Meeting was adjourned at 7:15 pm by Keith Bull

Report Date: October 15, 2025

To: Planning Advisory Committee

From: Andrew Garnett, Director of Development

Meeting Date: October 27, 2025

Property Information

Application #: 2025-104

Applicant: Daniel Slipp

Property Owner: Daniel Slipp

Civic Address: 122 Queen Street South

PID #: 10116846

Parcel Area: 1640 sq meters

Municipal Plan Designation: Residential

Existing Zoning: One and Two Unit Residential (R1)

Application Type: Conditional Use

Surrounding Land Use(s) and Zoning: Most of the lots in this area is R1 (One and Two Unit Residential) with a small amount of R2 (Low Rise Residential) and Institutional.

Jurisdiction:

Conditional Use Application

Pursuant to 53(3)c) of the Community Planning Act, a Zoning By-law may prescribe particular purposes

- (i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and
- (ii) (ii) that may be prohibited by the advisory committee or regional service commission if compliance with terms and conditions imposed under sub paragraph (i) cannot reasonably be expected.

Pursuant to 53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect

- (a) properties within the zone or in abutting zones, or
- (b) the health, safety and welfare of the general public.

Application Summary

The developer is making an application to construct one building that will contain 4 units. Under section 8.1.2 Conditional Uses, of the Zoning By-law, the Planning Advisory Committee has the authority to do so subject to any terms and conditions they see fit.

Recommendations

1. It is recommended that the conditional use application from Daniel Slipp, to accommodate the construction of a building to contain 4 units on the property located at 122 Queen Street South, identified by PID 10116846, **be approved** as submitted.

Analysis

Proposal

The applicant is proposing to develop a two-storey, four-unit residential building at 122 Queen Street South (PID 10116846). The subject property is located within a predominantly residential neighbourhood, with a mix of single-family and multi-unit dwellings, and is in close proximity to the New Brunswick Community College (NBCC), making it a desirable location for both families and students.

The proposed building will contain a total of four units - two 2-bedroom units and two 1-bedroom units. The design and layout of the building include architectural elevations, floor plans, and site layout. The building is oriented to maximize the use of the lot while maintaining generous setbacks from all property lines, exceeding the minimum requirements of the R1 (One and Two Unit Residential) zone as set out in the Woodstock Zoning By-law Z-501.

The development is intended to provide additional housing options in an area where there is a demonstrated need for a range of housing types and densities. The proposal supports the objectives of the Woodstock Municipal Plan, which encourages the construction of affordable, high-quality housing at a mix of densities, particularly in areas with access to amenities such as schools, health services, and active transportation networks.

The building's exterior design is compatible with the existing character of the neighbourhood, featuring a scale and massing that blends with surrounding residential properties. The site plan provides for adequate on-site parking and landscaping, in accordance with Sections 5.14 and 6 of the Zoning By-law. No significant traffic or land use conflicts are anticipated as a result of this development.

The proposed four-unit residential building at 122 Queen Street South is consistent with the intent of the Municipal Plan and Zoning By-law, and the attached plans demonstrate compliance with all relevant standards and policies. The development will contribute positively to the neighbourhood by providing additional housing options while respecting the established residential character of the area.

Site Characteristics and Neighborhood Character

The surrounding neighbourhood is characterized by a mix of single-family homes, duplexes, and small multi-unit buildings, reflecting a gradual evolution toward greater housing diversity. Most of the immediate area is zoned R1 (One and Two Unit Residential), with some R2 (Low Rise Residential) and Institutional uses nearby. The site's proximity to the New Brunswick Community College (NBCC) makes it particularly attractive for students and staff, while families benefit from access to schools, parks, and local retail services. The proposed building's scale, massing, and exterior design are compatible with the established character of the neighbourhood, supporting the Woodstock Municipal Plan's objectives for infill development, housing variety, and the creation of walkable, amenity-rich communities.

Municipal Plan Context

The following points can be found in the Town of Woodstock municipal plan.

LU-6 Council shall provide for a mix of residential housing types and densities in the Residential land use designation through appropriate provisions in the Zoning By-law.

H-1 Council shall encourage the construction of affordable, high-quality housing at a mix of densities in areas with adequate connections to critical amenities such as health services, retail services, schools, recreational areas, and active transportation networks.

H-3 Council shall work with the local development community to explore strategies to increase the number of affordable housing units introduced to the market.

H-4 Council shall encourage affordable units to be constructed on the ground floor of new multi-unit developments to allow for ease of access.

Zoning By-law Context

Corridor Commercial	<u>Permitted / Required</u>	<u>Proposed</u>
Minimum Lot Area	550 sq meters	1677 sq meters
Minimum Lot Frontage	18 meters	19.069 meters
Minimum Lot Depth	30 meters	86.868 meters
Minimum Front Yard	6.0 meters	17.65 meters
Minimum Rear Yard	6.0 meters	+/- 60.0 meters
Minimum Side Yard	1.5 meters	2.53 meters
Maximum Height	9.0 meters	6.40 meters
Maximum Lot Coverage	50%	7.55%

Conclusion

This application will provide much needed housing units in the municipality. The application submitted should be considered supportable as it meets or exceeds all zoning requirements.

The proposal consists of one two story building which will contain 4 units. Staff are of the opinion that the development is of an appropriate size and scale for the neighbourhood. Furthermore, the development is supported by the Municipal Plan and exceeds the remaining zoning requirements.

Stakeholder Comments

Consultation with the Director of Public Works occurred with no issues received.

Consultation with the Fire Chief occurred with no issues received.

Public Notice

Public notice was given to the neighborhood on October 17, 2025. The notices were hand delivered by the Woodstock Public Works Department within a 100 m radius of the address.

Authorization

Prepared by:	Approved by:



Andrew Garnett
Director of Development



Jamie Burke, RPP, MCIP
Planning Director

Appendices

The following appendices are included in this section:

Appendix 1: Context Map

Appendix 2: Future Land Use Designation

Appendix 3: Zoning Map

Appendix 4: Site Plan

Appendix 5: Building Elevations and Floor Plans

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Figure No.

1

Title

Project Location

Client/Project 160402037-015

Town of Woodstock
122 Queen Street South

Project Location
Woodstock,
New Brunswick

Prepared by SC on 2025-10-20
QR by NW on 2025-10-23



0 100 200 metres
(At original document size of 8.5x11)
1:10,000

Legend

- Properties of Interest
- Road
- Property Boundary
- Wetland Buffer (30 m)
- Wetland

Project Location:



Notes

1. Coordinate System: NAD 1983 CSRS New Brunswick Stereographic
2. Data Sources: Data License with the Government of New Brunswick (NB DELG, NB DNRED), Stantec, Town of Woodstock, Dale M. MacFarlane Land Surveying Ltd.
3. Background: Esri, CGIAR, USGS, Maxar



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Schedule "X-X"

Town of Woodstock Zoning Map

Zoning By-law

#X-XXX.XX



Legend

 Property of Interest

Town of Woodstock - Zoning

 One and Two Unit Residential (R1)

Dwelling to be added to PID 10116846 which is zoned for One and Two Unit Residential (R1).

Schedule "X-X"

Town of Woodstock Future Land Use Map

Zoning By-law
#X-XXX.XX



Legend

 Property of Interest

Town of Woodstock - Future Land Use

 Residential

Dwelling to be added to PID 10116846 which has a future land use of Residential.

**REVISED
SITE PLAN**
SHOWING
LOCATION OF PROPOSED DWELLING
DANIEL SLIPP PROPERTY

QUEEN STREET SOUTH TOWN OF WOODSTOCK
COUNTY OF CARLETON PROVINCE OF NEW BRUNSWICK

DATE: 8 OCTOBER 2025
FILE: 92-056-25-1

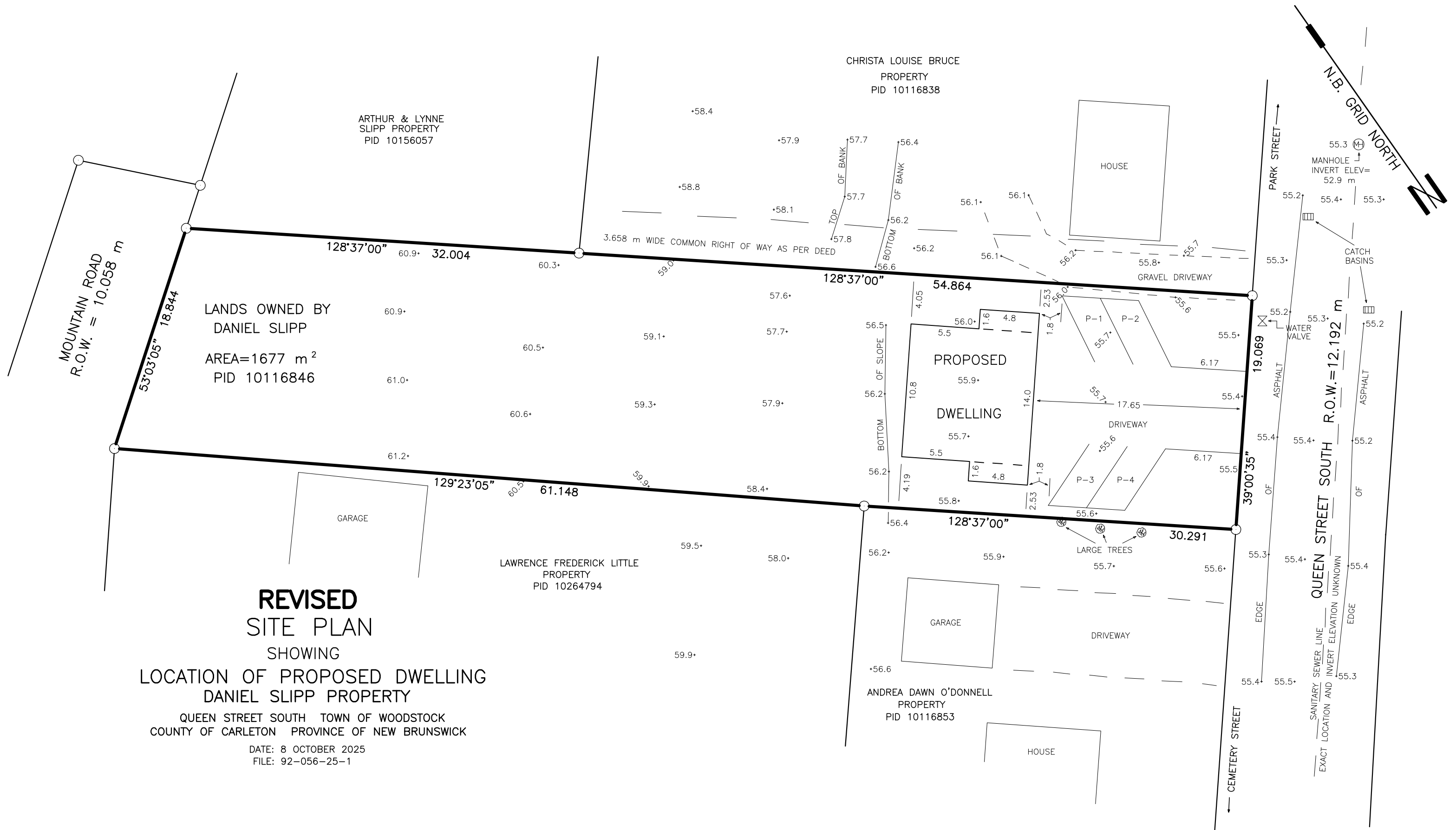
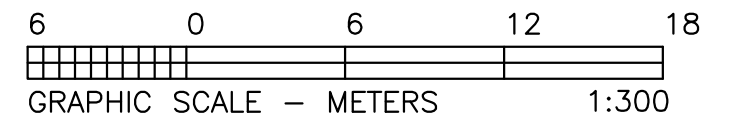
DALE M. MACFARLANE

LAND SURVEYING LTD.

111 GRANT ST WOODSTOCK NB E7M 3Y5

TEL:506-328-3563 FAX:506-325-9004 EMAIL:MACFARL@NBNET.NB.CA

TOP OF WALL ELEVATION NOTE:
TOP OF FOUNDATION WALL TO BE AT LEAST
0.5 m ABOVE QUEEN STREET SOUTH ELEVATION



NOTES:
- PLEASE SEE "GENERAL NOTES AND LEGEND" PAGE
FOR IMPORTANT INFORMATION REGARDING YOUR
FUTURE IRONWOOD HOME.



Strength Beyond The Wood
110 FIRST PLYMOUTH ROAD
WOODSTOCK, NB CANADA
1-833-905-7700

CLIENT

IRONWOOD

PROJECT NAME

759582 NB INC/
DUPLEX #1

HOME MODEL

IW2411 & IW2517
FLOOR AREA: 1224 (1ST &
2ND)/612 (BASEMENT)sq/ft
PROV/STATE: NB
TYPE: DUPLEX

REVISION #	ISSUE DATE
ORG	11/4/2024
REV 1	1/23/2025
REV 2	4/3/2025

CLIENT SIGNATURE

IRONWOOD SIGNATURE

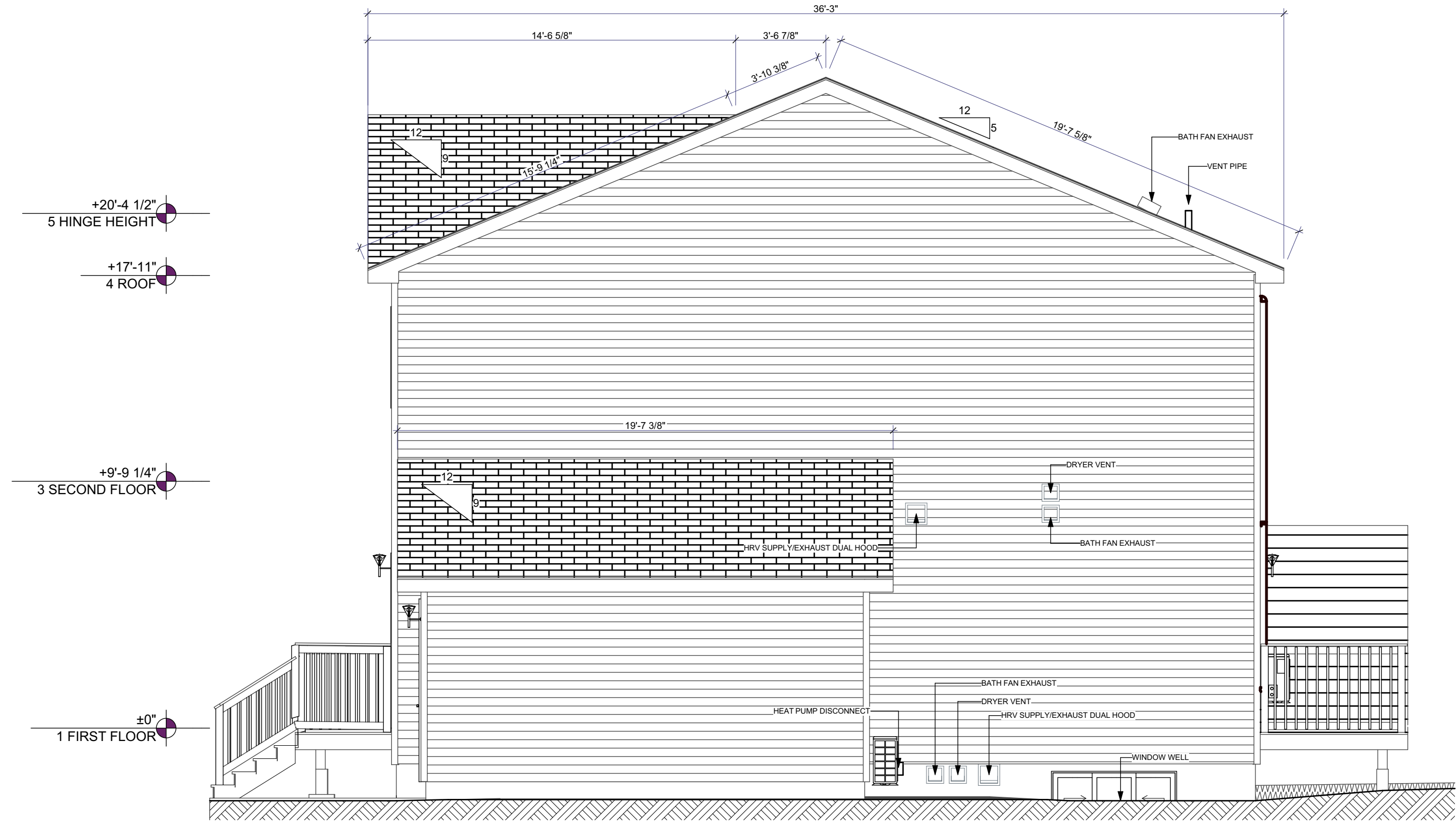
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FRONT ELEVATION

NOTES:
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REVISION #	ISSUE DATE
ORG	11/4/2024
REV 1	1/23/2025
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CLIENT SIGNATURE

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TITLE:
RIGHT ELEVATION

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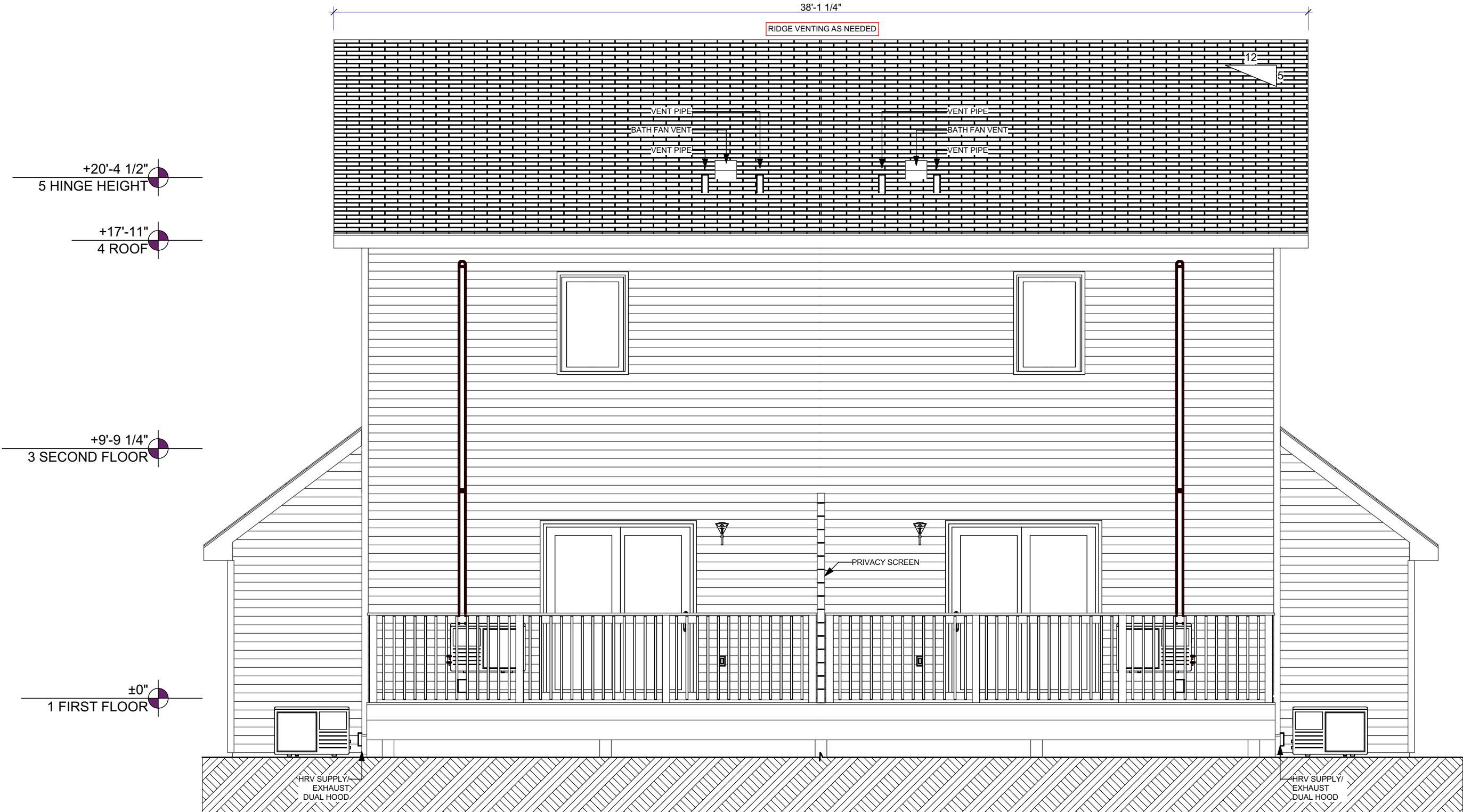
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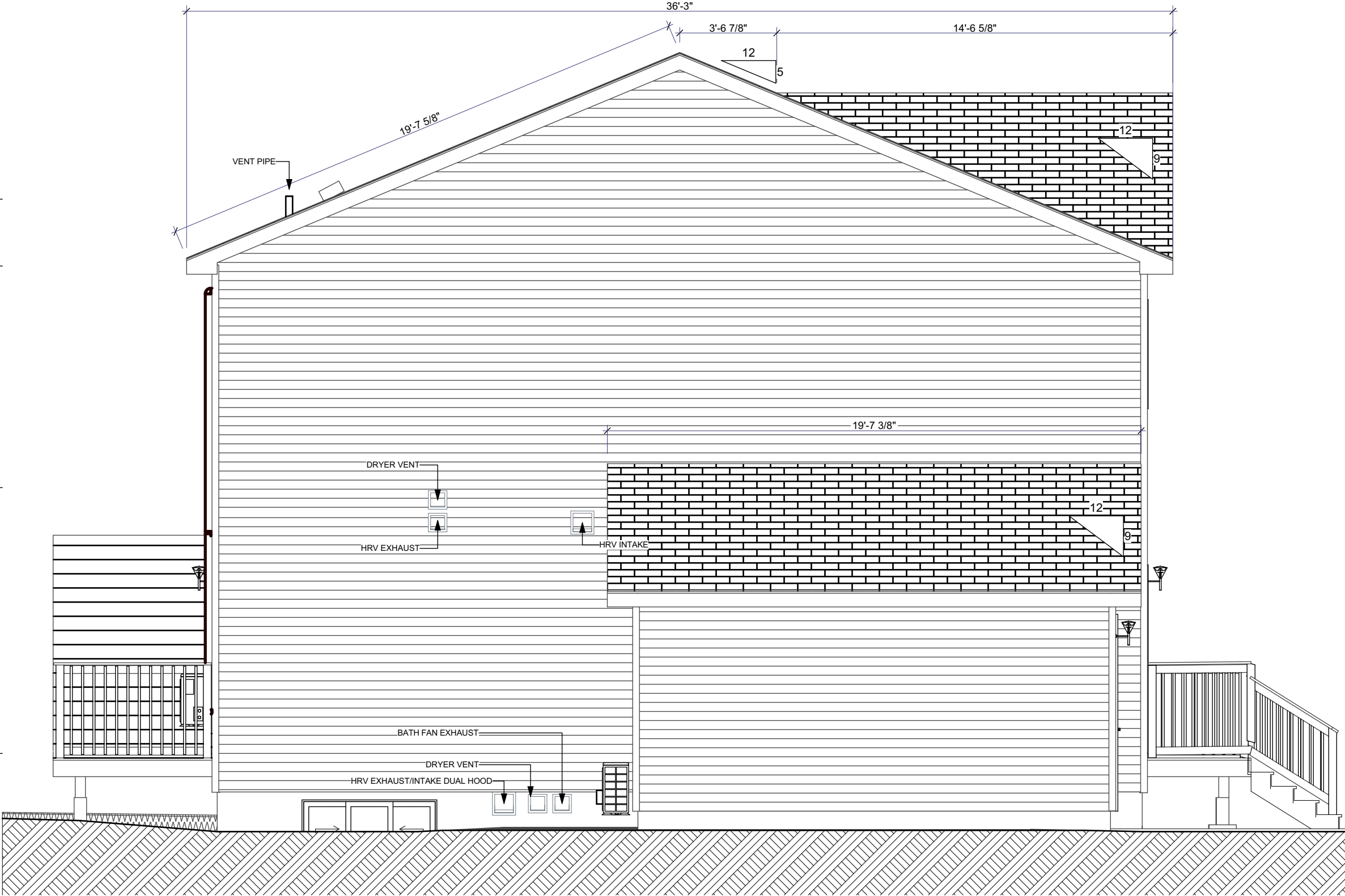
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BACK ELEVATION

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TYPE: DUPLEX

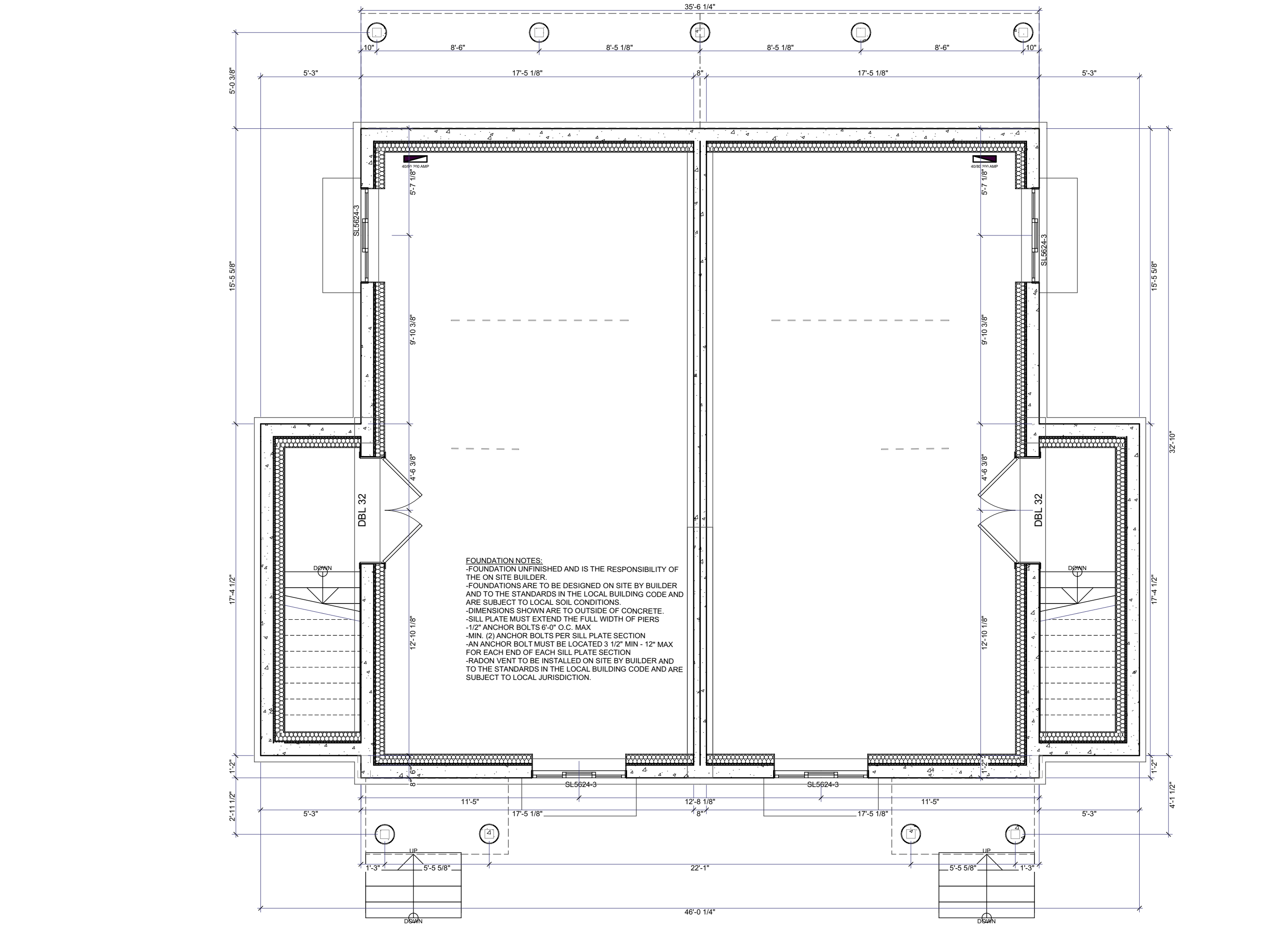
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ORG	11/4/2024
REV 1	1/23/2025
REV 2	4/3/2025

CLIENT SIGNATURE

IRONWOOD SIGNATURE

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LEFT ELEVATION

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PROV/STATE: NB
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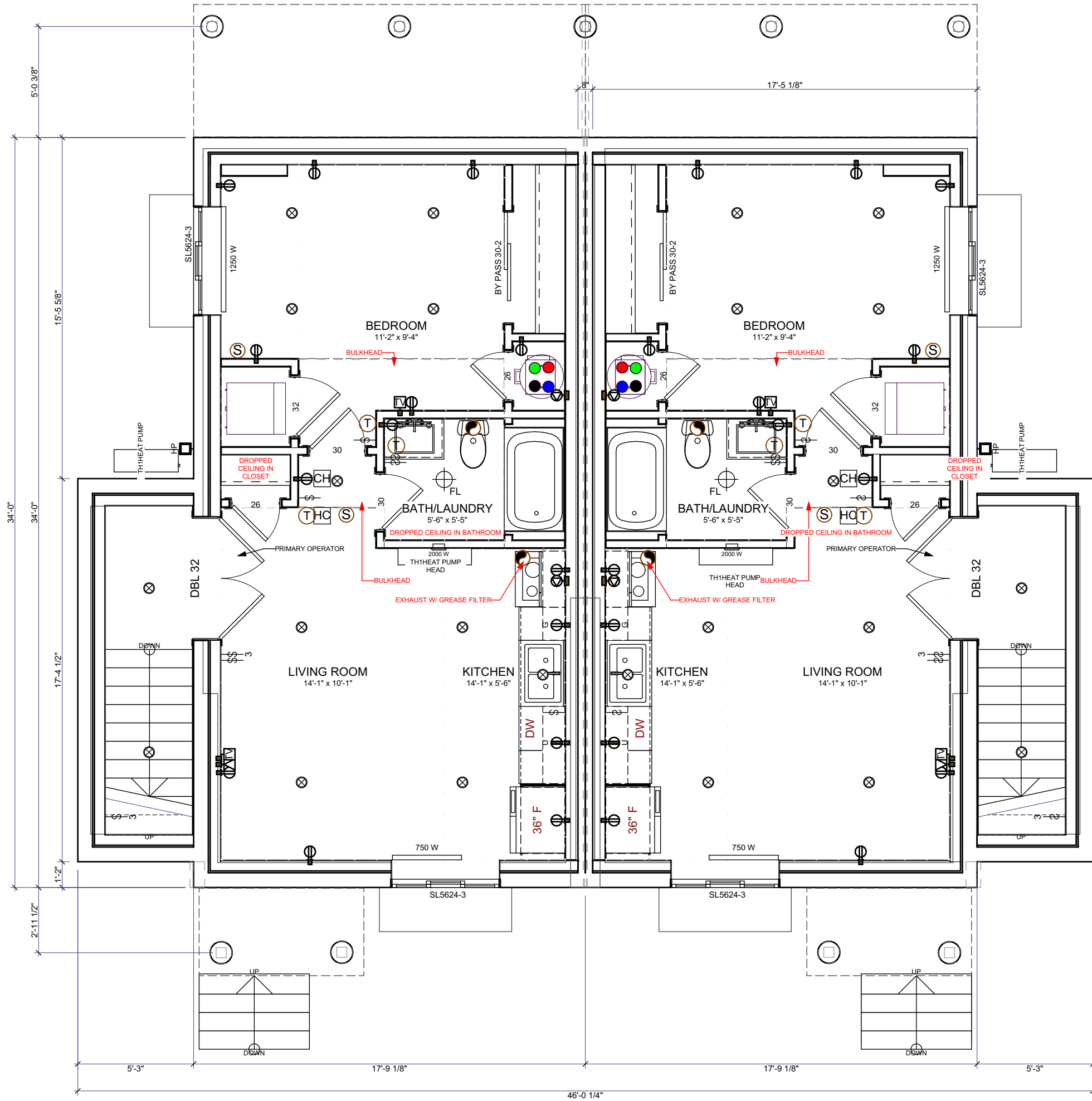
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IRONWOOD SIGNATURE

TITLE:
FOUNDATION PLAN

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ORG	11/4/2024
REV 1	1/23/2025
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CLIENT SIGNATURE

IRONWOOD SIGNATURE

TITLE:
BASEMENT FLOOR PLAN

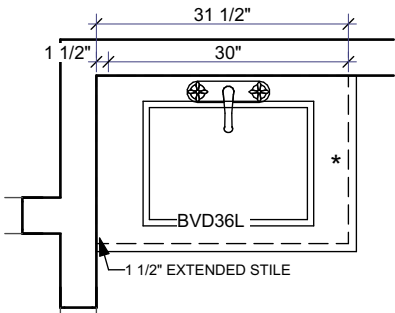
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BASEMENT KITCHEN



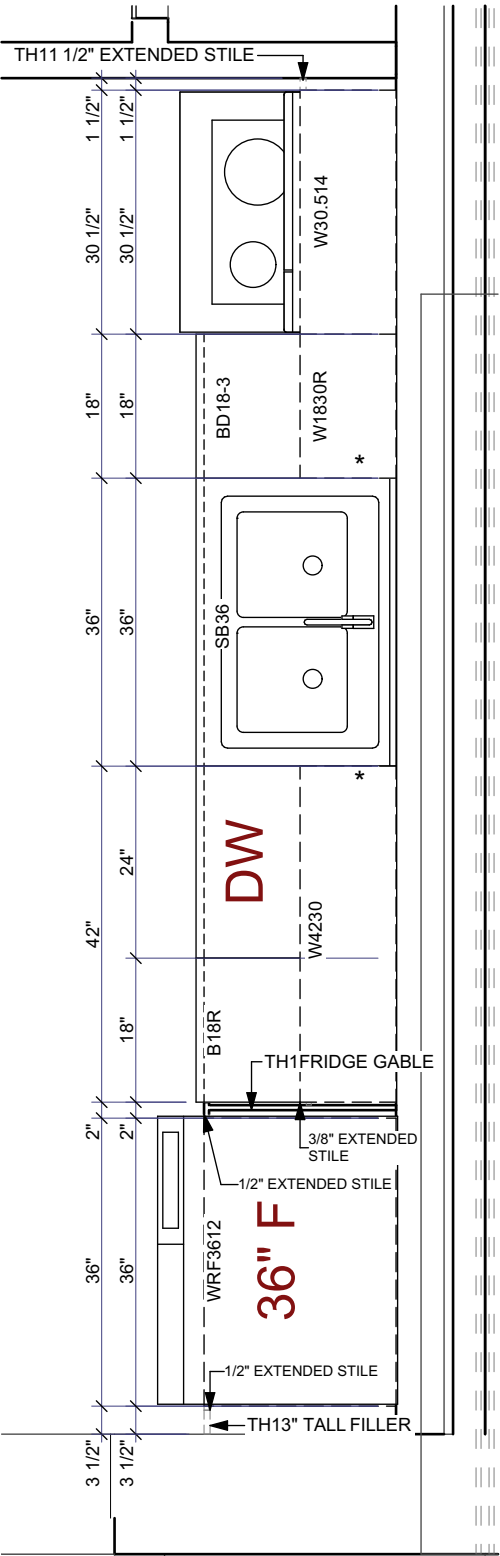
BASEMENT BATHROOM



MAIN BATH

3D VIEW NOTES:
-3D VIEWS ARE MEANT TO DISPLAY SIZE AND LAYOUT OF CABINETS ONLY.
-COLOURS DO NOT REPRESENT THOSE SELECTED ON ORDER FORM.
-CABINET HANDLES DO NOT REPRESENT THOSE SELECTED ON ORDER FORM.
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-PLEASE REFER TO ORDER FORM FOR CABINET SPECIES, CABINET COLOUR, CABINET DOOR/DRAWER PROFILES, CABINET HARDWARE AND OPENING SIZES FOR APPLIANCES.

NOTES:
- " " " REPRESENTS FINISHED END.
- ALL DIMENSIONS ARE FROM THE CABINET CARCASS.
- ALL COUNTER TOPS TO HAVE A 1" OVERHANG.
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KITCHEN



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WOODSTOCK, NB CANADA
1-833-905-7700

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IRONWOOD

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PROV/STATE: NB
TYPE: DUPLEX

REVISION #	ISSUE DATE
ORG	11/4/2024
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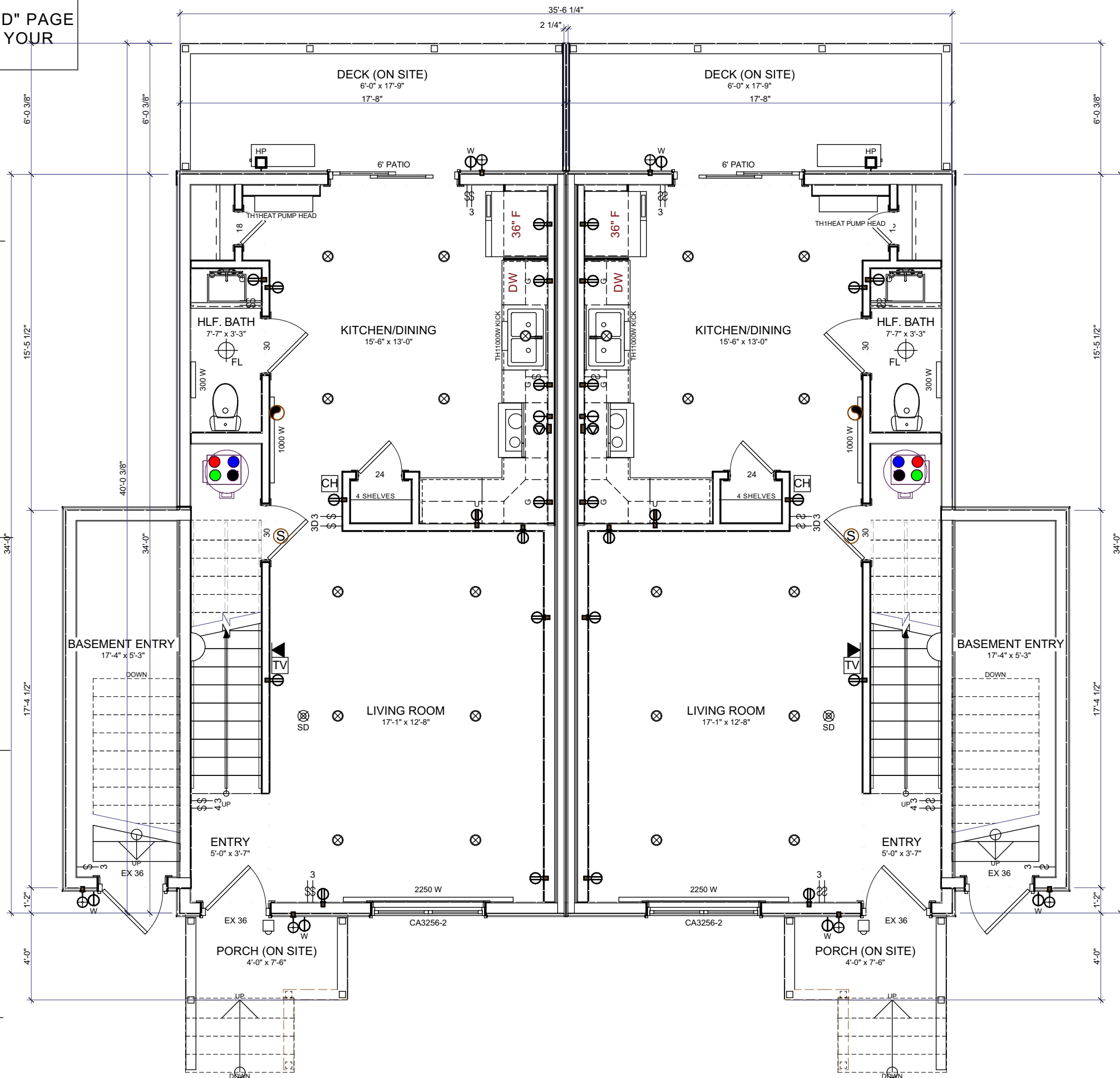
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BASEMENT CABINET PLAN

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CLIENT
IRONWOOD

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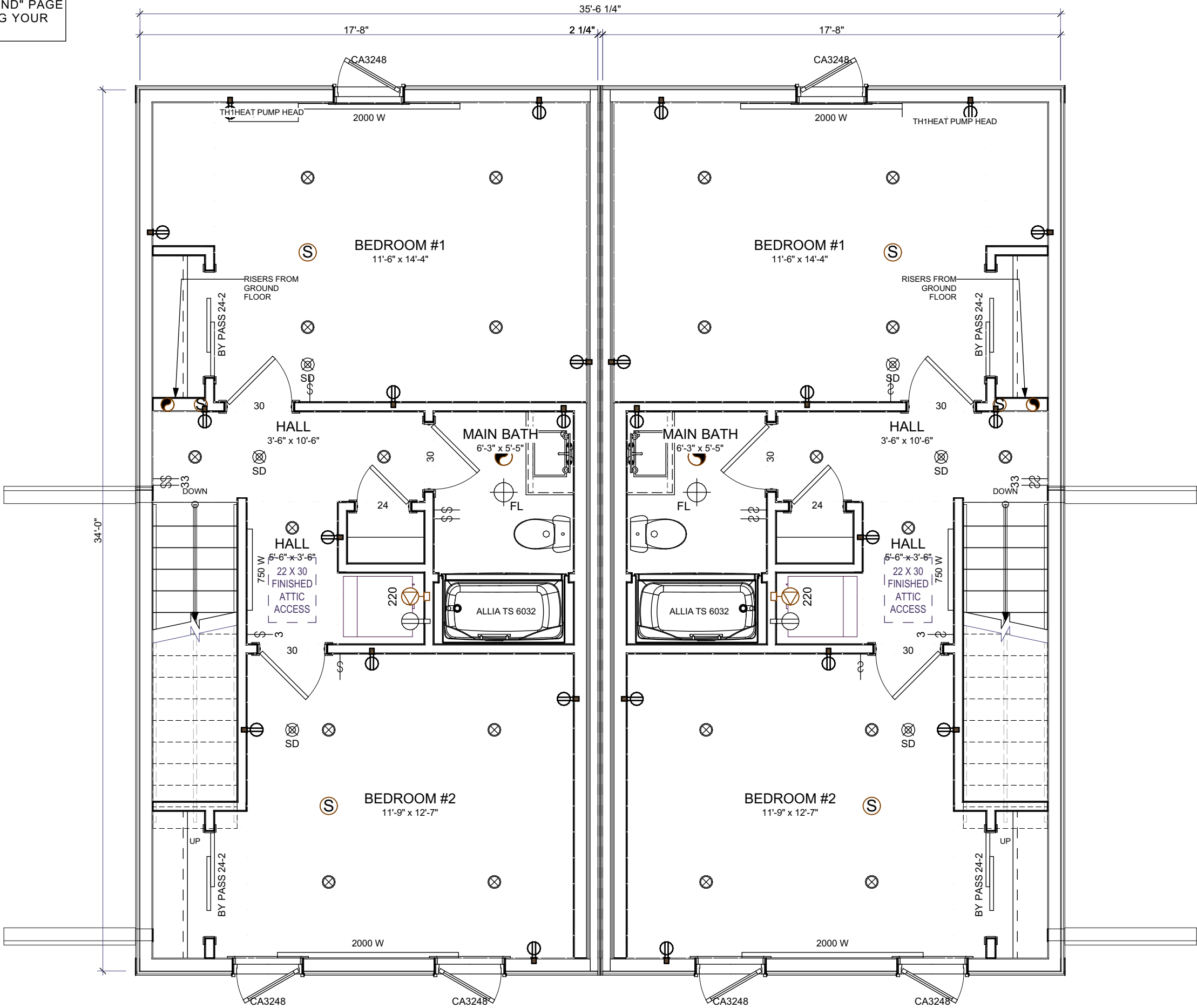
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MAIN FLOOR PLAN

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CLIENT SIGNATURE

IRONWOOD SIGNATURE

TITLE:
SECOND FLOOR PLAN

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SECOND FLOOR BATH



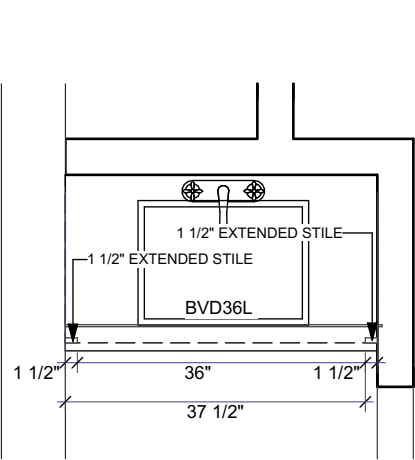
HLF BATH



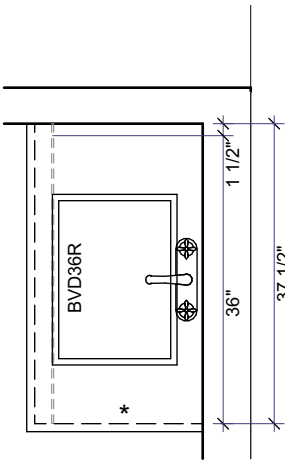
MAIN FLOOR KITCHEN

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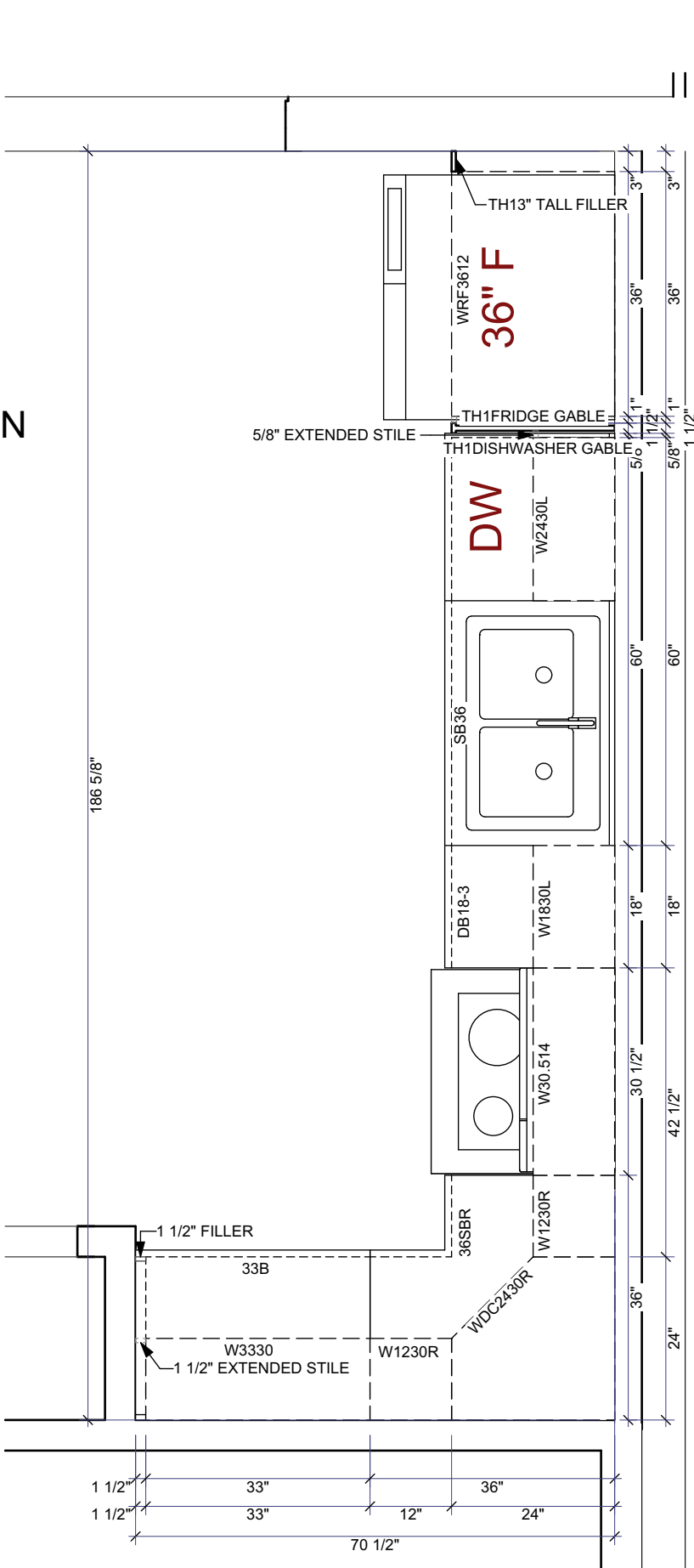
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HLF BATH



SECOND FLOOR CABINET PLAN



MAIN FLOOR KITCHEN



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WOODSTOCK, NB CANADA
1-833-905-7700

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REV 2	4/3/2025

CLIENT SIGNATURE

IRONWOOD SIGNATURE

TITLE: **MAIN & SECOND FLOOR
CABINET PLAN**

DATE :	4/3/2025
DRAWN BY:	BA 1:213.33, 1/2"
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PAGE:	11

Report Date: October 23, 2025

To: Planning Advisory Committee

From: Jamie Burke, Planning Director

Meeting Date: October 27, 2025

Property Information

Application #: 2025-105

Applicant: Jason Parkinson (Agent for Homestead Orchards Ltd.)

Property Owner: Homestead Orchards Ltd.

Civic Address: 70 Homestead Street, Hartford NB

PID #: 10048148

Parcel Area: 6377 sq meters

Municipal Plan Designation: Rural

Existing Zoning: Rural

Application Type: Variance and Alternative Access

Surrounding Land Use(s) and Zoning: The surrounding area includes a mix of residential and agricultural uses, with adjacent parcels under private and Crown ownership.

Jurisdiction:

Variance Application

The authority for the Planning Advisory Committee (PAC) to consider and recommend approval of a variance is established under the **Community Planning Act, S.N.B. 2017, c.19**.

Section 55(1) of the Act states:

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, or*
- (b) a reasonable variance from the requirements referred to in paragraph 53(2)(a) or (f) 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.*

The PAC is therefore empowered to grant a reasonable variance from the zoning by-law requirements, provided the variance is desirable for the development of the land and is consistent with the general intent of the by-law and the Municipal Plan.

Section 75(1)(c)(ii) of the Act states:

(ii) an access, other than to a street referred to in subparagraph (i), approved by the advisory committee or regional service commission as being advisable for the development of land,

Section 78(1) of the Act further provides that:

An advisory committee or regional service commission may, subject to the terms and conditions it considers fit, permit a reasonable variance from the requirements of a subdivision by-law, if it is of the opinion that the variance is desirable for the development of land and is in keeping with the general intent of the by-law and any plan or scheme under this Act affecting the land.

Application Summary

The Tentative Plan proposed to create several new parcels of land that will be added to existing lots. While all the lots will be added to properties with existing public street frontage, or increase the frontage, one of the lots being the remnant parcel bearing PID No. 10048148 (identified in the inset), will not have street frontage. Therefore, the applicant is requesting a variance to reduce the required lot frontage for the parcel from 54m to 0m and instead service the lot via a legal right-of-way.

As shows on the plan, the remnant lot will be accessed via a 24-meter-wide ROW over Parcel 2025-D, which connects to Homestead Street. The right-of-way is described in Note 16 on the plan. It's worth noting that the remnant lot will accommodate an existing dwelling, and the right-of-way is simply representing the current driveway location that provides access to the dwelling.

Recommendations

Staff recommend that the Variance Application from Jason Parkinson, on behalf of Homestead Orchards Ltd., to reduce the minimum lot frontage requirement for the remnant parcel of PID 10048148 as shown on the attached tentative plan **be approved** and allow the property to be accessed via a right-of-way over Parcel 2025-D.

Analysis

Proposal

The Tentative Plan proposes several parcels of land that will be added to existing lots. While all the lots will be added to properties with existing public street frontage, or increase the frontage, one of the lots being the remnant parcel bearing PID No. 10048148 (identified in the inset), will not have street frontage. The subdivision plan also proposes Parcel 2025-D, which will serve as a right-of-way (please see note 16 on the plan) to provide access to the remnant portion of PID 10048148 as well as public street frontage to the neighbouring lot.

Site Characteristics and Neighbourhood Character

The subject property is located in a semi-rural area with a mix of residential and agricultural uses. The remnant parcel is currently landlocked and would not meet the frontage requirements without the proposed ROW. The subdivision plan includes detailed survey data and legal descriptions of all affected parcels.

Municipal Plan Context

The property is designated Rural under the Town of Woodstock Municipal Plan. The following policies are relevant:

LU-9: *Council shall actively encourage alternative subdivision designs which seek to create a more sustainable community.*

LU-10: *Council shall review residential subdivision applications for compliance with the Subdivision By-Law and encourage community design principles such as:*

- a. Provision of trails, sidewalks, or walkways to promote active transportation;*
- b. A diversity of housing types;*
- c. A variety of lot and housing designs;*
- d. Roadway design that limits vehicle speeds and considers accessibility.*

The proposed ROW supports the objectives of the Municipal Plan by enabling residential use of the remnant parcel without requiring new public street infrastructure, and by maintaining connectivity and development flexibility.

Zoning and Subdivision By-law Context

The property is zoned RURAL (RU) ZONE. The standard frontage requirement cannot be met due to the parcel's location.

According to **Section 12.3.3 of the zoning bylaw**

	Minimum lot frontage requirement	Proposed Minimum lot frontage
Unserviced lot	54 m	Will be accessed via a legal right-of-way.

Section 6(1)(b) of the Subdivision By-Law allows for access via other means approved by the PAC.

SECTION 6: LOTS, BLOCKS AND OTHER PARCELS

6(1) Every lot, block and other parcel of land in a subdivision shall abut

(b) such other access as may be approved by the Planning Advisory Committee as being advisable for the development of land.

Conclusion

The proposed variance and right-of-way access are simply recognizing the existing lands and driveway location. The lot is already developed and will have a legal right to continue to utilize the existing driveway over Parcel 2025-D. Staff have not identified any negative impacts with the suggested arrangement and therefore suggest that is advisable in this case.

Stakeholder Comments

The subdivision was circulated to NB Power, Bell and Rogers. An additional Public Utility Easement was recommended on 10048148.

Public Notice

Public notice was given to the neighborhood on October 17, 2025. The notices were hand delivered by the Woodstock Public Works Department within a 100 m radius of the address.

Authorization

Prepared by:



Jamie Burke, RPP, MCIP
Planning Director

Appendices

The following appendices are included in this section:

Appendix 1: Context Map

Appendix 2: Subdivision Plan

\\Ca0213-pplss01\gis\Share\Projects\16041160402037\gis\mapping\aprx\160402037_ToW_PlanningFigures.aprx Revised: 2025-10-23 By: schubbs



Figure No.

1

Title

Project Location

Client/Project 160402037-018

Town of Woodstock
122 Queen Street South

Project Location Woodstock,
New Brunswick Prepared by SC on 2025-10-23



0 100 200 metres
(At original document size of 8.5x11)
1:10,000

Legend

Surveyed Subdivision Parcel

Road

Property Boundary (SNB)

Project Location:



Notes

1. Coordinate System: NAD 1983 CSRS New Brunswick Stereographic
2. Data Sources: Data License with the Government of New Brunswick (NB DELG, NB DNRED), Stantec, Town of Woodstock, Dale M. MacFarlane Land Surveying Ltd.
3. Background: Esri, CGIAR, USGS, Maxar



Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

COORDINATE TABLE			COORDINATE TABLE		
POINT	EASTING	NORTHING	POINT	EASTING	NORTHING

DOCUMENT DATA

ASHLEY LYNN GRAHAM
MATTHEW MARK GRAHAM
DOCUMENT No...40755242 (LT)
DATED..... NOVEMBER 26, 2020
REGISTERED..... DECEMBER 03, 2020
PID 10225530

HOMESTEAD ORCHARDS LTD.

DOCUMENT No...40749021 (LT)
DATED..... NOVEMBER 25, 2020
REGISTERED..... DECEMBER 02, 2020
PID 10048148

OWNERS' STATEMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS AND/OR AGENTS OF THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREON, AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

ASHLEY LYNN GRAHAM

MATTHEW MARK GRAHAM

MATTHEW MARK GRAHAM, PRESIDENT
HOMESTEAD ORCHARDS LTD.

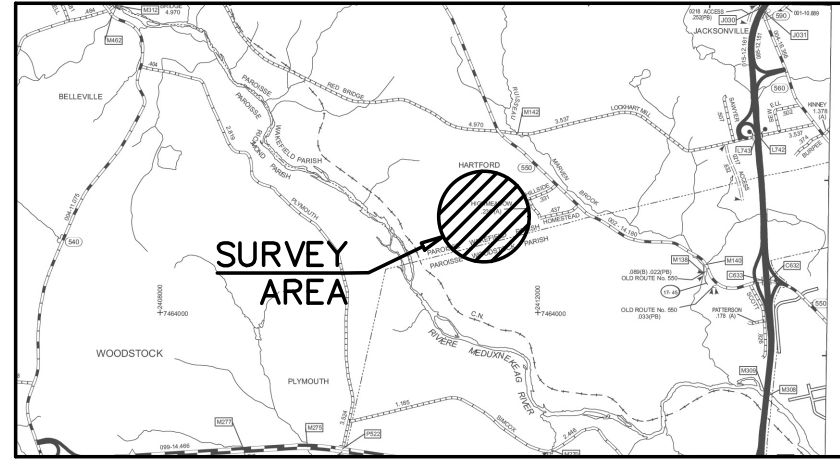
CURVE DATA

	CURVE 1	CURVE 2	CURVE 3	CURVE 4
RADIUS POINT	E 2410484.465 N 7464589.888	E 2410979.155 N 7464639.506	E 2410979.155 N 7464639.506	E 2410484.465 N 7464589.888
RADIUS	217.599	264.548	234.070	248.077
ARC LENGTH	91.384	9.297	12.195	87.023
CHORD	90.714	9.296	12.194	86.577
CHORD AZ.	148°07'10"	159°08'40"	338°39'30"	330°06'00"

	CURVE 5	CURVE 6	CURVE 7	CURVE 8
RADIUS POINT	E 2411994.551 N 7464908.006	E 2411994.551 N 7464908.006	E 2411733.367 N 7464890.001	E 2411994.551 N 7464908.006
RADIUS	85.645	61.645	23.000	65.645
ARC LENGTH	38.572	27.673	18.242	29.565
CHORD	38.247	27.442	17.768	29.316
CHORD AZ.	61°25'20"	241°27'50"	111°28'50"	61°25'20"

LINE TABLE			LINE TABLE		
LINE	AZIMUTH	DISTANCE	LINE	AZIMUTH	DISTANCE
142 TO 143	160°09'00"	121.304	130 TO 131	164°19'30"	1.000
143 TO 45	CURVE 2		131 TO 136	254°19'30"	35.999
45 TO 144	255°32'50"	53.125	136 TO 135	CURVE 6	
144 TO 145	334°38'50"	220.914	374 TO 560	157°09'10"	89.755
(TIE LINE)			560 TO 556	88°45'30"	48.780
145 TO 47	75°56'10"	55.287	556 TO 555	CURVE 7	
44 TO 140	CURVE 3		555 TO 277	75°39'10"	86.891
128 TO 129	345°44'00"	32.985	277 TO 545	337°09'10"	110.918
280 TO 98	147°18'00"	37.015	130 TO 214	119°19'20"	5.658
98 TO 281	147°18'00"	25.490	214 TO 18	74°19'20"	20.00
281 TO 283	147°18'10"	70.198	244 TO 132	255°32'50"	24.006
343 TO 712	74°19'30"	30.000	132 TO 131	344°19'30"	103.138
712 TO 713	164°19'30"	20.000	135 TO 146	317°14'00"	4.001
713 TO 215	74°20'10"	3.000	147 TO 713	74°19'30"	30.000
215 TO 130	119°19'20"	4.241	45 TO 44	75°32'50"	30.769

KEY PLAN



DESIGNATED HIGHWAYS — MAP 323 SCALE:1:80000

TENTATIVE

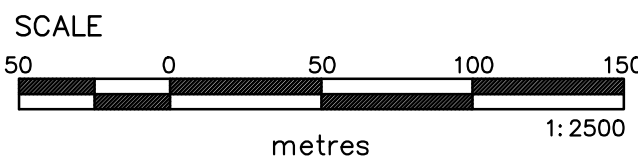
SUBDIVISION PLAN
SHOWING

GRAHAM AND
HOMESTEAD ORCHARDS LTD.
SUBDIVISION

WARD ONE OF WOODSTOCK
PARISH OF WAKEFIELD
COUNTY OF CARLETON
PROVINCE OF NEW BRUNSWICK

LEGEND

STANDARD SURVEY MARKER PLACED	⊙
STANDARD SURVEY MARKER FOUND	●
IRON BAR FOUND (ROUND)	○
IRON PIPE FOUND	⦿
WOOD POST FOUND	□
FENCE	—+—+—
SURVEYED LAND BOUNDED THUS	—
CALCULATED COORDINATE POINT	○
COORDINATE POINT REFERENCE	○
VALUE CALLED FOR IN DOCUMENT	○
SQUARE METRES	m ²
HECTARE	ha
UTILITY POLE	⚡
GUY WIRE	↘
APPROXIMATE PROPERTY LINE	---
UTILITY LINES	----
SERVICE NEW BRUNSWICK (SNB)	PID 12345678
PROPERTY IDENTIFIER	NBMON
SNB MONUMENT	(LT)
LAND TITLES	(R)
REGISTRY	
EASEMENT / RIGHT-OF-WAY	----
SURVEYED EASEMENT / RIGHT-OF-WAY BOUNDED THUS	----
ORDINARY HIGH WATER MARK	OHWM
OHWM	----
30.0 METRE SET BACK	----
WELL	⊕



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS PER NOTE 6.

JASON R. PARKINSON, P.ENG, NBLS #411

JRP SURVEYS LTD.

PHONE (506) 324-3024
EMAIL jrp@surveysoutlook.com
375 CAMPBELL SETTLEMENT ROAD
WOODSTOCK, NB E7M 5A4



SURVEYED BY:	FILE NO.:	CAD NO.:
JASON R. PARKINSON	JRP0014	4490-V3
SURVEY DATE:	PLAN DATE:	SHEET NO.:
2023/06/16 - 2025/09/15	2025/10/23	4490-V3-S1

NOTES

- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GRID HORIZONTAL DISTANCES. GROUND DISTANCES CAN BE COMPUTED BY DIVIDING THE GRID DISTANCES BY A COMBINED SCALE FACTOR OF 0.999 967.
- DIRECTIONS ARE ROUNDED TO NEAREST 10 SECONDS AND DERIVED FROM MONUMENTS 1031 AND 1032.
- DISTANCES ARE EXPRESSED IN METRES AND DECIMALS THEREOF.
- DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- ADJACENT PROPERTY INFORMATION SHOWN FOR IDENTIFICATION PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL DESCRIPTION.
- CERTIFICATION BEING THE PROFESSIONAL OPINION OF INFORMATION, KNOWLEDGE AND BELIEF OF THE SURVEYED LANDS OF THIS PLAN AND INFORMATION DIRECTLY RELATED TO BE CORRECT. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, ZONING AND SETBACK BY-LAWS OR REGULATIONS, COVENANTS SET IN DOCUMENT(S), NOR LOCATION OF ANY UNDERGROUND OR ABOVEGROUND SERVICES AND FIXTURES.
- ALL DOCUMENTS AND PLANS REFERENCED ARE FILED IN THE CARLETON COUNTY REGISTRY OFFICE OR IN THE PROVINCIAL LAND TITLES REGISTRY UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) REFERENCE SYSTEM, AS REALIZED BY SERVICE NEW BRUNSWICK COORDINATE SURVEY MONUMENTS.
- SOME EVIDENCE SHOWN ON THIS PLAN IS FROM PREVIOUS SURVEYS IN THE AREA.
- PURPOSE OF SUBDIVISION IS TO CREATE PARCEL 2025-A TO PARCEL 2025-D, RIGHT-OF-WAY-A OF VARIOUS WIDTH, RIGHT-OF-WAY-B 24.000 WIDE AND PUBLIC UTILITY EASEMENTS 5.000 WIDE.
- PARCEL 2025-A IS TO BE ADDED TO THE PROPERTY OF ASHLEY LYNN GRAHAM AND MATTHEW MARK GRAHAM, PID 10225530, TO FORM ONE CONSOLIDATED LOT.
- PARCEL 2025-B IS TO BE ADDED TO THE PROPERTY OF MATTHEW MARK GRAHAM AND ASHLEY LYNN GRAHAM, PID 10282986, TO FORM ONE CONSOLIDATED LOT.
- PARCEL 2025-C IS TO BE ADDED TO THE PROPERTY OF MATTHEW MARK GRAHAM AND ASHLEY LYNN GRAHAM, PID 10262707, TO FORM ONE CONSOLIDATED LOT.
- PARCEL 2025-D IS TO BE ADDED TO THE PROPERTY OF SUSAN HAYDEN, PID 10169266, TO FORM ONE CONSOLIDATED LOT.
- THE RIGHT-OF-WAY-A OF VARIOUS WIDTH IS TO BE CREATED FOR THE BENEFIT OF LOT 17-01.
- THE RIGHT-OF-WAY-B 24.000 WIDE IS TO BE CREATED COVERING PARCEL 2025-D FOR THE BENEFIT OF THE REMAINDER OF PID 10048148 TO ACCESS HOMESTEAD AND HIGHMEADOW STREET.
- ALL THAT PORTION OF PARCEL 2025-A WITHIN 30.0 METRES OF THE ORDINARY HIGH WATER MARK IS SUBJECT TO REGULATION 90-80, WATERCOURSE AND WETLAND ALTERATION REGULATION OF THE CLEAN WATER ACT.
- ORDINARY HIGH WATER MARK WAS DETERMINED BY SCALING FROM SERVICE NEW BRUNSWICK PROPERTY MAPPING.
- ALL SURVEY MARKERS FOUND MARKED D.M.F #343 OF VARIOUS DATES BACK TO 1997.

PLANNING APPROVAL

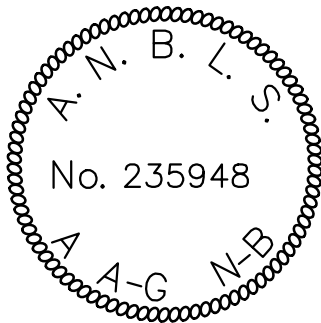
NOTE:

MONUMENTS WITHIN FIELD AREAS WERE NOT PLACED AT OWNERS REQUEST. IF PLACED, THEY COULD CAUSE A SAFETY CONCERN WITH RESPECT TO THE FARMING ACTIVITIES.

PUBLIC UTILITY EASEMENT:

PURSUANT TO SECTION 5 OF REGULATION 2021-83 UNDER THE COMMUNITY PLANNING ACT, THE EASEMENT DESIGNED AS PUBLIC UTILITY EASEMENT ON THIS PLAN IS TO BE VESTED WITH THE NEW BRUNSWICK POWER CORPORATION, BELL ALIANT REGIONAL COMMUNICATIONS INC. AND ROGERS COMMUNICATION INC..

VALIDATION SEAL



SURVEYOR'S SEAL

