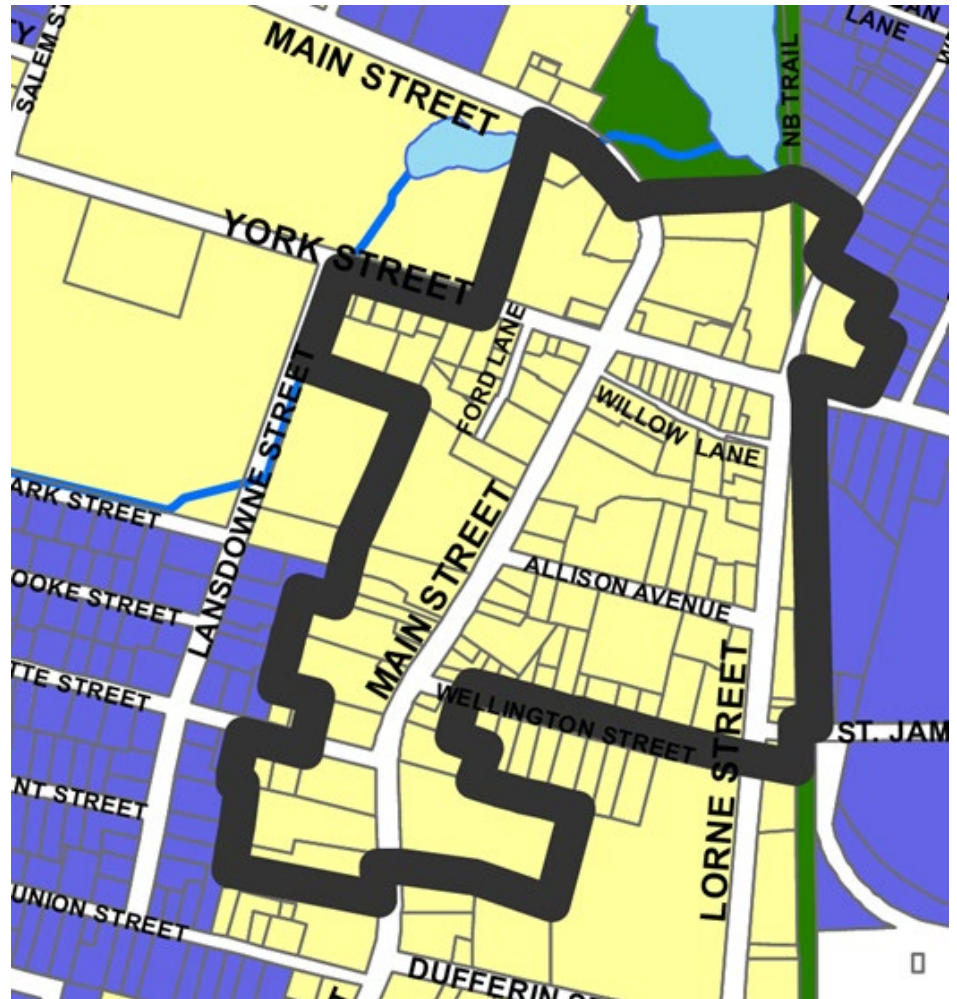




Municipal Plan and Zoning By-law Amendment
Request to
Modify Downtown Business District Boundary
Preliminary

October 27th, 2025

-
- DBD is an overlay zone intended to create a pedestrian oriented downtown
 - Require buildings to be placed close to the street-max setback at 4 m (13')
 - Uses other than residential required on the street front of the ground floor.
 - Parking at the rear of the building



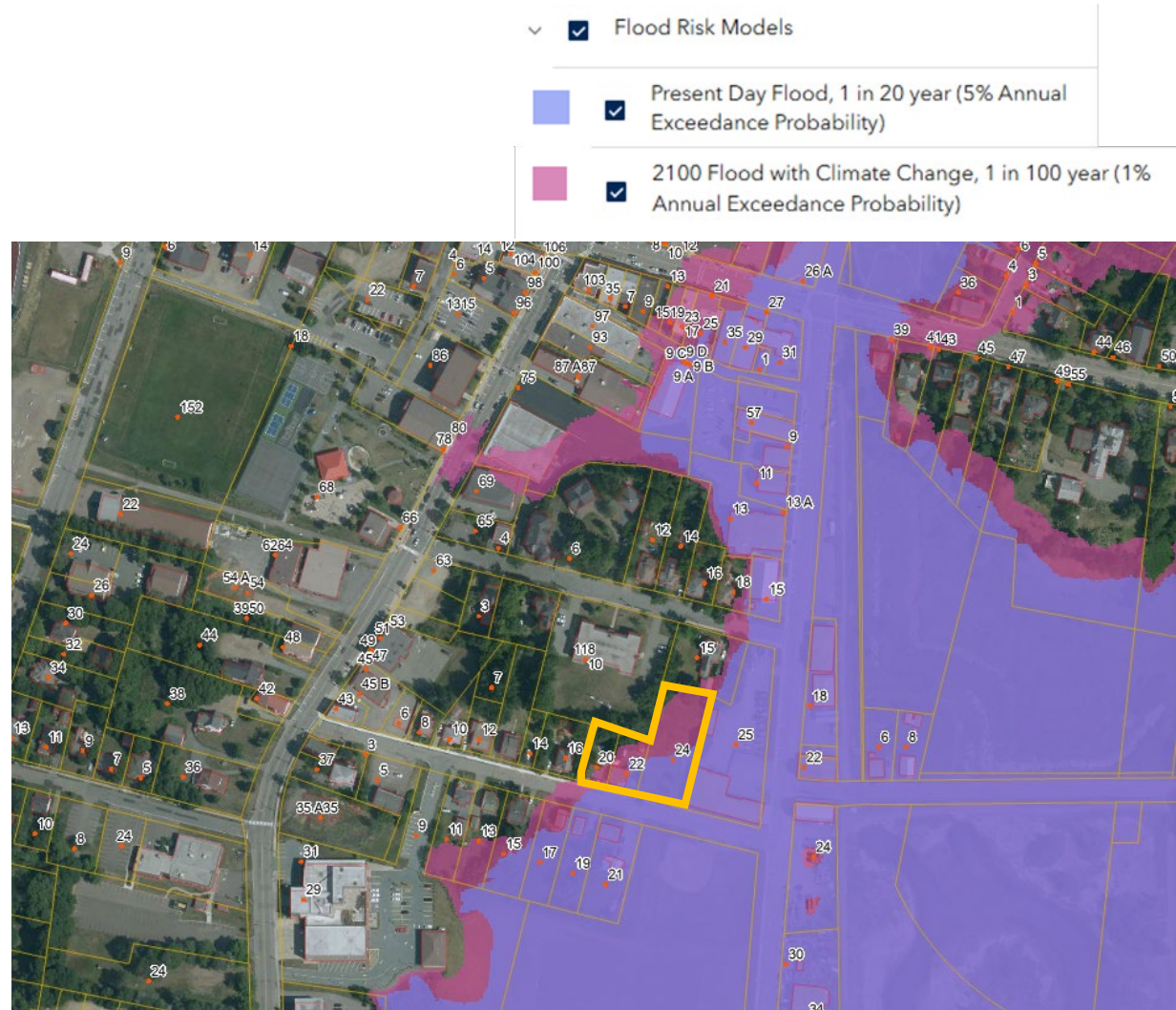
Future Land Use map

- Development review for a multi-unit identified:
 - Max setback requires a building to be built in flood area
 - Commercial development on ground floor requires barrier free access & building adaptation
 - Topographic alterations are not feasible to meet adaptation and barrier free regs for this lot



Zoning Map – Blue hatch line flood area

- 3 properties on North side of Wellington St affected by the flood limit
- Back portion of the applicant's property is higher and able to be developed under current regs.
- The 2100 flood scenarios has larger impact but is within a feasible adaptable range for construction.
- Development in the flood limit is encouraged to adapt to the 2100 flood scenario.



GeoNB Map – Flood scenario layers

- Welling St consists of established residential uses, on smaller lots (limited suitability for commercial).
- DBD boundary only applies to the north side of the street, South side outside.
- Request proposes to maintain the residential characteristic of the Street



Proposed DBD boundary North Side Wellington St (purple)

Under the *Community Planning Act*, when Council receives a map amendment request Council may choose to:

1. Pass the resolution and start the process of public engagement if they wish to consider the proposed amendments to the FLU map (Municipal Plan) and Zoning Map (Zoning By-law), or
2. If Council does not wish to entertain the map amendments, the resolution may be denied.