



PUBLIC HEARING
MIDDLETON FIRE HALL & YOUTUBE LIVE
TUESDAY, MAY 19, 2026
5:30pm

Agenda

1. Meeting Opening – Mayor Smith
2. 18 King Street, Magee Drive
 - a. Presentation of 18 King Street – Lauren Isabelle, Development Officer
 - b. Presentation of Magee Drive – Chrystal Fuller, Town Planner
 - c. Public Input
 - d. Written Submissions Received – CAO Crocker
3. Adjournment

18 King Street

MPS & LUB Amendment Application

Applicant: Justin Barker of Bruce Auto Group

Town of Middleton
Council 2nd Reading
May 19th, 2026

Lauren Isabelle, Planner



Context Area (Aerial)



Property Description

- 18 King Street Lots 1 & 2
- 2 PIDS:
 - 05079264
 - 05180641
- ~0.30 acres (1,219 sqm)
- Vacant home on the property.

(Blue) Existing dealership lot

(Red) Proposed extension



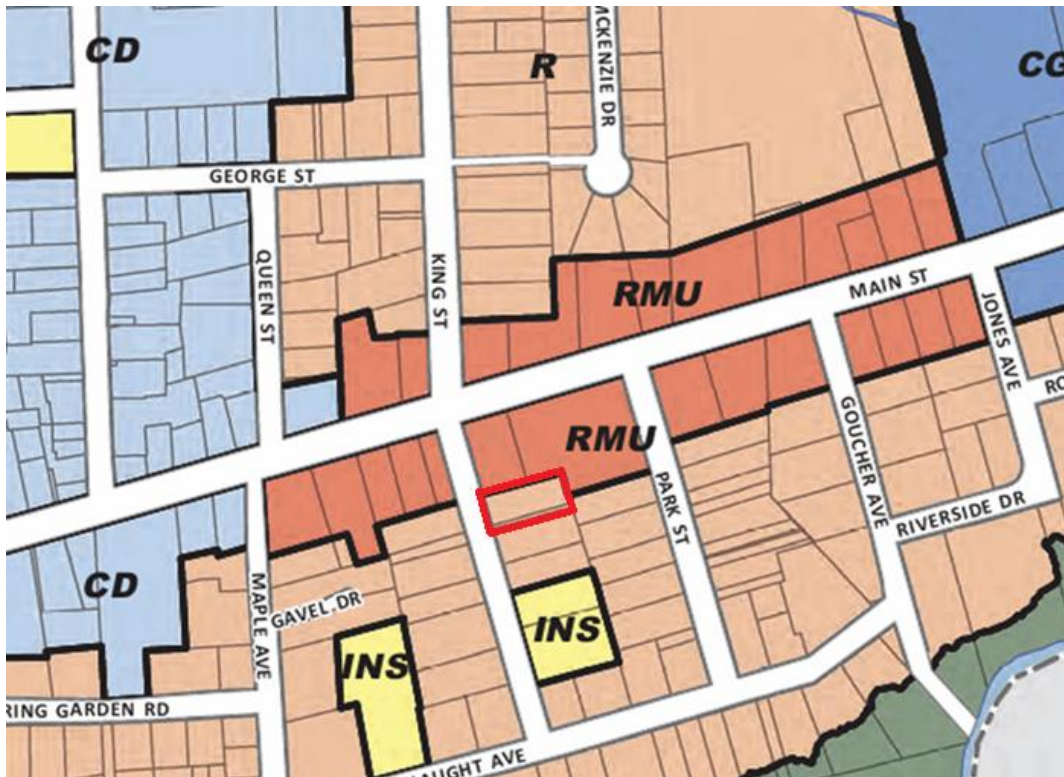
The Request

1. Redesignate PIDS 05079264 and 05180641
2. Rezone PIDS 05079264 and 05180641
3. *Development Agreement (separate presentation to follow)*

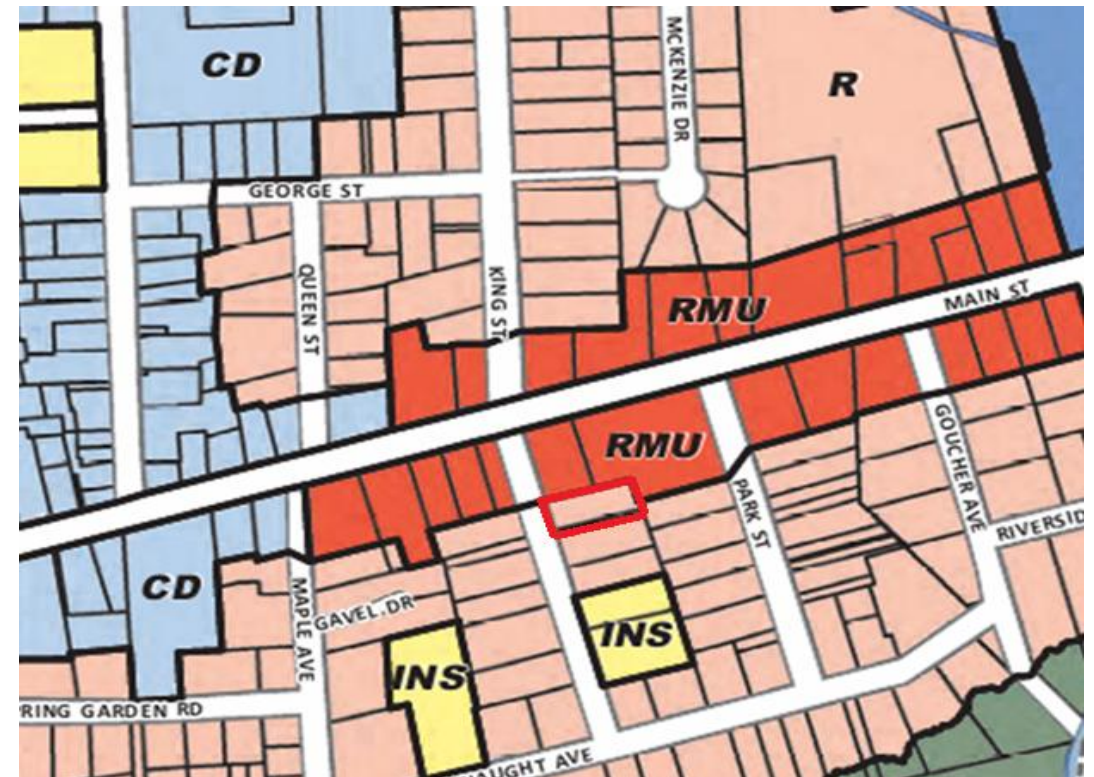
	Current	Proposed
Designation	Residential (R)	Residential Mixed Use (RMU)
Zoning	Residential (R)	Residential Mixed Use (RMU)

Current Planning Framework

- Designated Residential (R) on the Municipal Planning Strategy Future Land Use Map



- Zoned Residential (R) on the Land-Use Bylaw zoning map



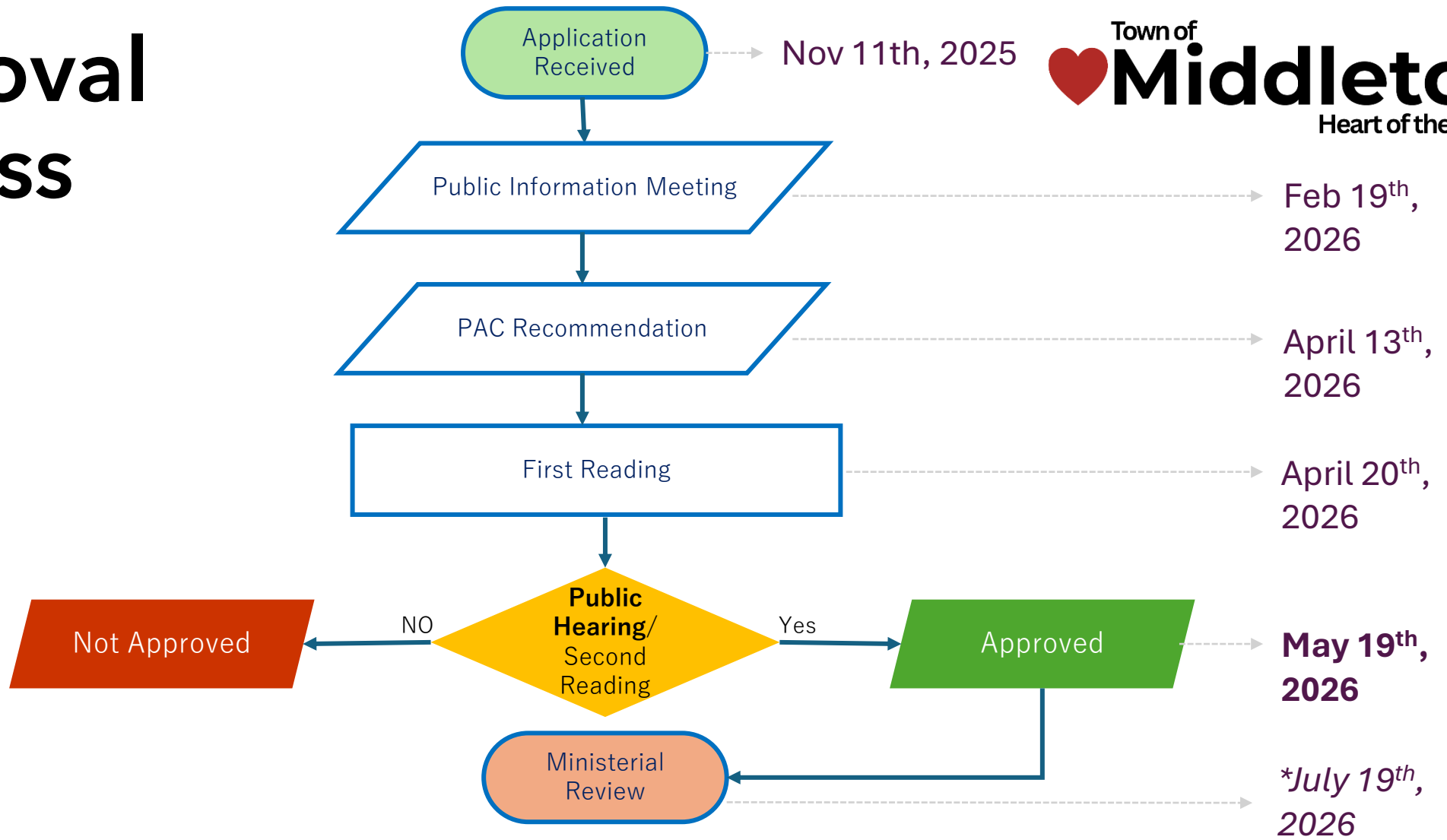
PAC Discussion Cont.

PAC Comment	Response
RMU Expansion: “Where the line is drawn”	<ul style="list-style-type: none">• Applicant stated growth of a commercial business cannot be anticipated, and further expansion is never out of the question.• Under the RMU policy - Council may determine on a case-by-case basis. Any expansion requires a DA in the RMU zone.

Policy Consistency

- Policy R-3 *“It shall be the intention of Council to create a Residential Mixed-Use Designation on the Generalized Future Land Use Map and encourage a mix of residential and commercial uses that are consistent with the character of the existing residential structures”*
- Policy R-13 *“It shall be the intention of Council to consider the expansion of existing commercial structures and existing commercial uses and the development of new structures for commercial use within the Residential Mixed Use (RMU) Zone only by Development Agreement. In addition to criteria contained in Policies IM15 and IM16, the design of all structures, the configuration of parking, and the provision of landscaping shall be consistent with the primary residential character of Main Street.”*

Approval Process



**Anticipated date*

18 King Street

Development Agreement

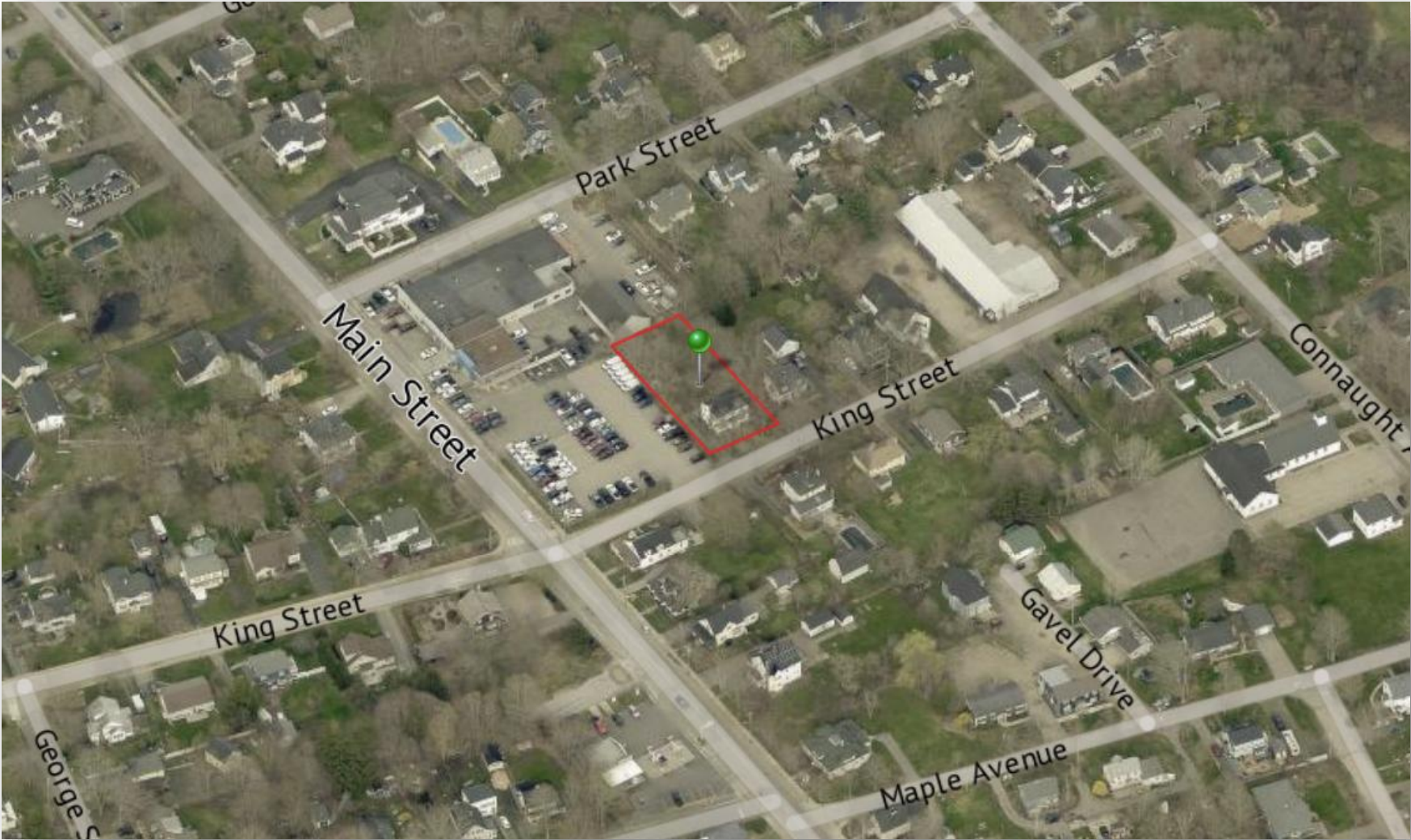
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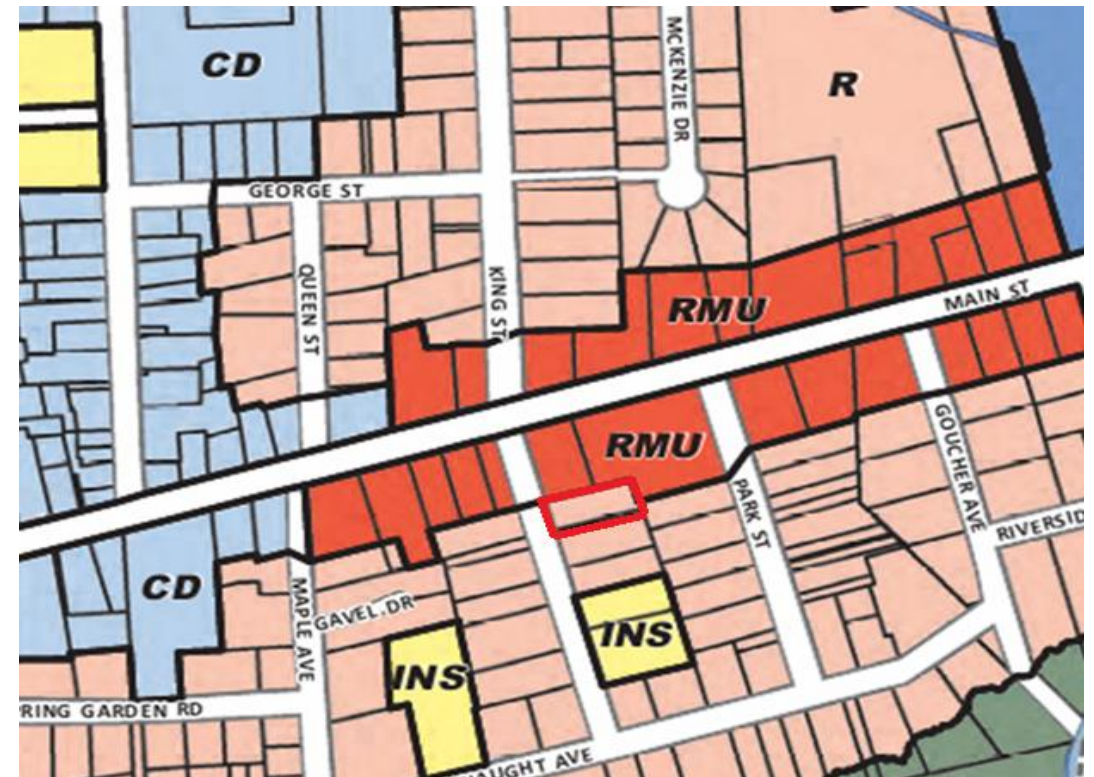
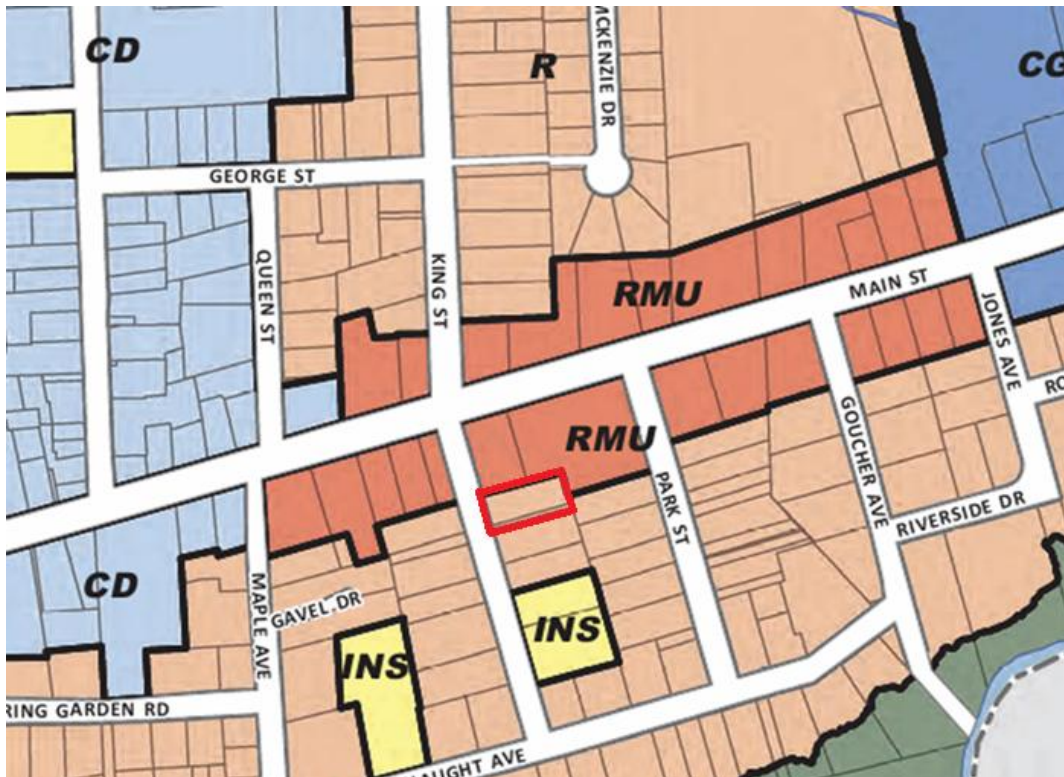
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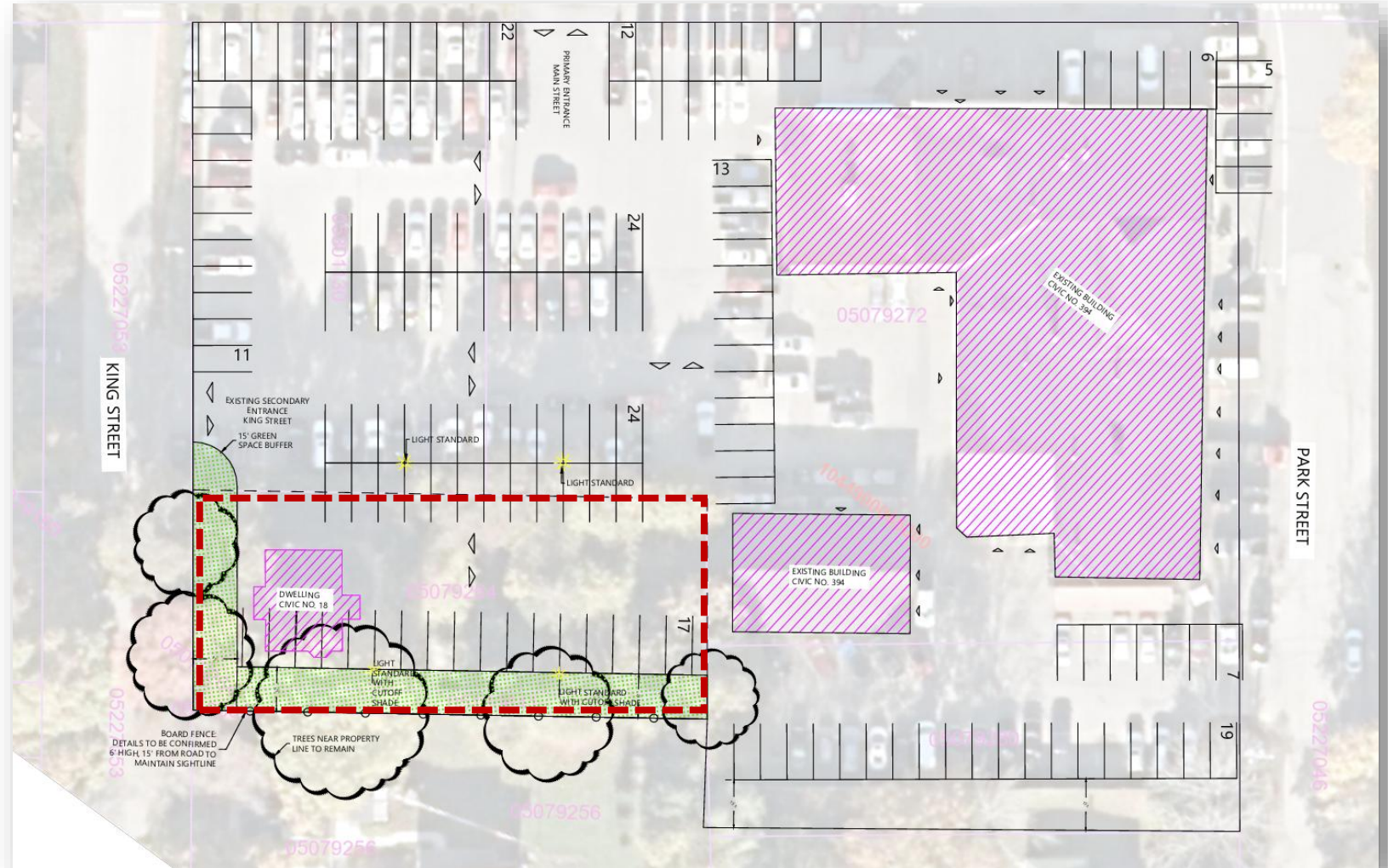
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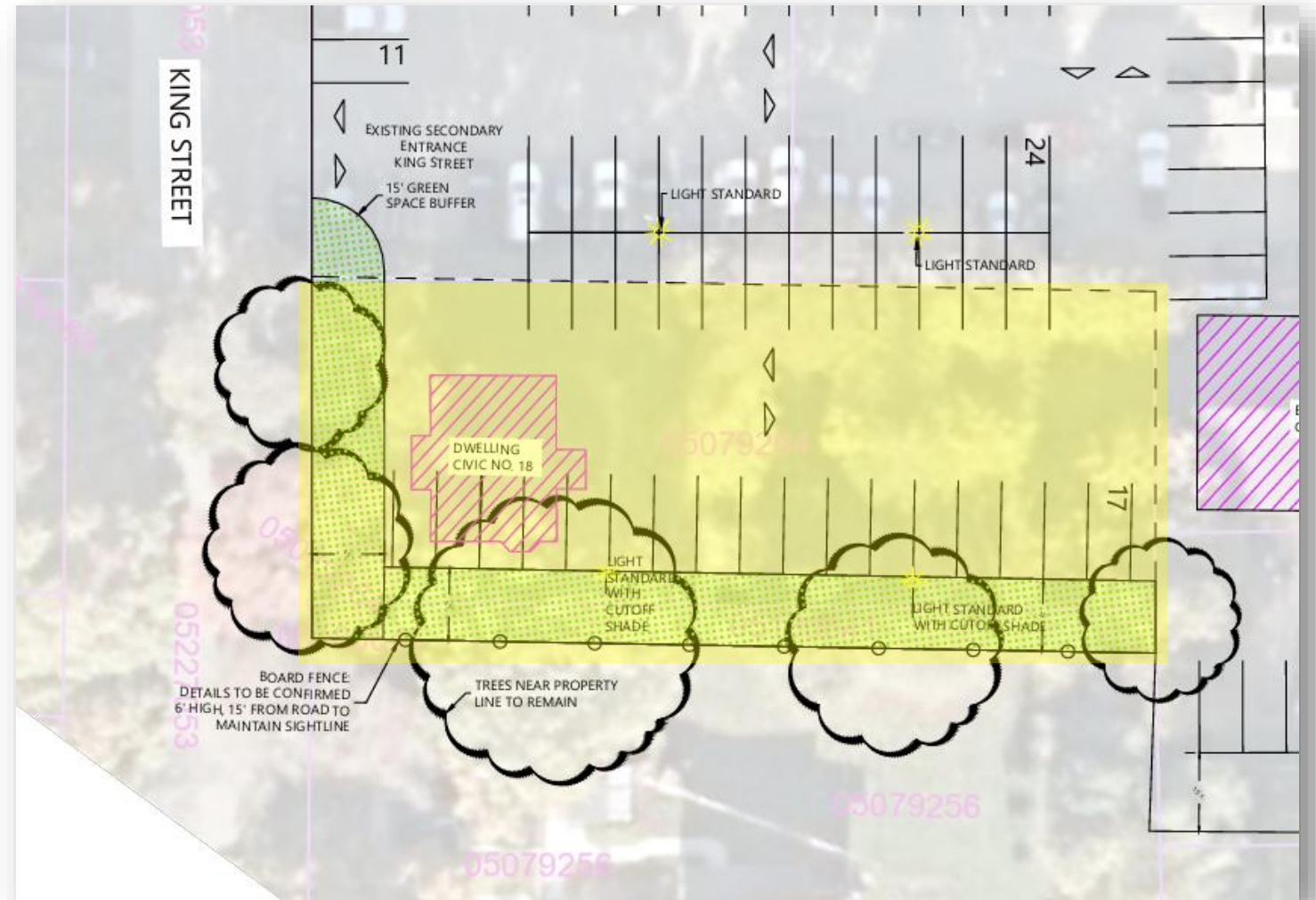
The Proposal

- To extend the dealership parking lot to 18 King Street and provide additional parking:
 - 17 full spaces
 - 12 half spaces



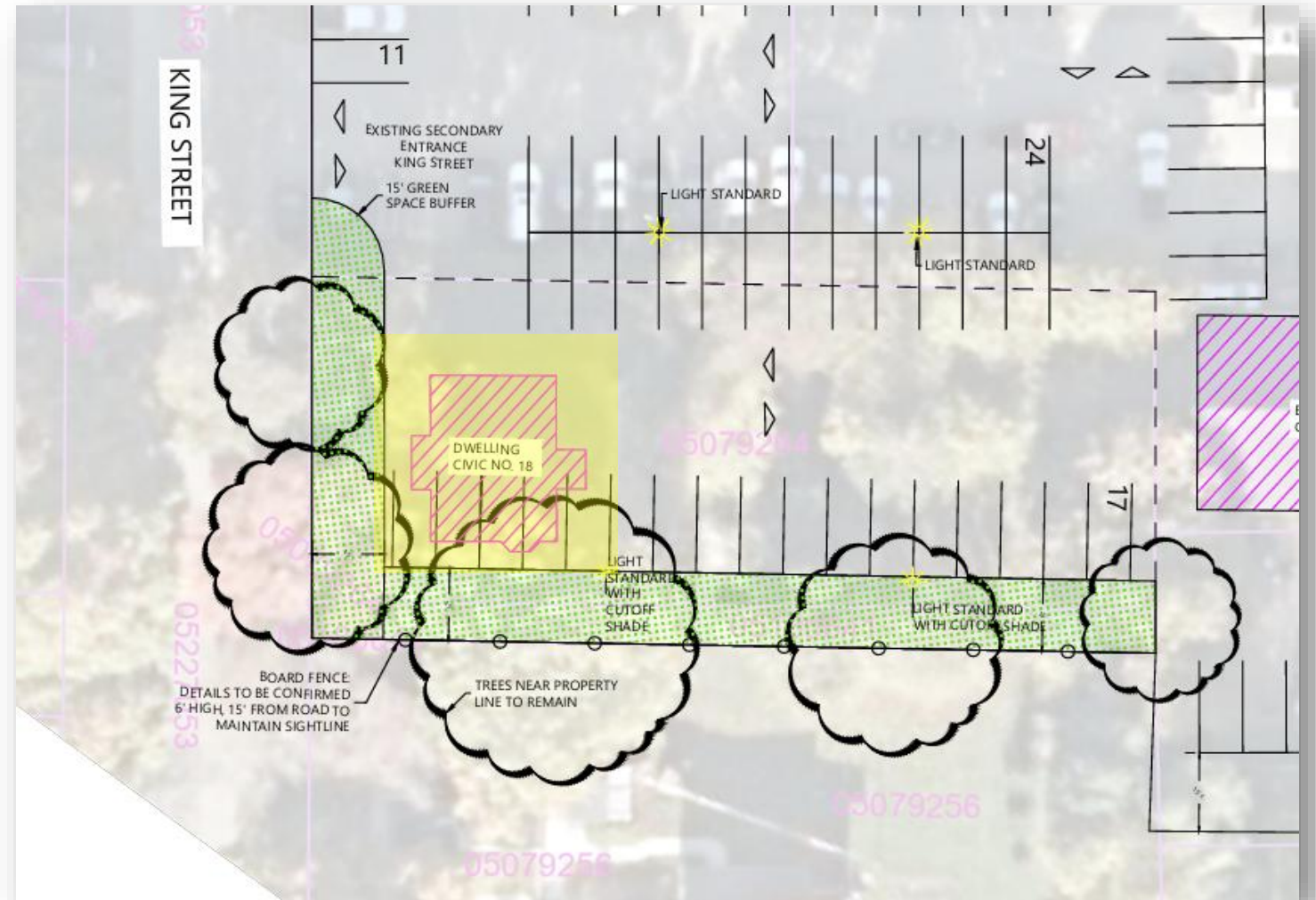
Concept Plan Details

- Site Specific Development Agreement
- No new structure
 - Demolish existing dwelling
- No new entrances to King Street
- Lighting facing North
- 15-foot green space buffer
- Fencing along south property line



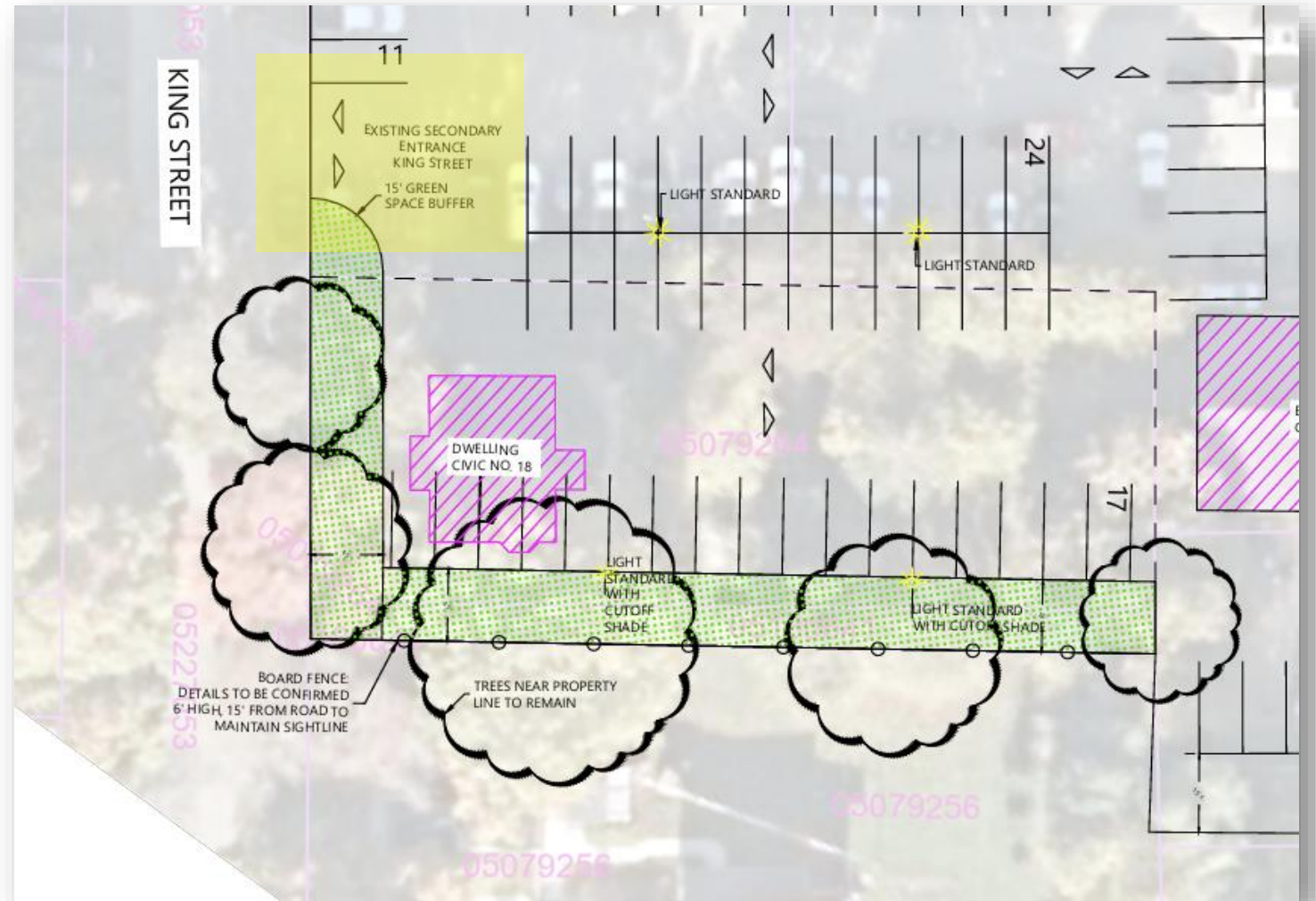
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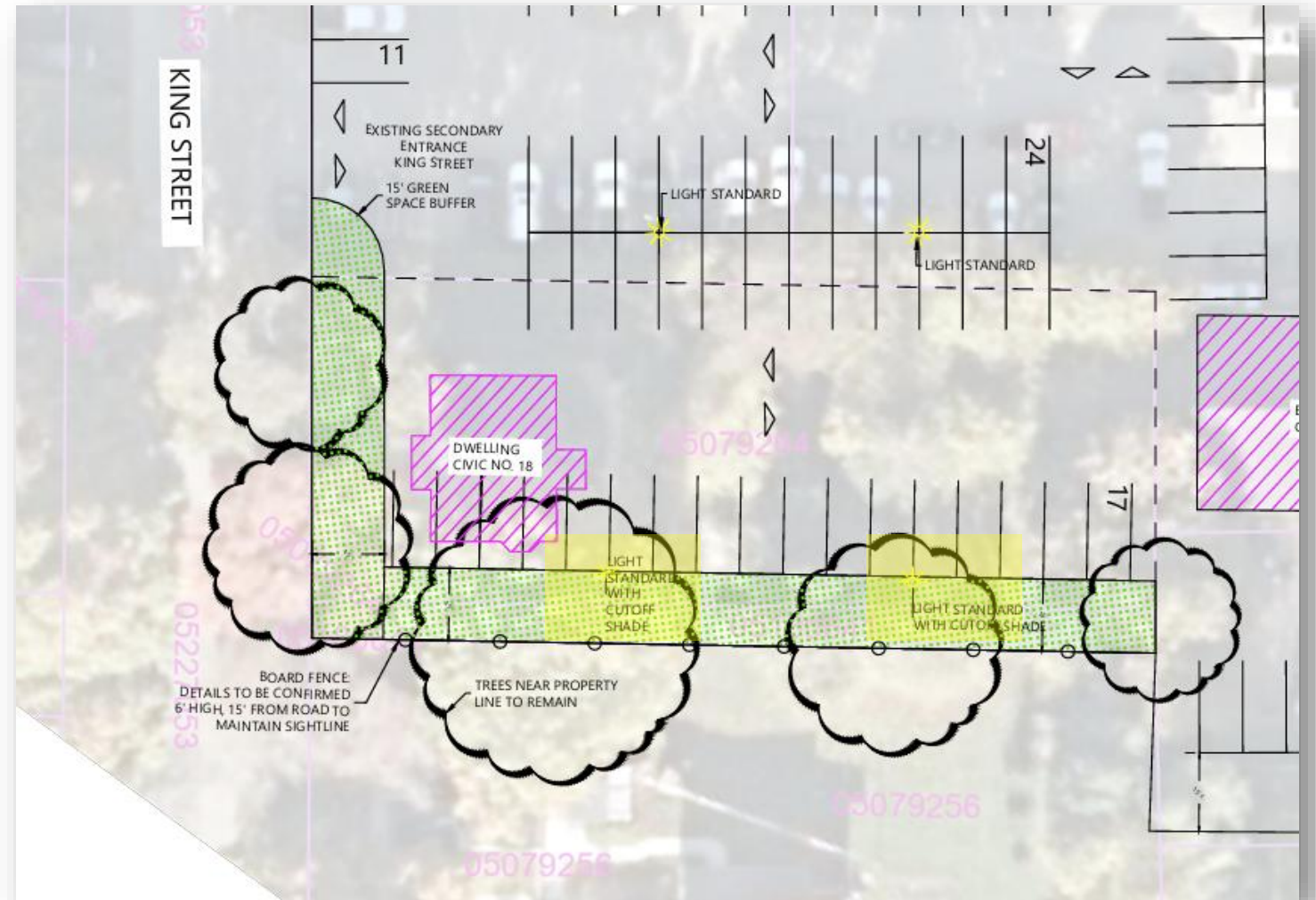
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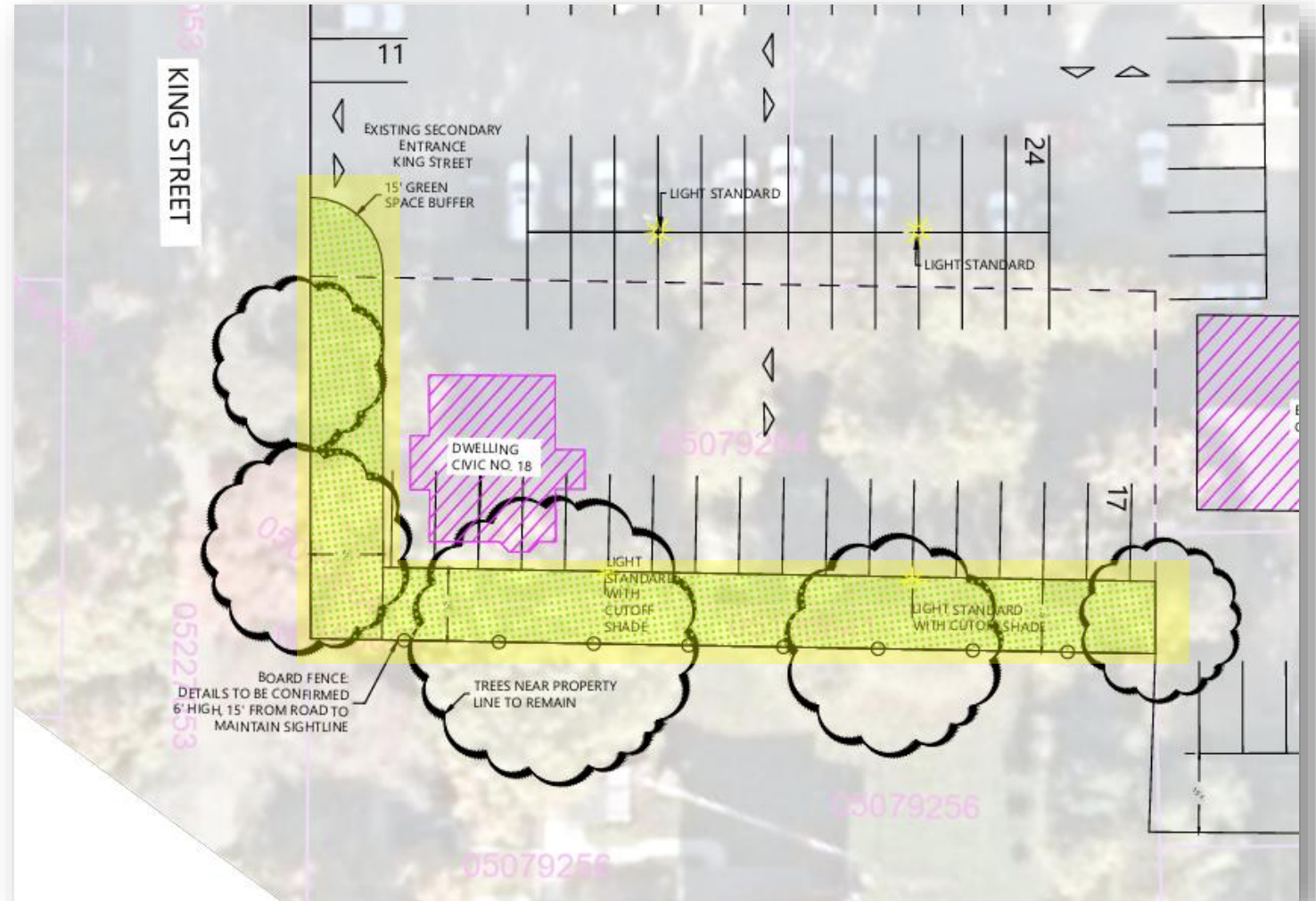
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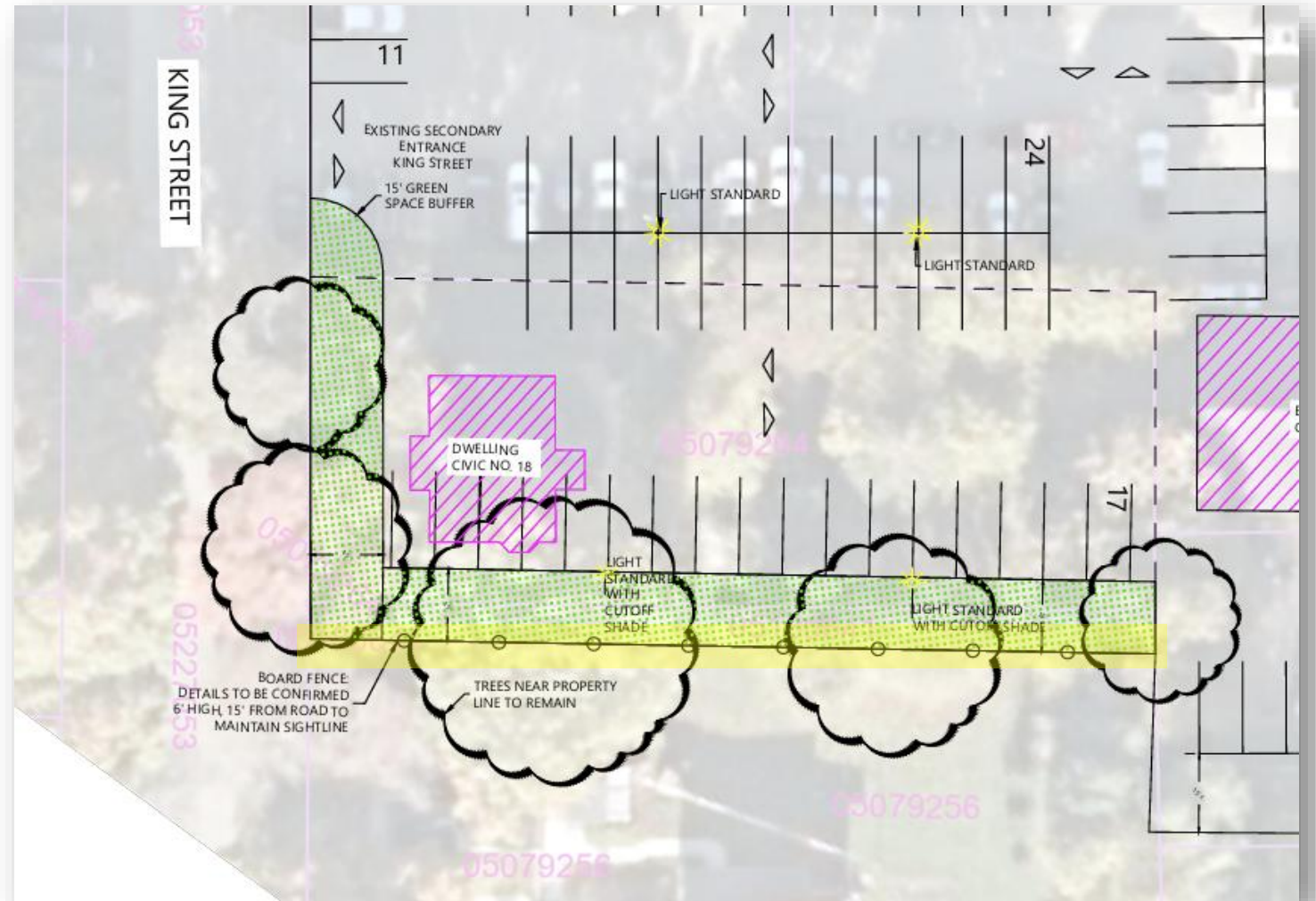
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Public Comments

Public Comments	Response
Stormwater Management Stormwater pooling and flooding neighbouring yard after grading occurred.	Required the applicant to provide a stormwater plan.
Lighting Lighting will increase on the neighbouring properties.	Lighting fixtures will be focused away from the neighbouring property with shading to prevent exposure addressed within the Development Agreement.
Assessment Value The assessment value of the property will lose taxation for the Town	The 2025 assessed value with a residential unit is \$226,900. PVSC provided a preliminary assessment, if used for parking, would be valued between \$60-70,000. The residential assessment is capped at \$132,700, generating \$2,415.14 in taxes. Commercial, based on the preliminary assessment, will generate \$2,580- 3,010 in taxes.
Traffic Increased traffic on King Street.	Public Works has indicated no traffic concerns with the proposal. The parking lot will be access through the adjacent lot.
Site Access Car transport vehicle going down King will offload cars creating more traffic.	There will be no change to the existing delivery of vehicles to the site.

PAC Discussion

PAC Comments	Response
Stormwater Management	<ul style="list-style-type: none">• Applicant is fixing malfunctioning catch basin cover• Stormwater Management Plan required, and will demonstrate collection and management of runoff (as to not go into adjacent properties)
Lighting	<ul style="list-style-type: none">• Lighting will have aluminum covers (directional cutoff shades) to direct lighting north, away from adjacent properties• Dimming and motion sensors are not possible due to insurance of commercial property.
Age/Height of tree	<ul style="list-style-type: none">• The DA now reflects and requires a deciduous tree that is a minimum of 6 feet (2 meters) in height to be planted for every tree removed.
Residential Zoning Permissions	<ul style="list-style-type: none">• Residential Zoning permits single dwellings and up to 6 unit multis / grouped dwellings by permit.
1 Year Check-In	<ul style="list-style-type: none">• Stormwater management will be completed to the engineered standard• Likely isn't required with enforcement clause in Part 7 of the DA. See <i>Enforcement on next slide</i>

PAC Discussion Cont.

PAC Comments	Response
DA Enforcement	<ul style="list-style-type: none">• If the Developer does not follow the Agreement after 30 days written notice, the Town may enforce the Agreement through legal action, complete the required work and recover costs, or end the Agreement.
Complaint	<ul style="list-style-type: none">• If a neighbour raises a complaint, Town staff would investigate. If staff confirm that the property is not complying with the Development Agreement, the Town may issue written notice requiring the issue to be corrected within 30 days. If the issue continues, the Town may take enforcement action.
Impacts on adjacent property values	<ul style="list-style-type: none">• Not within the scope of planning considerations.

Relevant Policy

- **MPS Residential Area Policies – Development Control – Policy R13:**

“It shall be the intention of Council to consider the expansion of existing commercial structures and existing commercial uses and the development of new structures for commercial use within the Residential Mixed Use (RMU) Zone only by Development Agreement. In addition to criteria contained in Policies IM15 and IM16, the design of all structures, the configuration of parking, and the provision of landscaping shall be consistent with the primary residential character of Main Street.”

Summary

- The Subject Property MUST be redesignated and rezoned to allow RMU extension
- The application MUST be completed by Development Agreement

Relevant Policy

- **MPS Section R13 Residential Area Policies:**

“It shall be the intention of Council to consider the expansion of existing commercial structures and existing commercial uses and the development of new structures for commercial use within the Residential Mixed Use (RMU) Zone only by Development Agreement. In addition to criteria contained in Policies IM15 and IM16, the design of all structures, the configuration of parking, and the provision of landscaping shall be consistent with the primary residential character of Main Street.”

Summary

- The Subject Property MUST be redesignated and rezoned to allow RMU extension
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Relevant Policy

- **MPS Section IM17 Evaluation Criteria for Rezoning or DA**

“In considering amendments to the zoning in the By-law or, entering into Development Agreements, in addition to all other criteria as set out in various policies of this planning strategy, Council shall have regard for the following matters:”

- *“(c) That controls are contained in a Land Use By-Law or a Development Agreement so as to reduce conflict between the development and any other adjacent or nearby land use by reason of:”*
 - *IM17 (c) = type of use, emissions, height/lot coverage, traffic/parking, open storage and signs*
- *“(e) Provision is made for buffering, landscaping, screening, and access control, to reduce potential incompatibility with adjacent land uses and traffic.”*

Summary:

- The application will follow IM-17 by Development Agreement

Planning Analysis

Balancing Growth & Character: The 18 King Street Compatibility Plan

THE CHALLENGE: Proposed Expansion & Neighborhood Context

THE SOLUTION: Mitigation & Operational Controls



THE PRINCIPLE OF COMPATIBILITY



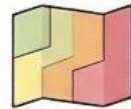
Compatibility is Not Identical Use

Development can differ from its neighbors as long as it avoids unreasonable adverse impacts.



Maintaining Neighborhood Character

Design must respect the existing low-density dwellings, mature landscaping, and pedestrian-oriented streetscape.



Logical Zoning Transition

Rezoning to Residential Mixed Use (RMU) aligns the property with the existing commercial block.



THE DEVELOPMENT AGREEMENT (DA)

Primary legal mechanism to secure and enforce neighborhood protections.



Visual & Environmental Buffering

Plans include 15-foot landscaped buffers, opaque wooden fencing, and the retention of mature trees.



Eliminating Nuisance Impacts

Controls include directional "cut-off" lighting, restricted hours of operation, and zero new access points.

Key Mitigation Measures (Summary from DA)

Impact Area



Lighting

Full cut-off fixtures directed away from neighboring homes.



Traffic

No new entrances on King Street, access through the existing lot.



Drainage

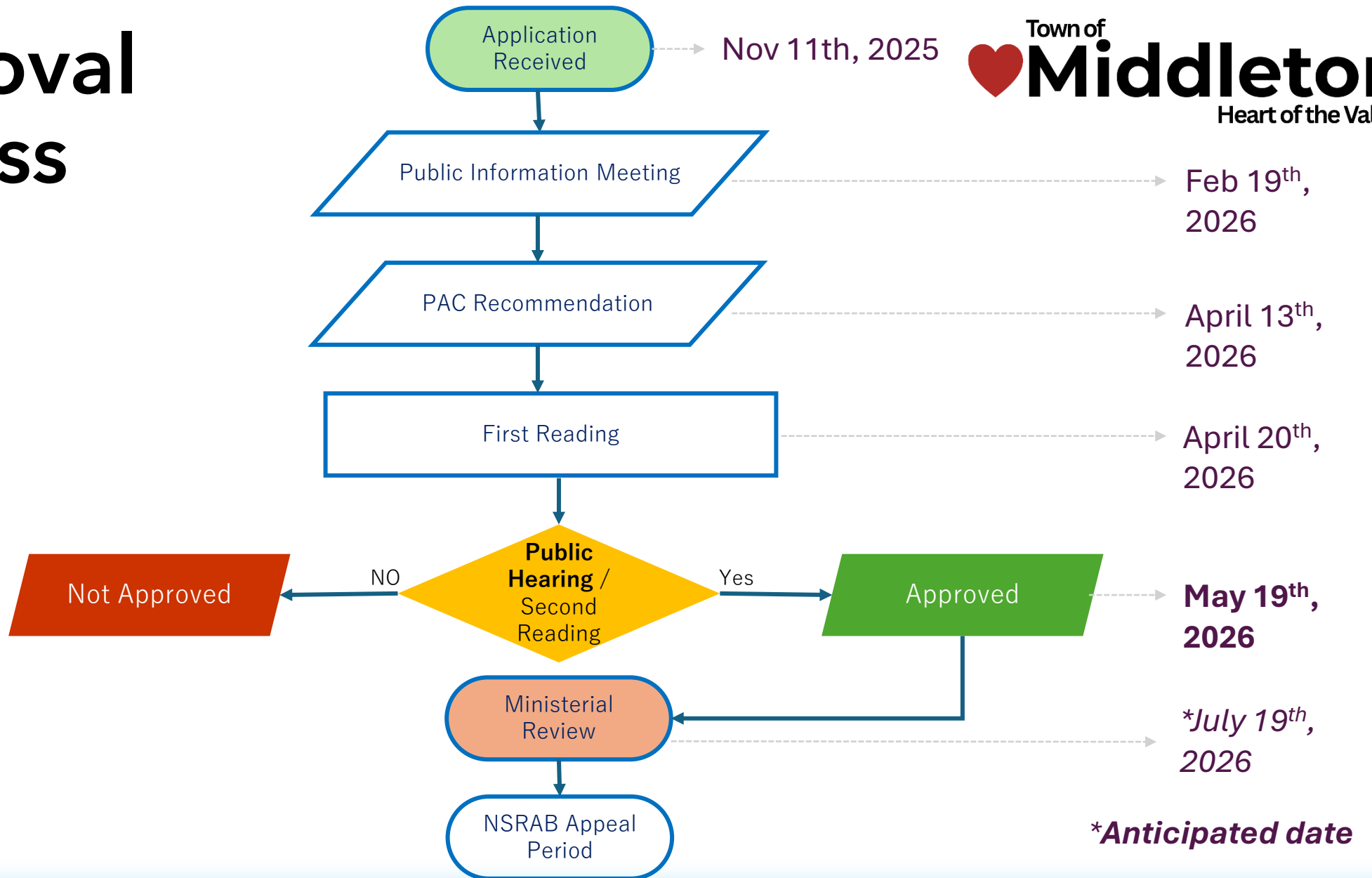
Mandatory conceptual stormwater plan to prevent neighboring flooding.

Development Agreement



Topic	Development Agreement
Stormwater Management Plan	Require a stormwater management plan before permitting.
Use of the property	Limiting the parking lot to have 17 full parking spaces and 12 partial half spaces.
Driveway access	There shall be no driveway access onto King Street from the Subject property. The property will be consolidated with the north adjacent parcel for road access.
Landscape Buffering	The landscape buffer shall retain mature trees and be upkeep. Any trees that must be removed shall be replanted with a sapling that is a minimum of 6 feet at the time of planting.
Lighting	
Fencing	A 6-foot, wooden opaque fence shall be installed on the south of the landscaped buffer
Hours of Operation	Hours of operation are from 7am-10pm Monday-Sunday

Approval Process



Amendments Draft Motion



That Council adopt the proposed Municipal Planning Strategy and Land Use By-law amendments for 18 King Street, as set out in the staff report and attachments, following the Public Hearing held May 19, 2026.

DA Draft Motion



That Council approve the Development Agreement for 18 King Street to permit an expansion of the existing dealership parking lot, subject to the terms and conditions contained in the Agreement and conditional upon the related Municipal Planning Strategy and Land Use By-law amendments coming into effect.

An aerial photograph of a town, likely Middleton, New Brunswick, Canada. The town is nestled in a valley, surrounded by dense green forests. In the center, there is a large, well-maintained green field, possibly a sports field or park. To the right, a winding road leads towards a small lake or pond. The town features a mix of residential houses and larger commercial or institutional buildings. The sky is bright blue with scattered white clouds. The text 'Thank You' is overlaid on the left side of the image in a large, bold, blue font.

Thank You

Email: DO@Town.Middleton.ns.ca

Phone: (902) 698-7526

Magee Drive

MPS & LUB Amendments

Staff Initiated Amendments
Application Received 4 February 2026

Town of Middleton
Public Hearing & Second Reading
May 19th, 2026

Lauren Isabelle, Planner



Proposed Policy Amendment

PART 2 PLANNING STRATEGY GOALS AND POLICIES

Section 2.3 – Residential Policy R9

“It shall be the intention of Council to consider the development of new multiple unit dwellings, townhouses dwellings, the conversion of an existing residential structure containing seven (7) or more units and the development of new day nurseries, bed and breakfast uses and boarding and rooming houses in the Residential Designation by Development Agreement subject to criteria contained in Policy IM15 and IM16.”

Amend:

It shall be the intention of Council to consider the development of new multiple unit dwellings, townhouses dwellings, *Grouped Dwellings*, the conversion of an existing residential structure containing seven (7) or more units and the development of new day nurseries, bed and breakfast uses and boarding and rooming houses in the Residential Designation by Development Agreement subject to criteria contained in Policy ~~IM15~~, *IM16 and IM17*.

LUB Amendment

PART 2 ADMINISTRATION

Section 2.5 – Uses considered by development agreement

- (a) new multiple unit dwellings, townhouses dwellings, the conversion of an existing residential structure containing seven (7) or more units and the development of new day nurseries, bed and breakfast uses and boarding and rooming houses in the Residential Designation pursuant to MPS Policy R10;

Amend:

- (a) new multiple unit dwellings, townhouses dwellings, *Grouped Dwellings*, the conversion of an existing residential structure containing seven (7) or more units and the development of new day nurseries, bed and breakfast uses and boarding and rooming houses in the Residential Designation pursuant to MPS Policy *R9*;

Summary: Adding grouped dwellings as considered by DA

LUB Amendment

PART 5 GENERAL PROVISIONS FOR ALL ZONES

Section 5.25 – One main building to a lot

b) Grouped dwellings considered by Development Agreement.

Amend:

b) *Grouped dwellings with six (6) or fewer dwelling units in the Residential (R) Zone*

c) Grouped dwellings *greater than six (6) dwelling units* considered by Development Agreement

PART 7 RESIDENTIAL (R) ZONE

Section 7.2 – Zone Requirements

Grouped dwellings | Lot Area | 510m²

Amend:

Grouped dwellings | Lot Area | *325m²*

Summary: Clarifying LUB language with MPS intent

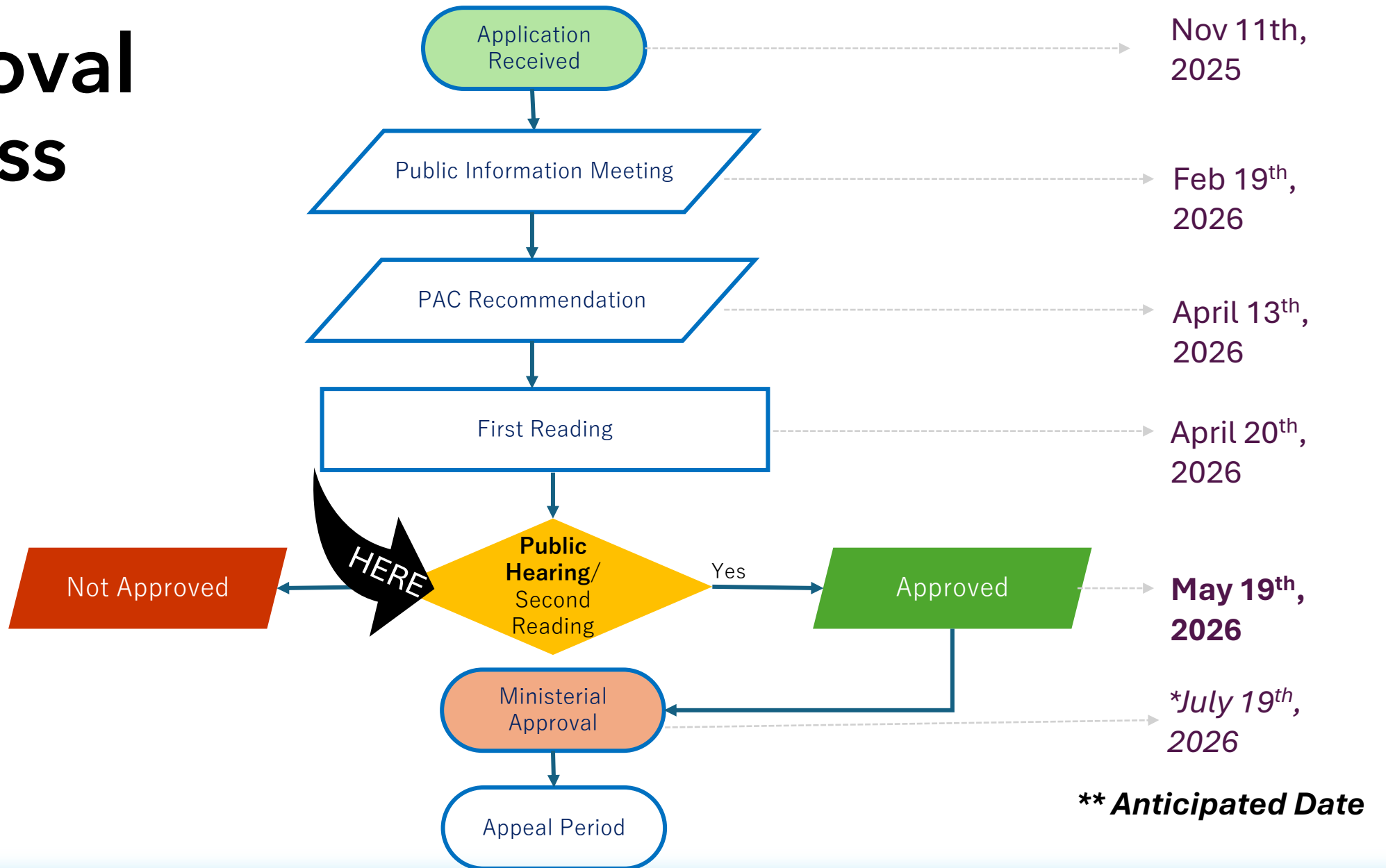
PAC Discussion

- Does mobile homes apply to Grouped Dwellings?
 - Not entirely. Here's why,

Grouped Dwellings means two or more architecturally similar and thematically designed residential units that are pre-serviced and contained within two or more buildings located on the same lot.

- Can be stretched to accommodate mobile homes
- Does not explicitly mention them in the definition

Approval Process



An aerial photograph of a small town, likely in a rural or semi-rural area. The town features a mix of residential and commercial buildings, including houses, a large green field (possibly a sports field or park), and a prominent building with a green roof. The town is surrounded by dense green forest, and a lake is visible in the background. The sky is blue with scattered white clouds. The overall scene is bright and clear.

Questions?