

Date: October 8, 2025
To: Sussex PAC
From: Thomas Lewallen, RPP, MCIP
Meeting: November X, 2025

SUBJECT

Applicant: Ian Hunt
Landowner: Cambridge Equity Holdings Inc.

Location: St George Street
PID: 30364020, 30364038, 30364046, 30364053,
30364111, 30364103, 30364095, 30364087,
30364079, 30364061, and a portion of 30364244

Municipal Plan Designation: Neighbourhood Residential and
High Density Residential

Existing Zoning: One and Two-Unit Residential (R2)
Proposed Zoning: Small Lot One Unit Residential (R1S)

Application Type: Rezoning

JURISDICTION

Pursuant to Section 59 of the *Community Planning Act*, Council is being asked to amend the Sussex Zoning By-law to permit the proposed application and may impose terms and conditions on the proposal.

APPLICATION SUMMARY

The applicant has submitted an application to rezone undeveloped lots within the Hunt Subdivision on St. George Street. The application covers all undeveloped lots in Phase I and Phase II of the subdivision. The applicant is requesting to rezone the subject properties from the current One and Two-Unit Residential (R2) Zone to the Small Lot One-Unit Residential (R1S) Zone. The developer originally planned to construct duplexes but now intends to build single-family homes.

The subdivision plan for Phase I was approved with lot configurations designed for semi-detached dwellings, creating individual parcels for each half of the building. The proposed change to single-family homes requires a zone that accommodates this housing form on the existing lot sizes.

RECOMMENDATION

1. That Council approve an amendment to the Zoning By-Law by rezoning the properties located off of St. George Street (PIDs 30364020, 30364038, 30364046, 30364053, 30364111, 30364103, 30364095, 30364087, 30364079, 30364061, and a portion of 30364244, from One and Two-Unit Residential (R2) to Small Lot One Unit Residential (R1S).
2. That Council, pursuant to Section 59 of the *Community Planning Act*, impose the following conditions on a parcel of land located at 12 Bryant Drive (PID 30137186):
 - a. That each dwelling unit be served separately with water and sewer.
3. That Council, subject to Section 131 of the *Community Planning Act* and Section 6.5.3 of the Zoning By-law, enter into a Development Agreement with the applicant.

ANALYSIS

Neighbourhood Context

The subject property is located on the western edge of the Town. The residential aspects of the neighbourhood consists of single family and semi-detached homes as well as small-scale apartments. Sussex Christian School is also located within walking distance to the subject properties. Across the street from the subject properties is a shopping centre which houses Kent and Superstore.

Municipal Plan

The subject properties are designated as Neighbourhood Residential and High Density Residential on the Future Land Use Map (Schedule A) within the Municipal Plan. A portion of PID 30364244 will remain High Density Residential to accommodate apartment buildings in a development unrelated to the application.

The key objective of the Neighbourhood Residential designation is to allow for a variety of housing forms while protecting neighbourhood character. An analysis of the relevant policies is provided below:

- **Policy LU-5** states that Council shall provide for a mix of residential housing types in the Neighbourhood Residential land use designation. The proposed R1S zone permits one-unit dwellings and semi-detached dwellings, which contributes to the housing mix in the area.
- **Policy LU-6** encourages new residential development to be respectful of the neighbourhood character through sensitive design. The development of single-family homes is consistent with the established character of many residential areas in Sussex.

The proposed rezoning is consistent with the policies of the Neighbourhood Residential land use designation and aligns with the Municipal Plan's objective to provide for orderly development with an appropriate mix of housing types.

Zoning By-law

A comparison of the existing and proposed zones demonstrates why the rezoning is necessary to facilitate the applicant's revised development plan. The existing R2 zone permits a variety of housing types, including one-unit, two-unit, semi-detached, and up to 6 unit dwellings. However, it requires a minimum lot area of 690 m² and a minimum lot frontage of 23 metres for a standard one-unit dwelling.

The proposed R1S zone is intended for more compact, single-family developments and permits one-unit and semi-detached dwellings. The key difference is the reduced lot size requirements, with a minimum lot area of 320 m² and a minimum lot frontage of 11 metres.

The subdivision lots were created with areas of approximately 347 m² and frontages of 11.6 metres, as they were originally intended for semi-detached units. These dimensions are too small for standard single-family homes under the current R2 zoning but are perfectly suited for the proposed R1S zone. Therefore, the rezoning is a necessary step to allow for the construction of single-family homes as intended by the developer.

Conclusion

The request to rezone the subject properties from R2 to R1S conforms to the Town's Municipal Plan and represents sound land use planning. The proposed R1S zone is the most appropriate zone for the development of single-family homes on the existing lot fabric within the Hunt Subdivision. Through the above analysis of the application against the Town's Municipal Plan and Zoning By-law, staff are recommending:

1. That Council approve an amendment to the Zoning By-Law by rezoning the properties located off of St. George Street (PIDs 30364020, 30364038, 30364046, 30364053, 30364111, 30364103, 30364095, 30364087, 30364079, 30364061, and a portion of 30364244, from One and Two-Unit Residential (R2) to Small Lot One Unit Residential (R1S).
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Authored By:



**Thomas Lewallen, RPP, MCIP
Contracted Planner**

Approved By:



**Stephen Stone, RPP, MCIP
Contracted Planning Director**

APPENDIX

- | | |
|-----|------------------|
| A1: | Subdivision Plan |
| A2: | Aerial View |
| A3: | Future Land Use |
| A4: | Existing Zoning |
| A5: | Proposed Zoning |

St. George Street

20.117

150

150

150

Approvals

NB Grid Coordinate Values

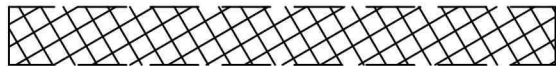
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11	2575561.062	7413697.369	CALC
12	2575564.012	7413686.150	CALC
13	2575592.946	7413693.758	SMS
15	2575591.751	7413698.296	Plan 23797856
19	2575652.875	7413466.215	Plan 16637705
20	2575595.901	7413682.540	SMS
21	2575566.962	7413674.932	CALC
24	2575569.912	7413663.713	CALC
25	2575598.855	7413671.323	SMS
28	2575601.809	7413660.105	SMS
29	2575572.861	7413652.494	CALC
33	2575600.856	7413663.725	Plan 23797856
34	2575594.786	7413686.772	Plan 23797856
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39	2575604.764	7413648.888	SMS
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43	2575578.761	7413630.057	CALC
44	2575581.711	7413618.838	CALC
45	2575610.673	7413626.453	SMS
46	2575613.627	7413615.236	SMS
47	2575584.661	7413607.619	CALC
48	2575587.610	7413596.401	CALC
49	2575616.581	7413604.018	SMS
52	2575551.283	7413734.563	CALC
53	2575536.821	7413730.577	CALC
54	2575609.961	7413629.154	Plan 16637705
56	2575540.656	7413715.992	CALC
59	2575512.018	7413708.462	SMS
62	2575622.803	7413580.397	Plan 5802
64	2575580.106	7413742.508	Plan 5802
69	2575515.236	7413697.314	SMS
70	2575640.920	7413511.607	Plan 16637705
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74	2575518.455	7413686.166	SMS

NB Grid Coordinate Values

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79	2575527.808	7413652.643	SMS
80	2575555.405	7413659.899	CALC
81	2575558.355	7413648.680	CALC
82	2575530.725	7413641.415	SMS
83	2575533.641	7413630.188	SMS
84	2575561.304	7413637.461	CALC
85	2575564.254	7413626.242	CALC
86	2575536.557	7413618.960	SMS
87	2575540.077	7413605.410	SMS
88	2575567.814	7413612.703	CALC
89	2575573.103	7413592.586	CALC
90	2575507.932	7413722.814	SMS
104	2575494.492	7413527.357	SMS
107	2575566.999	7413420.803	SMS
108	2575534.649	7413537.162	CALC
141	2575597.821	7413675.249	Plan 23797856
142	2575603.891	7413652.201	Plan 23797856
150	2575445.401	7413705.377	Plan 4953
151	2575485.363	7413716.393	Plan 4953
152	2575501.596	7413657.634	Plan 4953
153	2575461.634	7413646.618	SMS
11402	2575803.793	7413819.081	HPN Mon-Obs
14420	2575570.556	7414335.823	HPN Mon-Obs

Local Government Services

Easements



Pursuant to Section 4 of "Designated Easements" Regulation 2021-83 and Section 88(7)(a) of the Community Planning Act, the Local Government Services Easements on the plan vest in the town of Sussex with the filing of this plan.

Public Utility Easements



Pursuant to Section 5 of "Designated Easements" Regulation 2021-83 and Section 88(7)(b) of the Community Planning Act the Public Utility Easements on the plan vest in the New Brunswick Power Corporation, Bell Canada, and Rogers Communications Inc. with the filing of this plan.

Public Streets

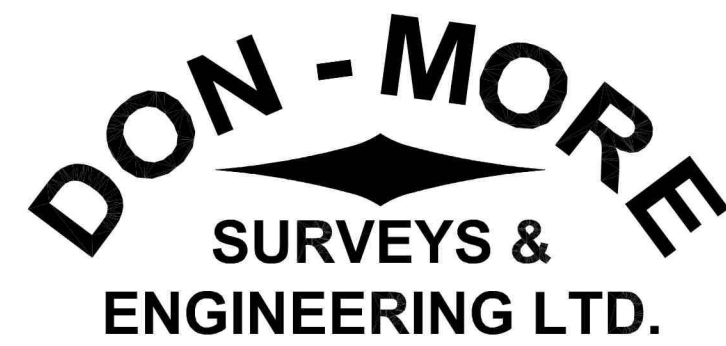
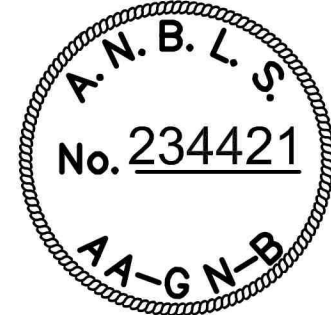
These streets vest in the town of Sussex pursuant to Section 88(6)(a) of the Community Planning Act.

Title Data

PID 00265041
Owner: Cambridge Equity Holdings Inc.
Document: 41917387
Registered: 2021-10-22

Signature of Owners

Ian Hunt, President
for: Cambridge Equity Holdings Inc.



Dated:
May 16, 2025
Charles-Olivier Cyr
CHARLES-OLIVIER CYR, N.B.L.S. #410

Dwg: 21355SDF-Phase1

Lot 77-2
Plan 5802
PID 30009799

Lot 2004-1A
Plan 23797856
PID 30245237

Lot 2004-1B
Plan 23797856
PID 30245245

Lot 2004-2A
Plan 23797856
PID 30245252

Lot 2004-2B
Plan 23797856
PID 30245260

Lot 2004-3
Plan 19941419
PID 30226377

Lot 2003-2
Plan 16637705
PID 30213433

Town of Sussex
Land For Public Purposes
Plan 16637705
PID 30213474

Heather Gariepy
Elizabeth Alberta Robinson
John Ernest Robinson
Document: 33214074
Registered: 2013-10-17
PID 30038814

Key Plan

Scale = 1:10,000

Legend

- SMF - Standard survey marker found
 - ⊙ SMS - Standard survey marker set
 - RIBF - Round iron bar found
 - IBF - Square iron bar found
 - IPF - Iron pipe found
 - CALC - Calculated point
 - ▲ NBCM - N.B. Co-ordinate Monument
 - Axle Fd. - Axle found
 - ⊕ - Tabulated co-ordinate reference
- Lands dealt with by this plan are bounded thus

Notes

- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSR) ellipsoid as realized by Service New Brunswick's Active Control System.
- All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CCG2013a.
- All directions are New Brunswick grid azimuths established using GNSS.
- Document and plan numbers referred to are those of the land titles or county registry office.
- Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
- Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
- Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
- Temporary turnaround is for the purpose of public turning and municipal maintenance equipment turning until such time as the public street is extended.
- Field survey was completed in April, 2025.
- Survey markers not set on road frontage due to ongoing construction. Markers to be set upon completion of landscaping.

Purpose of Plan

- To create 22 new residential part lots. Each part lot contains a single unit of a semi-detached dwelling. The center of the common wall lies on the common property line and any rebuilding on these lots must be to the common property line.
- To create Lot 25-1 for future development.
- To create a Public Street, Otty Avenue.
- To create Public Utility Easements.
- To create Local Government Services Easements.
- To create Parcel "A" to be transferred to the town of Sussex.

Subdivision Plan
Hunt Subdivision
Phase 1

St. George Street
Sussex
Kings County, NB



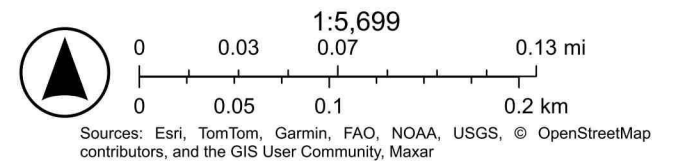
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Aerial View - St. George Street

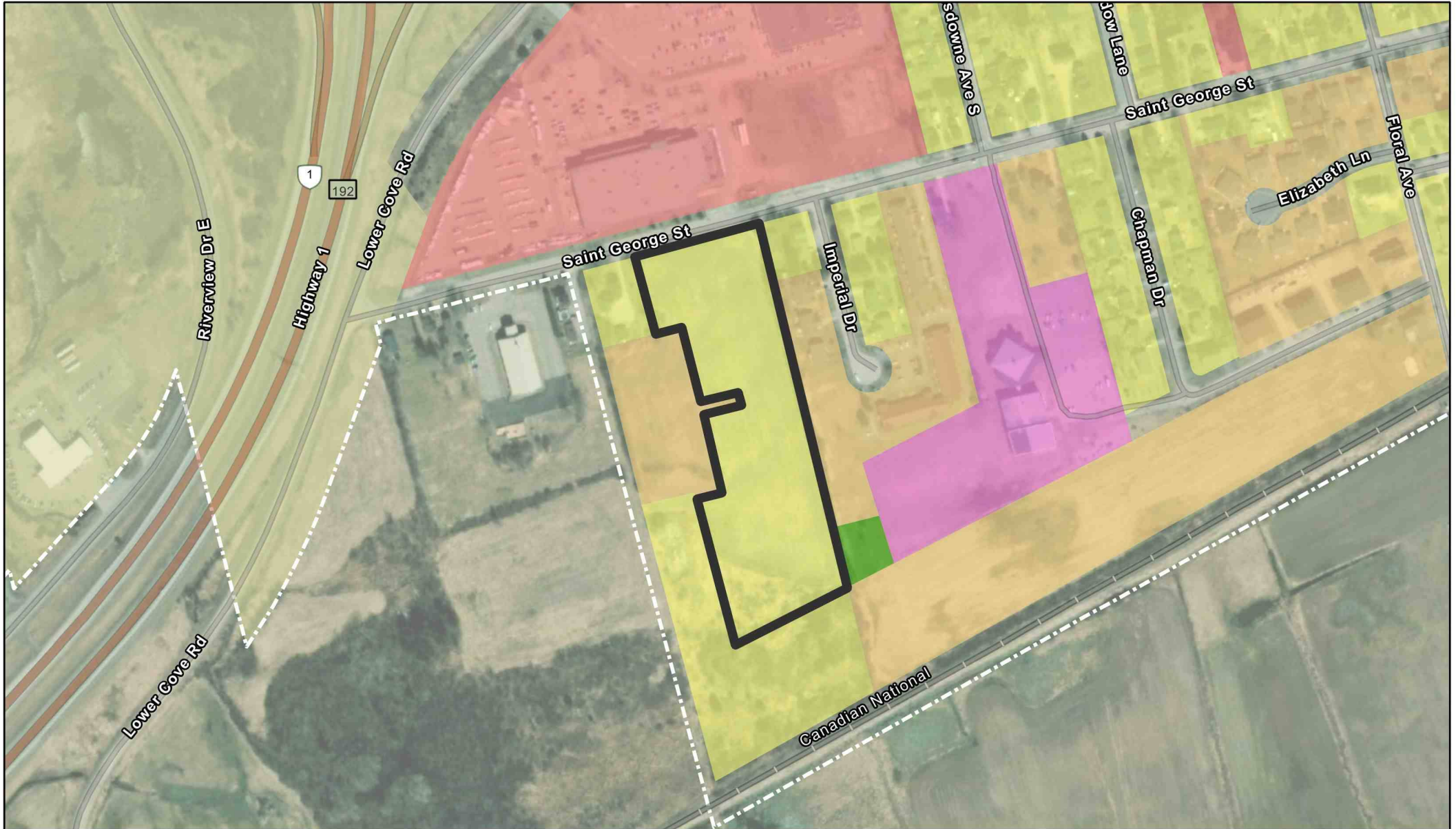


2025-10-08, 2:17:21 p.m.

Sussex



Future Land Use - St. George Street



2025-10-08, 2:18:25 p.m.

Sussex
Future Land Use

Neighbourhood Residential

High Density Residential

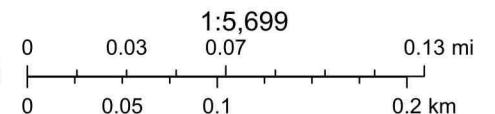
General Commercial

Institutional

Park

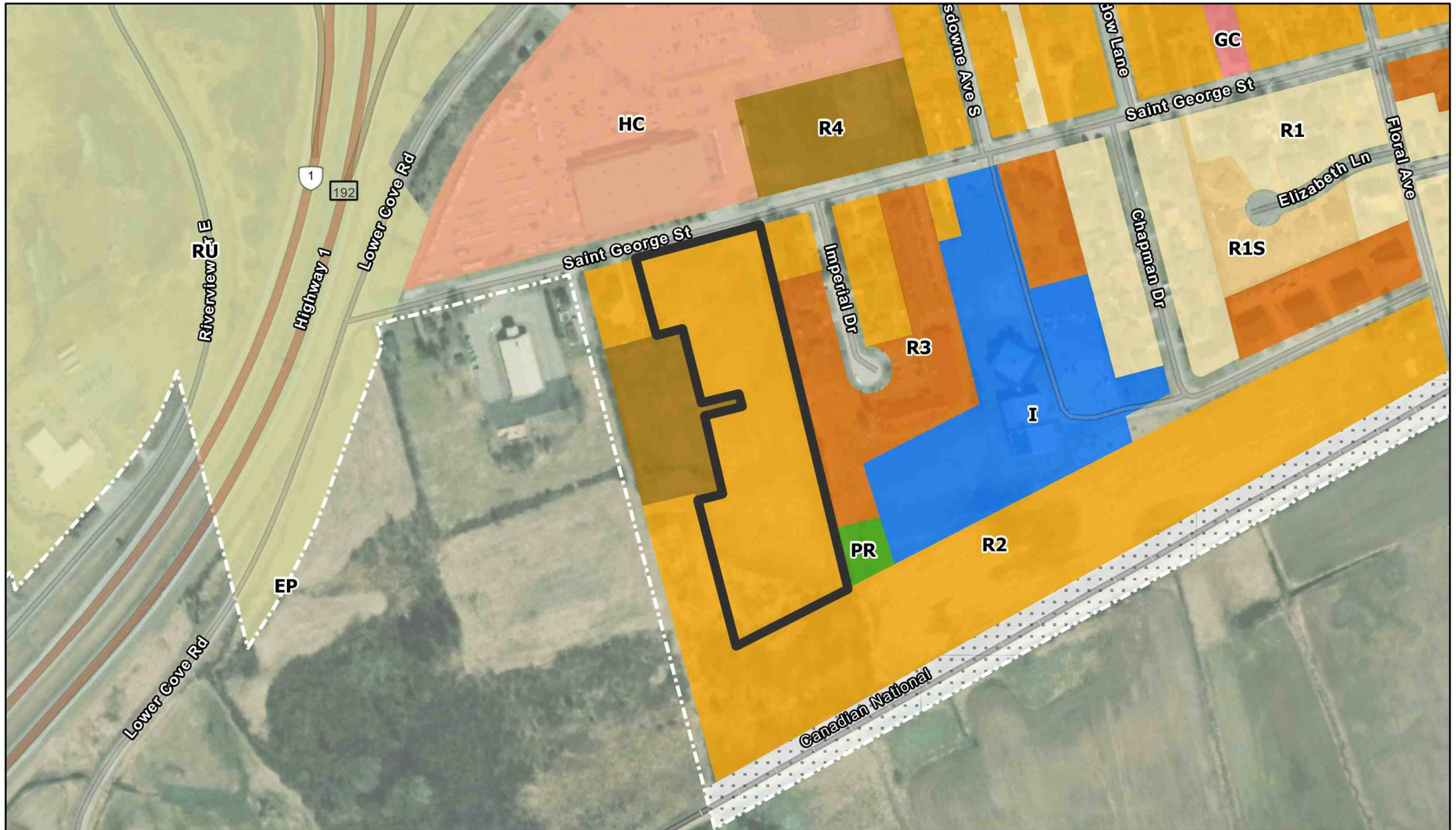
Environmental Conservation

Rural and Agriculture



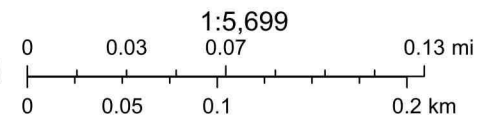
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Existing Zoning - St. George Street



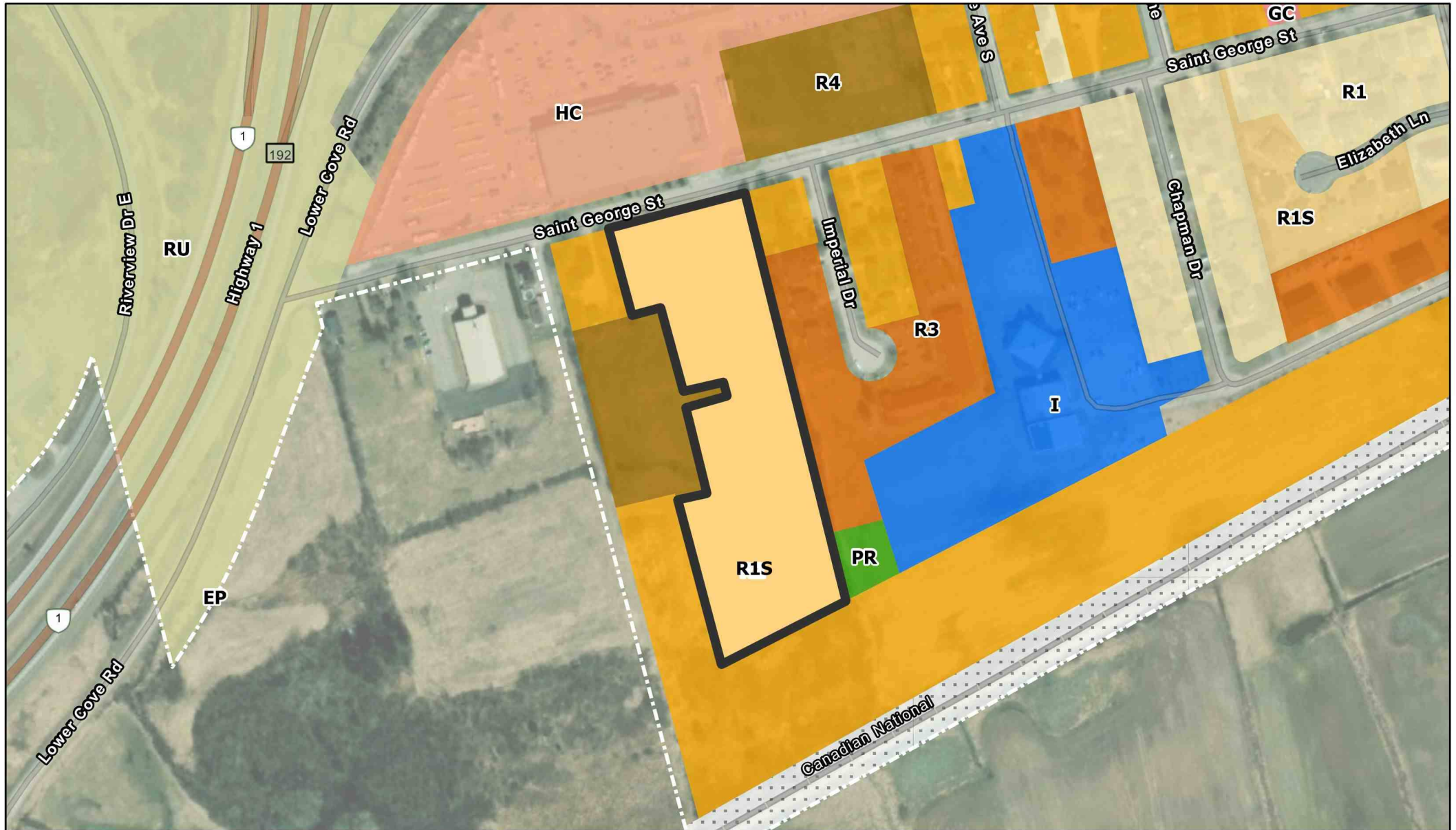
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Sussex		
Zoning By-Law		
EP - Environmental Protection	I - Institutional	R3 - Medium Density Residential
GC - General Commercial	PR - Parks and Recreation	R4 - High Density Residential
HC - Highway Commercial	R1 - One Unit Residential	RU - Rural and Agricultural
	R1S - Small Lot One Unit Residential	--- Railroad
	R2 - One and Two Unit Residential	



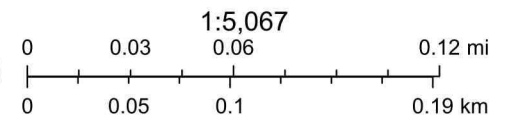
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Proposed Zoning - St. George Street



2025-10-08, 2:22:59 p.m.

Sussex		
Zoning By-Law		
EP - Environmental Protection	I - Institutional	R3 - Medium Density Residential
GC - General Commerical	PR - Parks and Recreation	R4 - High Density Residential
HC - Highway Commercial	R1 - One Unit Residential	RU - Rural and Agricultural
	R1S - Small Lot One Unit Residential	*** Railroad
	R2 - One and Two Unit Residential	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar