

Municipal District of St. Stephen Building Detail

Application Type	Address of Development Site	Description of Construction on Permit	Building Per
Building or Demolition Permit	35 Elm Park St Stephen	New drywall, flooring, insulation, windows. Restructure main floor walls.	Approved
Building or Demolition Permit	9 Main Street St Stephen NB E3L 3E2	Change occupancy to a 30 bed Residential care facility to provide services to those experiencing homelessness and precariously housed. offering, Outreach, Meals, Social Services, sleeping accommodations and more.	Approved
Building or Demolition Permit	8813 Route 3 Old Ridge, N.B. E3L4W2	DEMOLTION	Approved
Building or Demolition Permit	21 Schoodic St, St Stephen	Build 8x8 deck with a roof to be used at kitchen door to protect homeowners from debris such as falling ice from roof. Wife is disabled and requires extra time to get in the door. This will provide her with protection and a non-slip surface, attachment below is a sample of what is being installed Roof of the structure will be attached to the house.	Approved
Building or Demolition Permit	9 Schoodic Street, St Stephen	Renovating the building from 8 apartments down to 4 apartments, each with their own separate exterior entrance. We will be replacing any broken windows, panes, exterior doors as needed. No structural changes are needed to accommodate the new layout. We will be adding 2 sets of exterior stairs. We will be clearing a space for the driveway on the West side of the property for access to the existing rear parking lot. Each unit will be on its own power meter; electric heat for all units	Approved
Building or Demolition Permit	87 WEST ST,ST STEPHEN NB	UPDATING AND REPLACING DOORS,WINDOWS AND SIDING.	Approved
Building or Demolition Permit	21 river st st Stephen nb E3I 3h2	Replacing back piece of roof	Approved
Building or Demolition Permit	7 Church Street St. Stephen, N.B.	New 42'x28' Modular Home (Bungalow) on 5'3" Frostwall. 8'x16' Attached covered porch on front of home	Approved
Building or Demolition Permit	3 Clark Court, St. Stephen	Cutting a new egress window. 57x38 in a bedroom.	Approved
Building or Demolition Permit	Adj, Barter Settlement Road, Barter Settlement	Locating a 10'x14' shed on lot, a permitted main use of land. Also locating an RV on lot.	Approved
Building or Demolition Permit	35 Milltown, St-Stephen	The proposed renovation involves minor interior modifications within a Scotiabank branch. The scope is limited to a few specific rooms. All other rooms within the suite will remain unchanged, and no exterior works are planned	Approved
Building or Demolition Permit	9304 Route 3, Old Ridge	Demolition of two structures. Main dwelling and accessory (Barn).	Approved
Building or Demolition Permit	Donald Road	Build a 26' x 26', two-story house with walkout basement.	Approved
Building or Demolition Permit	89 Prince William Street, St. Stephen, NB	Replacing most of the windows with new ones, replacing the metal roof with new metal roofing and replacing the siding with new siding. Painting the front door entrance area. Replacing two main doors with newer ones. Installing a new HVAC system for the entire building.	Approved
Building or Demolition Permit	Adj, to 290 Upper Mills Rd., Upper Mills	This is to temporarily install an air quality laboratory trailer for evaluating the ambient air quality in the area on behalf of New Brunswick Department of Environment and Local Government. A landowner agreement is established, and we estimate to be on site 12 to 14 months. We will require an electrical permit to get line power to the laboratory trailer.	Approved
Building or Demolition Permit	856 Route 170	Build a pad 8.33mx7.31 (24x28 feet), with a wooden structure, determined by cost, to store motorcycles. Detached from the house. Starting with a concrete pad in dimensions above. Similar to the attached plans, extended to 28 feet. Conditions or Other Important Notes for Constructor: Earthquake protection in pane construction to be discussed with Building Inspector.	Approved
Building or Demolition Permit	910 route 170	Build 18x30 detached garage structure to be used for commercial storage purpose.	Approved
Building or Demolition Permit	67 union street	REPLACEMENT OF OLD WINDOWS , WITH DOUBLE GRAZED UPVC INSERTS	Approved
Building or Demolition Permit	74 Sawyer Road, Tower Hill	Building a 32'x60' detached garage for personal storage Conditions or Other Important Notes for Constructor: Contact the Building inspector to discus earthquake panel applications	Approved
Building or Demolition Permit	176 Route 725, Little Ridge	Building a 32ft by 40ft parking garage	Approved
Building or Demolition Permit	9250 Route 3, Old Ridge	Replacing egress windows or exterior cladding	Approved
Building or Demolition Permit	17 Porter St., st. Stephen	Replacing egress windows or exterior cladding	Approved
Building or Demolition Permit	8973 Route 3, Old Ridge	Building a 12x20, 1-storey addition to a single family dwelling Conditions or Other Important Notes for Constructor: Upon Receipt of this permit the Stop Work Order is rescinded.	Approved
Building or Demolition Permit	69 Riverside Drive, St. Stephen	Replacing 900 sq. feet of siding on a permitted main use of land. (Residential) Also, replacing a detached 5'x5' front step and a detached 12'x8' back deck that are building code exempt.	Approved
Building or Demolition Permit	282 King Street, St. Stephen, NB E3L 4X7	Alteration/repair to an existing education building, a permitted main use of land (Institutional) Window Replacement St. Stephen High School	Approved
Building or Demolition Permit	339 St. David Ridge Road, St. David Ridge	Building a 40x30 addition to the back of our residential storage building	Approved

Building or Demolition Permit	66 Main St, St. Stephen, NB, E3L 1Z7	4800 sq.ft Townhouse (mix of 4 2-storey units and 1 barrier free 1 level unit, Conditions or Other Important Notes for Constructor: 1) Must provide a site plan showing property lines for Limiting distance requirements. 2) Must provide floor plan showing the locations of the earthquake panel locations. 3) Contact local Fire Marshall to determine if a plan review is required.	Approved
Building or Demolition Permit	5 Baie Vista Lane	New building Built to earthquake standards Mechanical Ventilation required Conditions or Other Important Notes for Constructor: This development approval is subject to the following terms & conditions: 1) A minimum of 75% of the land area zoned "LD" (land within 30 meters of the ordinary high water mark of the St. Croix River) shall be set-aside for the preservation, growth and maintenance of trees; 2) A minimum of twelve (12) trees must be replanted within the "LD" Zone in accordance with the site plan submitted with the building permit application and allowed to grow in such a way to block the view of the new development from the vantage point of the St. Croix River.	Approved
Building or Demolition Permit	4 burton avenue st Stephen nb E3I 2y6	Fire rating an existing wall adding a garage door Removing interior structural wall	Approved
Building or Demolition Permit	342 Milltown Blvd., St. Stephen	Single-unit dwelling Description of Construction: 3.7 Existing Lots & Buildings 2) Notwithstanding anything contained in this By-law, where a building or structure has been in existence before the effective date of this Bylaw having less than the minimum lot size, lot frontage, lot depth, front yard, flankage yard, side yard or rear yard than is required by this By-law, or exceeding the maximum lot coverage or building height, such building or structure may be enlarged, reconstructed, repaired, or renovated provided that: a) the enlargement, reconstruction, repair or renovation of an existing building or structure does not further reduce the required minimum front yard, flankage yard, side yard, or rear yard, and does further exceed the required maximum lot coverage or building height, that does not conform to this By-law; and, b) all other applicable provisions of this By-law are satisfied.	Approved

Municipal District of St. Stephen Building Detail

Application Type	Address of Development Site	Description of Construction on Permit	Building Per
Building or Demolition Permit	196 Ledge Rd	To demolish a main building on a lot. (Residential)	Approved
Building or Demolition Permit	5 Crest Avenue, Heathland	Build a 32x50 detached garage structure to be used for residential purposes. Will legally take possession of the home/property on September 3rd. Plans are attached.	Approved
Building or Demolition Permit	198 Milltown Blvd, St. Stephen, NB E3L1G8	Rehabilitation/redevelopment of historic mercantile building in St. Stephen. Main level frontage retained as commercial. 2nd and 3rd stories, residential. Permit Issuance Date: Aug 26, 2024 Conditions or Other Important Notes for Constructor: All floor plans are required to be submitted to the Provincial Fire Marshall's office for a plan review	Approved
Building or Demolition Permit	40 Boundary St	Replacing egress windows or exterior cladding Permit Issuance Date: Aug 01, 2024 Conditions or Other Important Notes for Constructor: Town of St. Stephen Zoning By-law No. Z-3 Section 3.7(2) Notwithstanding anything contained in this By-law, where a building or structure has been in existence before the effective date of this Bylaw having less than the minimum lot size, lot frontage, lot depth, front yard, flankage yard, side yard or rear yard than is required by this By-law, or exceeding the maximum lot coverage or building height, such building or structure may be enlarged, reconstructed, repaired, or renovated provided that: a) the enlargement, reconstruction, repair or renovation of an existing building or structure does not further reduce the required minimum front yard, flankage yard, side yard, or rear yard, and does further exceed the required maximum lot coverage or building height, that does not conform to this By-law; and, b) all other applicable provisions of this By-law are satisfied.	Approved
Building or Demolition Permit	11 Queen St E, St. Stephen	Building a garage with storage loft, being accessory to the main use of land. Description of Construction: The structure is to be placed no closer to the rear lot line than the previous garage was located.	Approved
Building or Demolition Permit	53 Old Bay Road	enclose two existing 40 foot storage containers By added a back wall, a front wall with 2 garage doors and a roof with atlas roof trusses. Storage for tires and shop supplies.	Approved
Building or Demolition Permit	249 Milltown Boulevard	Demolition as well as remodel of existing kitchen. The project scope includes: -Demolition, new plumbing and electrical, new insulation, possible new windows, new wall paneling, flooring and cabinets. There may be some required restructuring however the scope is uncertain until the demolition has been completed. If restructuring is required, the building inspector will be consulted before moving forward with any pertinent work. There are also some other projects on the premises that will be subsequently started after the kitchen remodel is complete. The scope of these projects will be similar to that of the kitchen, if not less Permit Issuance Date: Aug 01, 2024 Conditions or Other Important Notes for Constructor: Fire Marshall will need to be contacted for a fire plan review	Approved
Building or Demolition Permit	232 Old Bay Road, Dufferin, Charlotte, NB, E3L 3X1	Adding a deck for future enclosure as a mud room	Approved
Building or Demolition Permit	337 Milltown Blvd., St. Stephen	Renovation of existing dwelling	Approved
Building or Demolition Permit	1068 rte 170 Oak Bay NB E3L 4B1	Construction of 30*36 detached garage for personal use Building is located 33 meters away from the edge on the property and 45 metres from the road Rte 170 To the right of the building 32 metres from the nearest property line To the left of the building 47.4 metres from the nearest property line but 10.6 metres from the house At the back of the property 75 metres to the edge of the property	Approved
Building or Demolition Permit	30 Church St, Milltown	Modification of existing 2 apartment units to 3 apartments Renovate existing apartments Conditions or Other Important Notes for Constructor: Mechanical ventilation will be required. Fire separation between suites will be required.	Approved
Building or Demolition Permit	520 Route 170	Modular Building 36x60 – Set in Place for office space	Approved
Building or Demolition Permit	8 Main St.	3rd Floor: Add fire doors around kitchen/dining area on 3rd floor. Seal pipes through floors. Correct swing on fire exit door. Add guard/rail protection to 3rd floor windows. 2nd Floor: Add wall with fire door in hallway (address sprinkler correction). New doors/doorways between office spaces. Seal pipes through floors with fire-rated material	Approved
Building or Demolition Permit	8 Porter St	Renovation	Approved
Building or Demolition Permit	228 Ledge Road	20x24 addition to side of existing building to be used as a family room 2x6 walls, engineered trusses and joists Located within 30 meters (100') to a Department of Transportation & Infrastructure road or highway right of way boundary (i.e. not the edge of the pavement) – Installing a new driveway onto a municipal street – Using well water	Approved
Building or Demolition Permit	6Hartford Lane	Repairing old deck. New decking boards.	Approved
Building or Demolition Permit	10 route 750 Valley	House in question is a gut job. New Plumbing & electrical. I am working on acquiring quotes. The demolition will be done by me, fees would be container rental. Installing insulation, gyproc etc will be done by me. Costs will be for material. This will be a long term project. I need to begin notice of termination to my tenant and permits, quotes etc are necessary to do so. The value of construction is a guesstimate. Anyone from the office is more than welcome to pass by the house to verify the renovations are legitimate and not a "renoviction to up the rent". I	Approved

Building or Demolition Permit	35 route 740 St.stephen nb E3L0C9	have included my building inspection report and you will clearly see what needs to be done. Conditions or Other Important Notes for Constructor: Installation of an HVAC system is required when a complete house reno is underway.	Approved
Building or Demolition Permit	001 Hills Point Road	To build a steel building garage 25x41	Approved
Building or Demolition Permit	30 church st., St. stephen	Move of mini home—75 x 15.9 Year 2015 From 24 Strang Rd to 001 Hills Point Rd 1.64 hectares With slab, blocking and strapped	Approved
Building or Demolition Permit	92 St David ridge Road	Repair to foundation wall – no foot print change.	Approved
Building or Demolition Permit	72 hills rd oak bay Nb e3I4k6	Construct a 32x52 home with attached garage. Conditions or Other Important Notes for Constructor: Will require additional plans showing the location of the earthquake panels they will need to be submitted to Building Inspector Engineered plans for the front window façade design required they will need to be submitted to Building Inspector Engineered slab plans will need to be submitted to building Inspector HVAC System need to be installed	Approved
Building or Demolition Permit	445 Saint David Ridge Road	New 30x30 2 door garage with 16' walls built 10' away from the house. Will be built on an engineered slab Conditions or Other Important Notes for Constructor: Discuss spatial separations and earthquake panels with building inspector prior to the start of the project.	Approved
Building or Demolition Permit	113 Union Street, St. Stephen	Description of Construction: Build a 28 X 40 detached garage structure to be used for personal storage purposes. Conditions or Other Important Notes for Constructor: Discuss earthquake panels with building inspector prior to the completion of framing.	Approved
Building or Demolition Permit	227 Ledge Road	Single Family Home, 2 Bedroom 1 Bath with attached garage	Approved
Building or Demolition Permit	6 King Street	Modifications to the structure to facilitate the modernization of the existing kitchen, bathrooms, and dining room.	Approved
Building or Demolition Permit	63 Church Street St Stephen	Traditional Building Materials – means materials consistent with construction techniques and architecture of the pre–World War Two era and includes brick, masonry, brick or masonry veneer, glass, wood, shingle, stucco, or adequate facsimiles (such as authentic wood–grain fibre cement board).	Approved
Building or Demolition Permit	337 milltown blvd	New deck added to back door area, replacing dangerous steps. Replace door on second level with egress window. 1) The main building at 337 Milltown Blvd. is encroaching into the public right of way. No expansion of the building's historical footprint, or structural additions, are permitted without a formal encroachment agreement with the Municipal District of St. Stephen (this includes adding any steps, porches, or decks, etc.). Foundation repair to the existing basement is permitted under section 3.7 of the Town of St. Stephen Zoning By–law. 2) There is underground water, sewer, and natural gas in the proposed dig area. Please make all appropriate "Call Before You Dig" inquiries before commencement of digging. 3) Any use of equipment that may impact the sidewalk along Milltown Blvd, including crossing or operating on the sidewalk required pre–approval of MDSS Public Works. Conditions or Other Important Notes for Constructor: This permit is for foundation work only. Any additional work to the building such as windows, doors, siding, and or interior renovation requires additional building permits. Building without an issued permit is prohibited and will be subject to additional fees.	Approved
Building or Demolition Permit	52 Oak Haven Road, Oak Haven N.B.	Install New Maple Leaf Mini Home 52'x16'	Approved
Building or Demolition Permit	70 Route 735, Mayfield	Build 30X18 addition to existing building	Approved

Municipal District of St. Stephen Building Detail

Application Type	Address of Development Site	Description of Construction on Permit	Building Per
Building or Demolition Permit	95 Prince William St	Re-roofing Divine Wines building	Approved
Building or Demolition Permit	57 Prince William St	Replacing egress windows or exterior cladding	Approved
Building or Demolition Permit	4 Garden St, St. Stephen, NB E3L 2L9	Renovation of 50 square meters of the hospital's ground floor to become a computerized tomography scan room.	Approved
Building or Demolition Permit	74 Old Bay Road Oak Bay NB	Remove and replace garage header.	Approved
Building or Demolition Permit	42 Old Bay Rd	Existing Garage conversion into 1 bedroom apartment and workshop. Addition of washroom and kitchen. Addition of new septic system for garage. Addition of one new window. Conditions or Other Important Notes for Constructor: Please provide additional information as the build progresses 1) Distance to existing house. 2) Additional reinforcement for earthquake requirements. 3) HVAC requirements.	Approved
Building or Demolition Permit	1442 Route 725 Little Ridge	Addition to building	Approved
Building or Demolition Permit	472 Route 170, Oak Bay	Residential addition to a pre-existing, single unit residential building, with attached garage/quonset, on a lot greater than 4,000 m2.	Approved
Building or Demolition Permit	140 rte 170 Dufferin N.B	Accessory structure (eg. fence, detached deck under 592 sq. ft.)	Approved
Building or Demolition Permit	14 Porter Street	Deck Construction	Approved
Building or Demolition Permit	Ledgewood Dr, Crocker Hill, NB	Development of a single unit dwelling (35x45 two-story house and breezeway) as any secondary use to a main use permitted in the AF Zone (agricultural use, etc.). Description of Construction: Given the Agriculture & Forestry Zoning (AF), for the single unit dwelling to conform with the Dufferin Planning Area Rural Plan Regulation, a permitted main use, such as an agricultural use, must be maintained on the lot. Conditions or Other Important Notes for Constructor: Copy of earthquake support panel locations will be required prior to apply house wrap.	Approved
Building or Demolition Permit	8 Parkwood Drive	Build a deck 212 square feet wrap around and ledgered onto house.	Approved
Building or Demolition Permit	1 Chipman Street, St. Stephen, NB E3L 2W9	Alteration/repair to an existing permitted main use of land (High Density Residential Use).	Approved
Building or Demolition Permit	124 Queen St West	Replacing egress windows or exterior cladding	Approved
Building or Demolition Permit	59 West Street	Replacing egress windows or exterior cladding	Approved
Building or Demolition Permit	24-26 King St., St. Stephen	Replace siding on 3 sides of building with vertical metal siding.	Approved
Building or Demolition Permit	21 Giddens Lane, Oak Bay NB	Clear and level 200 x 90 foot area of an 8 acre lot next to Giddens Lane, place foundation of bigfoot and sonotube pillars. Move 14' x 54' building, currently on a trailer base, from 933 Route 170 to 21 Giddens Lane. The land the building is on has been sold and the building needs to be moved. The building was built in 1986 by a high school carpentry teacher and his students in Oromocto, NB. It was moved to Oak Bay and used as a hobby shop and storage space. The plan is to place the building on the far west corner of the 8 acre property and continue to use it as a workshop and storage area.	Approved
Building or Demolition Permit	34 Giddens Lane	Demolition of uninhabitable dwelling with removal of debris.	Approved
Building or Demolition Permit	26 Giddens Lane, Oak Bay NB	Demolish building 12' x 45' and remove debris	Approved
Building or Demolition Permit	51 King St	Addition of staircase for second floor to first floor to meet egress requirements (elimination of dead end corridor).	Approved
Building or Demolition Permit	30 Queen St East	Change the windows, doors upgrade the bathroom , kitchen ,floor Walls.	Approved
Building or Demolition Permit	190 route 170 OakBay NB E3L3X6	Commercial use. Change of plans from original permit: no dwelling units included in development. Occupancy Classification Under Code: F-1 / D Description of Construction: Approval based on revised floorplans which were submitted to development officer on June 3rd 2024, and the development is to contain no residential uses, such as apartments, at this time. To build a steel building and office units in front out of Lumber Permit Issuance Date: May 27, 2024 Conditions or Other Important Notes for Constructor: Fire Marshall Plan Review	Approved
Building or Demolition Permit	214 Ledge Road	adding a playroom	Approved
Building or Demolition Permit	35 Hill St.	Deck Renovation	Approved
Building or Demolition Permit	23 Thompson ave st Stephen nb	Building addition to deck around pool	Approved
Building or Demolition Permit	1232 Rte 725, Little Ridge	General renovations	Approved
Building or Demolition Permit	34 Nancy Ave	Build a 20 X 35 detached garage structure to be used for residential storage purposes.	Approved
Building or Demolition Permit	49 rte 750 st stephen nb	30x40 pole barn	Approved

Building or Demolition Permit	94 Boundary Street, St Stephen	Building on a small additional living and storage space to existing property, 13'9"x22'7" with skillion style mono pitch roof. Foundation, framing and roof structure to be completed through Stewart's Property Solutions Inc. Insulation, cladding, and interior to be completed by owners after build complete. Metal roof to be installed by a metal roofing company that is still TBD. Conditions or Other Important Notes for Constructor: Please supply Earthquake design Please supply ventilation plan	Approved
Building or Demolition Permit	7 Dow St., St. Stephen	Foundation	Approved
Building or Demolition Permit	83 Hawthorne St	24X30 GARAGE Conditions or Other Important Notes for Constructor: The garage is too close to house to have spatial separation, a fire resistant siding will be required on any wall less than 5 feet or 1.5 meters from combustible house walls. please submit plan for earthquake panel locations.	Approved

Municipal District of St. Stephen Building Detail

Application Type	Address of Development Site	Description of Construction on Permit	Building Per
Building or Demolition Permit	94 boundry street	Demolition	Approved
Building or Demolition Permit	130 milltown blvd	renovating building for use as a daycare	Approved
Building or Demolition Permit	24 Churchill Street	Demolition	Approved
Building or Demolition Permit	38 HILL STREET ST STEPHEN	INTERNAL RENOVATION OF TWO BED HOUSE DRYWALL INSULATION KITCHEN UNITS Conditions or Other Important Notes for Constructor: Installation of HVAC required if not in house. Smoke alarms on all levels and bedrooms	Approved
Building or Demolition Permit	69 Young Lane Oak Haven NB E3L3V1	Addition of outside entrance into basement of existing building "Orr Construction" Outside 6' wide x 10' long x 8' high	Approved
Building or Demolition Permit	65 West St	Change of occupancy	Approved
Building or Demolition Permit	38 Schoodic St	Remove and replace vinyl siding Replacing all siding on all 4 sides	Approved
Building or Demolition Permit	188 King St, St Stephen, NB E3L 2E2	Demo of existing concrete slab; installation of new concrete slabs as well as structural steel to add to existing structure allowing for metal siding to enclose open canopies.	Approved
Building or Demolition Permit	15 watson st.	Four (4) parking spots shall be maintained on the property meeting the specifications of Zoning Bylaw Z-3 Section 3.14. Convert garage into two spaces. One in bathroom, pantry, living room and a bedroom on the 2nd floor and the other in a store room. Permit Issuance Date: Jun 06, 2024 Conditions or Other Important Notes for Constructor: 1) Second story window must meet the requirements of 9.9.9 Egress from dwelling units NBCC 2015 Division B Sentence 9.9.9.1 (1) Sentence 9.9.9.1 (2 a) b) 2) Siding for garage adjacent to house must be non-combustible	Approved
Building or Demolition Permit	19 Church Street, St Stephen	Renovation of existing house. Converted into 2 separate units. Unit 1 is on 1st Floor and Unit 2 is on 2nd floor. Separate entrances. New windows where applicable.	Approved
Building or Demolition Permit	5 Rose Street	Interior renovations, Electrical, Drywall, flooring, Kitchen Cabinets, Paint, Lighting, insulation, fire prevention, Kitchen Plumbing, Entrance, Fire Exit, Steps	Approved
Building or Demolition Permit	36 queensway way	building a 24 x 30 detached garage	Approved
Building or Demolition Permit	11 Elizabeth st. St. Stephen NB E3L 2N7	Demolition of out building and New windows and siding.	Approved

Municipal District of St. Stephen Development Detail

Application Type	Address of Development Site	Description of Approval for Development	Development App
Variance or Terms/Conditions	65–67 Queensway Way	As a development officer delegated under the Regional Services Delivery Act, an approval has been granted to section 5.2.2(b) of the Town of St. Stephen Zoning Bylaw No. Z-3 to reduce the width of lot 2024–4 from 12.5 metres to 6 metres. The variance is reasonable and desirable and within the general intent of the by-law as the area exceeds the minimum lot area and depth prescribed to ensure the setbacks for residential development can be maintained. Important Notes: No structures will be constructed on the ROW that provides access to PID 01311364.	Approved
Development Permit	41 Duke street, st. Stephen	Installing a residential heat pump	Approved
Zoning Confirmation or Compliance Letter	Unit 4 78 Milltown Boulevard	6.1.1 DT Permitted Uses Any land, building or structure in the DT Zone may be used for the purposes of: (a) One or more of the following main uses: (i) downtown commercial use; (ii) a high density residential use, not located within ten (10) meters of any façade on the ground floor. (b) One or more of the following accessory uses: (i) An accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section. Definitions: Commercial Use, Downtown – means the use a building or structure for the purpose of buying and selling commodities, offices or institutional uses, restaurants and bars, artisan manufacturing or microbrewery, entertainment area, hotel, general retail or supply of business services, but distinguished from such uses as industrial, warehousing, vehicle repair, vehicle sales or leasing, contractor yards, utility and telecommunications stations, adult entertainment, or other similar uses. Residential Use, High Density – means rowhouse dwelling, townhouse dwelling, a multi-unit residential use, a rooming house or boarding house, or a residential care facility; but does not include a recreational vehicle, mini-home, mobile home, hotel, or motel.	Approved
Development Permit	24 Main Street, St Stephen	4 foot high wrought iron fencing on perimeter of property	Approved
Subdivision of Lot(s)	highway 750	To create lot 2024–2 from a portion of PID 15217110 and all of PID 01258581. To create lot 2024–3 from a portion of PID 01260801 and a portion of PID 15217110. Important Notes: The deeds must accompany the final plan to be approved.	Approved
Development Permit	579 St. David Ridge Road, St. David Ridge	Building a 22'x26' detached garage on a concrete slab on grade and a 12'x12' detached shed on a concrete slab on grade, permitted accessory uses.	Approved
Development Permit	1 Island View Dr	Building a 620–square–foot dwelling, to be supported on screw piles. This is a permitted main use of land.	Approved
Development Permit	80 West st., St. Stephen	Installing a residential heat pump.	Approved
Zoning Confirmation or Compliance Letter	416 St–David Ridge Road, Oak Bay (part of)	Rural – “R” Zone 4.1(1) In a Rural Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) an agricultural use, excluding an intensive livestock operation, (ii) a fishing or related use, (iii) a forestry use, (iv) a single unit dwelling, (v) a two unit dwelling, (vi) an outdoor recreation use, (vii) an institutional use, and (viii) a community care home; (b) the following secondary uses: (i) a home based business –class 1, subject to section 3.14, (ii) a home based business –class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.16; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure. Zone C Activities, things and uses permitted in a Protected Area C (a) construct, use, maintain, renovate, make additions to or rebuild a single–family or multiple–family dwelling and any accessory buildings and structures; Important Notes: 3.6(1) No building or structure may be placed, erected or altered so that any part of it is less than (a) 15 metres from the boundary of an arterial or collector highway; (b) 7.5 metres from the boundary of a street or highway other than an arterial or collector highway; and (c) 3 metres from a side lot line or a rear lot line. There are no municipal services for water and sewer. There are no minimum dwelling sizes proposed under the Rural Plan. A 200–square–foot dwelling does not need to meet the requirements of the National Building Code as it is exempt due to the size of the structure.	Approved
Development Permit	87 WEST ST,STEPHEN NB E3L1P5	Installing a residential heat pump.	Approved
Development Permit	416 St. David Ridge Road, St. David Ridge	Building a 16'x20', 1–storey detached garage and building a 17'x12', 1–storey detached shed. Relocating an existing accessory structure to a new location on the same lot.	Approved
Zoning Confirmation or Compliance Letter	475 route 735	Any legal land use is permitted, including a pet establishment operation	Approved
Zoning Confirmation or Compliance Letter	601 Board Road	4.1(1) In a Rural Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) an agricultural use, excluding an intensive livestock operation, (ii) a fishing or related use, (iii) a forestry use, (iv) a single unit dwelling, (v) a two unit dwelling (vi) an outdoor recreation use, (vii) an institutional use, and (viii) a community care home; (b) the following secondary uses: (i) a home based business – class 1, subject to section 3.14, (ii) a home based business – class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.17; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure. Accessory Dwelling Units 3.17(1) Where permitted, an accessory dwelling unit shall (a) not exceed in area the lesser of 35% of the gross floor area of the principal dwelling unit or 65 square metres; (b) have sufficient off–street parking relative to section 3.9 of this	Approved

Zoning Confirmation or Compliance Letter	47 milltown blvd	Regulation; and (c) where accessory to a nonresidential use, have a separate entrance from that provided for the main use. 3.17(2) An accessory dwelling unit is not permitted within a building or structure used as an automotive service station. Off-Street Parking Requirements: dwelling unit – 1 space per dwelling unit The applicant has stated the following: "We plan to use the space at 47 Milltown Blvd for our staff offices, our showroom for cabinets and countertops and the fabrication of stone countertop with a water-jet CNC machine. We won't have any outside storage of material, as we have a warehouse in the industrial park for storage." Response: The Downtown (DT) Zone permits uses that include offices, sales showrooms, and artisan manufacturing uses. Artisan manufacturing uses are limited to low-impact production processes where hand tools, small-scale/light mechanical equipment, and electronic tools are used. Therefore, an 'artisan manufacturing use' applies to the use a water-jet CNC machine that produces stone countertops, or similar products, as long as the use complies with all requirements of the Town of St. Stephen Zoning By-law Z-3. Important Notes: Note: A building permit is required prior to carrying out structural or occupancy changes to the building at 47 Milltown Blvd, Please contact SNBSC Planning at (506) 466-3141 if any changes are also being proposed to the building's exterior footprint or exterior cladding.	Approved
Subdivision of Lot(s)	MILLTOWN BOULEVARD	To create lot 2024-1 from a portion of PID 01305994 for the existing commercial use.	Approved
Subdivision of Lot(s)	416 St David Ridge Road	To create Parcel "A" from a portion of PID 01267426 to be added to PID 01269497.	Approved
Development Permit	9 Marks St., St. Stephen	Installing a heat pump to a commercial structure.	Approved
Subdivision of Lot(s)	358 Mohannes Road, Mohannes	To create lot 2024-1 from a portion of PID 01257070 for the existing residential use.	Approved
Variance or Terms/Conditions	23 Main Street, St Stephen, N.B.	As development officer according to the Regional Services Delivery Act, I make this variance approval to section 3.17 (1)(a) of the Town of St. Stephen Zoning By-law to locate a fence in the front or flankage yard exceeding 1 meter (3.3 feet). This 2-foot height variance is justified on the following basis: a) The variance is reasonable, desirable, and within the general intent of the by-law because the fence height is deemed minimal, low-impact, and visually appealing.	Approved
Zoning Confirmation or Compliance Letter	Valley Rd. (Route 750), St. Stephen, NB, E3L 4T2 (Corner of route 170)	There is no Rural Plan or Zoning By-law in effect in this area. There is no Zoning in effect in this area. Authorized (Legal) Use(s): Any legal land use is currently acceptable with the SNBSC including a place of worship. Important Notes: Under the Provincial Set-back Regulation – Community Planning Act, "no building or structure may be placed, erected or altered so that any part of it is less than 15 metres from a boundary of an arterial or collector highway; or 7.5 metres from a boundary of a village street or highway". The setback of 7.5 metres applies to the Valley Road and the public non-maintained highway to the south of the property. There is a watercourse on the property, any soil disturbance within 30 metres will require a Watercourse and Wetland Alteration permit from the Department of Environment.	Approved
Variance or Terms/Conditions	66 Main St, St. Stephen, NB, E3L 1Z7	As development officer according to the Regional Services Delivery Act, I make this variance approval to section 6.viii of the Town of St. Stephen Zoning By-law to allow a parking area in the front yard. This variance is subject to terms and conditions. This parking area variance is justified on the following basis: a) The variance is reasonable, desirable, and within the general intent of the by-law because the topography, buried infrastructure, and configuration of the lot make the rear portion ideal for placement of a building leaving only the front for parking. Conditions will limit the visibility of the parking area and driveway, meeting the intent of the by-law. Important Notes: Other than the entrance or the driveway, the parking area shall be screened through a 2 m (6.6 ft) wide planting strip of landscaped open space [consisting of coniferous or deciduous trees and shrubs, to be perpetually maintained, ; such trees to be spaced no further than 3 m (9.8 ft) apart, and such shrubs to be spaced no further than 1.5 m (4.9 feet) apart] or by a wall or decorative wooden fence or some other screening facility of equal screening value; such screening facility to be at least 1.5 m (4.9 ft) and not more than 2 m (6.6 ft) in height, and so located as not to conflict with any sight triangle requirements.	Approved
Development Permit	67 Princess St St Stephen	Building a 14'x11' detached shed, being accessory to the main residential use of land.	Approved
Subdivision of Lot(s)	board road	There is the potential for an unmapped wetland in the south-west corner of the property. Prior to any development on the property, the WAWA Branch may require that the wetland presence/boundaries be assessed on the ground by a qualified wetland delineator.	Approved
Development Permit	23 Main Street, St Stephen, N.B.	Locating a 5-foot high wrought iron fence on lot.	Approved
Development Permit	5 Crest Avenue, Heathland	Building two (2), 24'X24', 1-storey detached garages to be accessory to the main use of the lot (residential).	Approved
Zoning Confirmation or Compliance Letter	9219 Rte 3 Old Ridge NB E3L4X2	There is no zoning in effect for this property Authorized (Legal) Use(s): Any legal land use is permitted including a Motor Vehicle Service Inspection Station	Approved
Development Permit	49 Queen St West	Driveway, parking lot, and recreational facilities as per site plan Important Notes: Development subject to Town of St. Stephen Zoning By-law Z-3 Section 3.14: – the driveway and parking lot must be graded and drained in such a manner as to ensure that the surface water will not escape onto neighbouring lands or on to the traveled way or sidewalk of any public street. – the parking lot must be graded, drained and finished with a durable, all-weather and dust proof material. – Where parking lots or facilities are illuminated by lighting fixtures or standards, they must be arranged so that light from the fixture is shielded and/or directed away from other residential uses.	Approved

Development Permit	218 Route 760, Oak Bay	Building a 20'x20', 1-storey dwelling as the main use of land.	Approved
Approval or Exemption of Documents for Registration	Route 725, Little Ridge	Please note, your documents for registration have now been approved by – Judy Hartford (judy.hartford@snbcs.ca) and are ready to be picked up.	Approved
Development Permit	1068 rte 170 Oak Bay NB E3L 4B1	No permit is required for fences under 6.6 feet as the St. David Rural Plan does not recognize fences at 6 feet as structures. A refund will be given to the client.	Not approved

Municipal District of St. Stephen Development Detail

Application Type	Address of Development Site	Description of Approval for Development	Development App
Development Permit	9259 Route 3	Building a 20'x30' 1–storey dwelling as a permitted main use of land.	Approved
Development Permit	32 Hill St., St. Stephen	Installing a heat pump on an existing single–unit dwelling.	Approved
Development Permit	adj to 1143 Rte. 170	Building a one–storey, 625 square foot cabin.	Approved
Subdivision of Lot(s)	Queensway Street	To create lots 2024–1A & 2024–1B from PID 15211733, To create lots 2024–2A & 2024–2B from PID 01307578, To create lots 2024–3A, 2024–3B & 2024–4 from PID 01312271.	Approved
Zoning Confirmation or Compliance Letter	452 Milltown Boulevard, St Stephen, NB	8.1.1 INS Permitted Uses Any land, building or structure in the INS Zone may be used for the purposes of: a) One or more of the following main uses: i) Institutional Use; ii) Parks and Open Space Use; iii) Public Utility Use; and, iv) Private Utility Use, subject to terms and conditions as may be applied by the Advisory Committee. b) Any accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section, including Accessory Dwelling Units. 5.2.1 R–2 Permitted Uses Any land, building or structure in the R–2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two–unit dwelling; (iii) triplex dwelling; and (iv) mini–home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee.	Approved
Variance or Terms/Conditions	458 ledge road	To vary Section 3.12(4) of the Dufferin Rural Plan Regulation to allow for the creation of a lot with a width of 24m at setback.	Approved
Building or Demolition Permit	910 Route 170	Building a 16'x28' detached garage as a permitted main use of land. (personal and professional service shop – cleaning business and artist studio)	Approved
Development Permit	6 Cedar Street	Installing a residential heat pump.	Approved
Variance or Terms/Conditions	228 Ledge Road, Crocker Hill	Variance approval to section 3.12(4) of the Dufferin Planning Area Rural Plan Regulation to construct a 20'X24', 1–storey addition to an existing dwelling on a undersized lot (from 4,000 sq. m. to 1946 sq. m.).	Approved
Development Permit	808 route 745	Building of 16'x44' seasonal dwelling, a permitted use of land	Approved
Development Permit	198 king street, st stephen, new Brunswick	Building a 10'X16', 1–storey storage shed incidental to the main use of the land (Inn). Important Notes: 3.7(2) Existing Lots & Buildings applies	Approved
Zoning Confirmation or Compliance Letter	1 Budd ave	The restaurant property and yards at PID # 15001936 is zoned Downtown (DT) Zone and is also subject to the Downtown Mixed–use (DMU) overlay zone. The courtyard land beside the restaurant at PID # 15155724 is subject to the DMU zone. 6.1.1 DT Permitted Uses Any land, building or structure in the DT Zone may be used for the purposes of: (a) One or more of the following main uses: (i) downtown commercial use; ... 6.2.1 DMU Permitted Uses Any land, building or structure in the DMU Overlay Zone, as depicted on Schedule A–1, shall not be developed for any other purpose than: (a) One or more of the following main uses: ... (iv) an outdoor entertainment area. Zoning By–law Definitions: 'Commercial Use, Downtown' – means the use a building or structure for the purpose of buying and selling commodities, offices or institutional uses, restaurants and bars, artisan manufacturing or microbrewery, entertainment area, hotel, general retail or supply of business services, but distinguished from such uses as industrial, warehousing, vehicle repair, vehicle sales or leasing, contractor yards, utility and telecommunications stations, adult entertainment, or other similar uses. 'Entertainment Area' – means a building or part of a building that involves commercial entertainment, amusement or relaxation and, without limiting the generality of the foregoing includes a tavern, live performances, nightclub or other beverage room, an arcade or amusement centre and a pool or billiard hall, and may include such activities in an outdoor setting, but does not include escort services, adult arcades, adult cabarets, adult motion picture theatres, adult retail outlet/book stores or massage parlours. Authorized (Legal) Use(s): The courtyard at PIDs 15001936 and 15155724, at 1 Budd Avenue and 5 King Street, St. Stephen, NB, is permitted to be used for an outdoor entertainment use that involves the sale of liquor/alcohol.	Approved
Development Permit	63 Church Street, St Stephen	To install a heat pump on the side of an existing single–unit dwelling to be no closer than 3 feet from the shared property line.	Approved
Development Permit	32 Parkwood Drive	Alteration/repair to an existing detached deck. Important Notes: 3.6 Enclosures for Swimming Pools 1) No land may be used for purposes of a swimming pool capable of containing a depth more than 1 meter (3,3 ft) of water unless the swimming pool is enclosed by a fence, or by a wall of a building or structure, or by a combination of walls and fences, at least 1.5 m (5 ft) in height and meeting the requirements of this section. 2) Where a portion of a wall of a building forms part of an enclosure mentioned in 3.6(1), a) no main or service entrance to the building may be located therein; and b) any door therein, other than a door to a dwelling or rooming unit, shall be self–closing and equipped with a self–latching device at least 1,5 m (5 ft) above the bottom of the door. 3) An enclosure mentioned in 3.6(1) shall not have rails, bracing or other attachments on the outside thereof that would facilitate climbing. 4)A fence mentioned in 3.6(1) shall not be electrified or incorporate barbed wire or other dangerous material; and shall be located: a) at least 1 m	Approved

(3.3 ft) from the edge of the swimming pool; b) at least 1 m (3.3 ft) from any condition that would facilitate its being climbed from the outside; and so that the bottom of the fence be elevated by no more than 5.5 cm (2 in) above grade/ground level. 5) The design and construction of a fence under this section shall provide: a) in the case of chain link construction: i) no greater than 38 mm (1.5 in) diamond mesh, ii) steel wire not less than No. 12 gauge, or a minimum No. 14 gauge covered with vinyl or other approved coating forming a total thickness equivalent to No.12 gauge wire, and iii) at least 38 mm (1.5 in) diameter steel posts, set below frost, and spaced not more than 2.5 m (8 ft) apart, with a top horizontal rail of at least 32 mm (1.26 in) diameter steel. b) in the case of wood construction: i)vertical boarding, not less than 19 mm x 89 mm (0.75 in x 3.5 in) actual dimensions spaced not more than 4 cm (1.5 in) apart, attached to supporting members and arranged in such a manner as not to facilitate climbing on the outside; and ii) supporting wood posts at least 10 cm (4 in) square or round, set below frost and spaced not more than 2.5 m (8.2 ft) apart, with the portion below grade treated with a wood preservative, and with a top horizontal rail at least 38 mm x 140 mm (1.5 in x 5.5 in) actual dimensions; and iii) in the case of construction with materials and in a manner other than described in this subsection, rigidity equal to that provided thereby. 6) Gates forming part of an enclosure mentioned in 3.6(1): a) shall be equivalent to the fence in content, manner of construction and height; b) shall be supported on substantial hinges; and c) shall be self-closing and equipped with a self-latching device at least 1.3 m (4.2 ft) above the bottom of the gate. 7) The vertical walls of a permanent above-ground pool can be used as part of a pool enclosure provided that the vertical walls, including additional fencing at the top of the entire walls, are at least 1.5 m (5 ft) in height above finished ground level and do not possess any horizontal members that may facilitate climbing. The ladder area, which provides access to the aboveground pool, must be enclosed by a swimming pool enclosure as defined within this section. 8) No swimming pool enclosure may be located within any portion of the front yard or within the required flankage yard of a lot. 9) No water shall be placed in the swimming pool until a closure has been completed and inspected by the Development Officer, or a qualified delegate of the Development Officer, including a Building Inspector appointed by the Municipality. 10) The installation of a swimming pool and/or enclosure is not to alter the existing grade or drainage pattern otherwise approved by the Development Officer. 11) No person is to alter or replace a swimming pool enclosure without a development permit. 12) No person shall allow sections of the swimming pool enclosure to be removed or become dilapidated so that it no longer conforms to this By-law; and 13) No person is to allow materials to be placed, piled, attached, hung or leaned against or near the swimming pool enclosure that could facilitate the climbing of the enclosure or diminish the structural integrity of the enclosure.

To create lot 2024-1 from PID 15149792 for residential purposes.

Variance on lot area not needed.

To vary Section 9(4)(a) of the Provincial Building Regulation – Community Planning Act to alter a building on a lot not meeting the minimum standards for lot sizes.

The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approved a private right-of-way for the development of land and the variance in the area of the lots as shown on plan "HUTSON BRISLEY & TAYLOR GULLISON". The final plan of subdivision must be stamped with the "Private Right-of-Way" note and the regulated wetland being shown on and the following statement must be added to the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act". (Two lots)

The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approves a private right-of-way for the development of land and the variance in the area of the lots as shown on plan "HUTSON BRISLEY & TAYLOR GULLISON". The final plan of subdivision must be stamped with the "Private Right-of-Way" note and the regulated wetland being shown on and the following statement must be added to the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act". (Two Lots)

Building a 1 storey, 20'x31' single-family dwelling as the main use of land.

Building a residential, 8'x8' detached deck.

Building a 24'X24', 1-storey, detached garage accessory to the main use of land (single-unit dwelling).

Building a 24'x26', 1-storey single family dwelling. Important Notes: Building Inspector is revoking the permit# 00483, issued August 2nd, 2022, Located at 5 Brewers Lane PID# 01308014.

Installing a residential heat pump.

Approximately 600 sq. ft., Accessory Dwelling Unit with detached deck Important Notes: 1. That a main front entrance faces Pagan St. PRAC Meeting Minutes July 2024.pdf

Locating a 24" round projecting sign.

To install heat pumps on a single-unit dwelling.

Subdivision of Lot(s)

458 ledge road

Variance or Terms/Conditions

706 Route 170, Oak Bay

Variance or Terms/Conditions

10 route 750 Valley

Variance or Terms/Conditions

LEDGEWOOD DRIVE

Subdivision of Lot(s)

LEDGEWOOD DRIVE

Development Permit

706 Route 170

Development Permit

74 Brewers Lane St Stephen

Development Permit

430 Route 750 St. Stephen

Development Permit

5 BREWER LANE ST STEPHEN NB

Development Permit

14 Rose St, St. Stephens

Variance or Terms/Conditions

11 Pagan Street

Sign Permit

26 kings street

Development Permit

283 Milltown Blvd

Approved

Not approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Approved

Subdivision of Lot(s)	pleasant street	To create lot 2024-1 from a portion of PID 01311182 and all of PID 15173016 for future development. Important Notes: The deed must accompany the final plan to be approved.	Approved
Development Permit	40 Thompson Ave., St. Stephen	Building a 18'x12' detached deck in the rear yard Important Notes: Deck structure must be standalone, detached and not connected to any other structure that would increase its footprint above 55 square meters (592 sq. ft.).	Approved
Building or Demolition Permit	Croix View Lane	Build a 28x53 single-story modular home (with basement) with an attached garage.	Approved

Municipal District of St. Stephen Development Detail

Application Type	Address of Development Site	Description of Approval for Development	Development App
Development Permit	8 Pine St., St. Stephen	To locate a heat pump on an existing single-unit dwelling.	Approved
Development Permit	17 West Street, St Stephen NB E3L 1P2	Installing a residential heat pump.	Approved
Variance or Terms/Conditions	27 Spring St	3 foot height variance granted and 1 foot flankage yard setback variance granted on a residential fence in the flankage yard. Important Notes: Fence is to be no taller than 6 feet and to be located no closer to the property line than 4 feet.	Approved
Variance or Terms/Conditions	42 Old Bay Rd	Variance approval to section 3.17(1)(a) of the Saint David Parish Rural Plan Regulation to allow for an accessory dwelling unit with an area that exceeds the maximum (from 65 m2 to 74.2 m2). The proposed area does not exceed 35% of the gross floor area of the principal dwelling unit.	Approved
Development Permit	27 Spring St	Erecting a 6 ft. high fence to be located no closer than 4 feet from property line.	Approved
Development Permit	16 Todd St, St Stephen	To construct a 16'X24', 1-storey accessory structure incidental to the main use of the land (single-unit dwelling).	Approved
Development Permit	1 Hawthorne Street	Building a fence in the rear yard, to be located no closer than 18" from the property lines.	Approved
Zoning Confirmation or Compliance Letter	1 Edgewood St	<p>5.5.1 RLL Permitted Uses Any land, building or structure in the RLL Zone may be used for the purposes of: (a) One or more of the following main uses: (i) mini-home of up to a maximum of 20 dwelling units per hectare. (b) One or more of the following secondary uses: (i) parks and open space use; (ii) home based business; (iii) main use permitted in the NC Zone as a secondary use. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section. Important Notes: A home based business is an allowed secondary use in the RLL Zone. Sale of animals may be considered a home based business so long as: a) Except in the case of a daycare, education center, bed and breakfast or short-term rental, shall not occupy a gross floor area greater than 25 per cent (%) of the gross floor area of the main building; b) Shall not change the external appearance of a building so as to conflict with the residential character of the zone; c) Shall not store equipment, materials, or products associated with the use outside of the main building or accessory structure; d) The use is limited to one (1) business identification sign advertising the business; however, no such sign shall be illuminated nor shall it exceed 0.6 square meters in gross surface area. e) Shall not generate electrical interference, dust, noise or smoke, perceptible at any property line; f) The use is limited to having only one (1) commercially licensed vehicle parked on the premises at any one time.</p> <p>Commercial - "C" Zone Permitted Uses 4.2(1) In a Commercial Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) a single unit dwelling, (ii) a two unit dwelling, (iii) a retail store, (iv) a convenience store, (v) a personal and professional service shop, (vi) a tourist establishment, (vii) an automobile sales or rental establishment (viii) an automobile service station, (ix) an eating establishment, (x) an institutional use, and (xi) a commercial use; (b) the following secondary uses: (i) a home based business - class 1, subject to section 3.14, (ii) a home based business - class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.16; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure. Rural - "R" Zone Permitted Uses 4.1(1) In a Rural Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) an agricultural use, excluding an intensive livestock operation, (ii) a fishing or related use, (iii) a forestry use, (iv) a single unit dwelling, (v) a two unit dwelling, (vi) an outdoor recreation use, (vii) an institutional use, and (viii) a community care home; (b) the following secondary uses: (i) a home based business - class 1, subject to section 3.14, (ii) a home based business - class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.16; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure.</p>	Approved
Zoning Confirmation or Compliance Letter	53 Old Bay Road	<p>Commercial - "C" Zone Permitted Uses 4.2(1) In a Commercial Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) a single unit dwelling, (ii) a two unit dwelling, (iii) a retail store, (iv) a convenience store, (v) a personal and professional service shop, (vi) a tourist establishment, (vii) an automobile sales or rental establishment (viii) an automobile service station, (ix) an eating establishment, (x) an institutional use, and (xi) a commercial use; (b) the following secondary uses: (i) a home based business - class 1, subject to section 3.14, (ii) a home based business - class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.16; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure. Rural - "R" Zone Permitted Uses 4.1(1) In a Rural Zone, any land, building, or structure may be used for the purpose of, and for no other purpose than, (a) one or more of the following main uses: (i) an agricultural use, excluding an intensive livestock operation, (ii) a fishing or related use, (iii) a forestry use, (iv) a single unit dwelling, (v) a two unit dwelling, (vi) an outdoor recreation use, (vii) an institutional use, and (viii) a community care home; (b) the following secondary uses: (i) a home based business - class 1, subject to section 3.14, (ii) a home based business - class 2, subject to section 3.15, (iii) a garden suite, subject to section 3.2, and (iv) an accessory dwelling unit, subject to section 3.16; and (c) accessory buildings, structures or uses incidental to a permitted main or secondary use of the land, building or structure.</p>	Approved
Variance or Terms/Conditions	St. David Road, Saint David, NB	To vary Section 3.4(2) of the Saint David Parish Rural Plan Regulation and Section 6(4) of the Provincial Subdivision Regulation 80-159, to allow for the creation of a lot with a width of 34m at setback. A condition of the approval is that an adequate sight distance report shall be submitted prior to the final plan approval.	Approved
Development Permit	45 Marks Street, St. Stephen	Building a 14'x8' detached deck, being accessory to the main use of land (residential)	Approved
Development Permit	101 Hawthorne St., St. Stephen	Erecting a 24' Pool and building a 24'x16' detached deck with 3' wide decking around pool. Important Notes: No person shall allow sections of the swimming pool enclosure to be removed or become dilapidated so that it no longer conforms to this By-law; and No person is to allow materials to be placed, piled, attached, hung or leaned against or near the swimming pool enclosure that could facilitate the climbing of the enclosure or diminish the structural integrity of the enclosure. self-latching device at least 1.3 m (4.2 ft) above the bottom of the gate.	Approved
Subdivision of Lot(s)	St. David Road, Saint David, NB	To create lots 24-1 & 24-2 from PID 15199169 for residential purposes. A variance was granted for the undersized width of lot 24-2.	Approved
Development Permit	47 prince william street	Building a 12'X16', detached deck to an existing dwelling.	Approved

Variance or Terms/Conditions	15 watson st.	Renovate existing garage structure into Accessory Dwelling Unit Important Notes: Four (4) parking spots shall be maintained on the property meeting the specifications of Zoning Bylaw Z-3 Section 3.14.	Approved
Zoning Confirmation or Compliance Letter	113 Union Street St Stephen	Town of St. Stephen Zoning By-law Z-3 Residential Mix (R-2) Zone Any land, building or structure in the R-2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two-unit dwelling; (iii) triplex dwelling; and (iv) mini-home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee. Authorized (Legal) Use(s): A residential building with accommodations for care of 3 or less persons with supervisory staff would be permitted. The use must conform to all requirements of a single unit dwelling. If care is provide for 4 or more persons, the use would be considered a residential care facility and require a rezoning. Important Notes: This lot was recently re-zoned to the Residential Mix (R-2) Zone by the Municipal District of St. Stephen Council under By-law No. Z-3-02, which was filed in the County Registry Office on January 22, 2024. There no outstanding 'orders to comply' related to a building or zoning by-law infraction that applies to this land.	Approved
Variance or Terms/Conditions	15 George Street	A variance to Section 3.13 2)d) of the Town of St. Stephen Zoning Bylaw Z-3 to allow for an accessory structure to be erected closer to the property line than the existing dwelling.	Approved
Development Permit	3 Thomas Creek Lane	Building a 625 square foot dwelling and a 592 square foot detached garage.	Approved
Development Permit	15 George Street	Building a 20'X20', 1-storey shed and a 20'X20' carport. A variance was granted to locate the carport closer to the property line than the main dwelling.	Approved
Sign Permit	210 King Street, St. Stephen, NB E3L2E3	Locating a portable sign on site for no longer than one year	Approved
Subdivision of Lot(s)	highway 740	The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown on plan "667545 NB INC. Subdivision". (3 Lots) The final plan of subdivision must be stamped with the "Private Access" note. Important Notes: 24-06-01 667545 NB Inc.pdf	Approved
Development Permit	30 Boundary Street	Building a 20'x20' detached garage for personal use to be located on lot as shown on site plan provided.	Approved
Subdivision of Lot(s)	St. David Ridge Road	To create lot 23-01 & 23-02 from PID 01267426, for residential purposes.	Approved
Subdivision of Lot(s)	ST. DAVID RIDGE ROAD	To create lot 2024-1 from a portion of PID 01268382, for residential purposes. To create Parcel "A" from a portion of PID 01268382 to be added to PID 15026545. Important Notes: The deed must accompany the final plan to be approved.	Approved
Development Permit	11 island view	Building a 10'X14', accessory structure incidental to the main use of the land (single unit dwelling).	Approved
Development Permit	13 route 745	Building a 24'x20' detached garage for personal use	Approved
Subdivision of Lot(s)	NB Route 107, Bay Road, MD of St. Stephen	To create lot 24-1 from PID 01266725 in the "C" (Commercial) and "RU" (Rural) zones under the St. David Parish Rural Plan Regulation.	Approved
Variance or Terms/Conditions	NB Route 107, Bay Road, MD of St. Stephen	No variance is required as the remnant portion exceeds the minimum width of 54m.	Not approved
Zoning Confirmation or Compliance Letter	7 Elm St.	Plan Area & Zoning: St. Stephen Zoning By-Law Z-3 Residential Mix (R-2) Zone Authorized (Legal) Use(s): Any land, building or structure in the R-2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two-unit dwelling; (iii) triplex dwelling; and (iv) mini-home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee. Important Notes: The Southwest New Brunswick Service Commission (SNBSC) is aware that the current use of 7 Elm Street has remained the same for 30+ years. While this use is no longer permitted under the Town of St. Stephen Zoning By-law Z-3, the use pre-dates this by-law and any other previous zoning by-laws now available to SNBSC or the Town of St. Stephen. As the use has been established for nearly four decades without any apparent concern from the municipality, SNBSC may reasonably conclude that the current use of the land was lawfully permitted. Therefore, SNBSC concludes that the use may continue as a legal non-conforming use as per section 60 of the Community Planning Act (C-19). A separate planning application may be made if the use of the building is proposed to be altered in the future	Approved
Zoning Confirmation or Compliance Letter	165 Board Rd	Plan Area & Zoning: Saint David Parish Planning Area Rural Plan Regulation - Community Planning Act. Rural - "R" Zone Authorized (Legal) Use(s): That applicant requires confirmation that their proposed use/activity is permitted under zoning on this land. They have described their proposed use as follows: "This is a hall for public events including weddings. I am requesting authorization documents that zoning permits sale and consumption of liquor." In a Rural Zone, any land, building, or structure may be used for the purpose of 'an institutional use.' An institutional use may include halls for public assembly, or community gatherings such as weddings, and the serving of alcohol is considered a permitted, accessory use for such uses of land or buildings. Important Notes: Any structural	Approved

renovations to the existing structures or changes of occupancy to the buildings (e.g. from residential to commercial) would require a separate application and building permit approval.



30 items per page

61 – 90 of 110 items

Municipal District of St. Stephen Development Detail

Application Type	Address of Development Site	Description of Approval for Development	Development App
Subdivision of Lot(s)	1068 RTE 170	To create lots 2024-1 and 2024-2 from PID 01264480 for residential purposes.	Approved
Subdivision of Lot(s)	progress drive	To create lots 2024-1 & 2024-2 in the Industrial Zone. Lots are being created to accommodate usable main buildings.	Approved
Sign Permit	198 King Street	Replacing a freestanding sign on existing base.	Approved
Zoning Confirmation or Compliance Letter	123 King Street	Town of St. Stephen Zoning By-Law Commercial Mix (CM) Zone Authorized (Legal) Use(s): Any land, building or structure in the CM Zone may be used for the purposes of: a) One or more of the following main uses: i) neighbourhood commercial use; ii) large format commercial use, subject to terms and conditions as may be applied by the Advisory Committee; iii) medium density residential use, subject to building and site requirements of sections 5.3.2 (a) & (b). b) One or more of the following accessory uses: i) An accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this Section. Important Notes: Commercial Use, Large Format - means the use a building, structure, or lot for large scale commercial uses including for the purpose of buying and selling commodities, offices, restaurants and bars, entertainment, hotel, general retail or supply of business services, gas bars, warehousing, vehicle repair, vehicle sales or leasing, contractor yards, wholesale establishments, and shopping centres or malls, but does not include industrial uses, utility and telecommunications stations, or adult entertainment. This definition includes the use that is currently on this property.	Approved
Development Permit	354 Milltown Blvd.	Development approval for the placement of a of a 11 sq. m (12x10') accessory shed that shall be located no closer than 11 m from the bank of the St. Croix River and no closer than 4.87 m from the side lot line shared with 350 Milltown Boulevard. Important Notes: Shed may not be located on any part of the municipal right of way for Milltown Boulevard and must be located in accordance with site plan.	Approved
Variance or Terms/Conditions	Ledgewood Drive, Crocker Hill	To create lot 2023-2 in the "AF" Zone under the Dufferin Planning Area Rural Plan Regulation, with a width of 20m. A variance of 34m to create lot 2023-2 is granted.	Approved
Rezoning or Plan Amendment	66 Main Street, st. Stephen	From Residential Mix (R-2) Zone to Medium Density Residential (R-2B) Zone Description of Approved Use: Medium density use of up to a maximum of ten (10) dwelling units. Important Notes: Registered Z-3-03.pdf PRAC Letter - Z-3-03.pdf	Approved
Subdivision of Lot(s)	Mohannes Road, Mohannes	To create lots 2024-1 & 2024-2 from PID 01257419. Remnant portions require variances in width of 44m to create the remnants with a width of 10m. Important Notes: Any development within 30m of a mapped or unmapped wetland requires a WAWA permit from the Source and Surface Water Management Branch.	Approved
Zoning Confirmation or Compliance Letter	128-130 Milltown Blvd St. Stephen	DT Permitted Uses Any land, building or structure in the DT Zone may be used for the purposes of: (a) One or more of the following main uses: (i) downtown commercial use; (ii) a high density residential use, not located within ten (10) meters of any façade on the ground floor. (b) One or more of the following accessory uses: (i) An accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section. Important Notes: As defined under "downtown commercial use", an institutional use is permitted including child care.	Approved
Subdivision of Lot(s)	310 Route 170, Bay Road, MD of St. Stephen	To create lot 24-01 from portions of PIDs 15202591 & 01266725. To create lot 2015-1A from the remnant PID 15202591. Important Notes: The deed must accompany the final plan to be approved.	Approved
Zoning Confirmation or Compliance Letter	1 Lindsay Lane	1. St. Stephen Zoning By-law Z-3 2. Residential Mix (R-2) Zone 3. Any land, building or structure in the R-2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two-unit dwelling; (iii) triplex dwelling; and (iv) mini-home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee. Authorized (Legal) Use(s): A residential building with accommodations for care of 3 or less persons with supervisory staff would be permitted. The use must conform to all requirements of a single unit dwelling. If care is provide for 4 or more persons, the use would be considered a residential care facility and require a rezoning.	Approved
Zoning Confirmation or Compliance Letter	Lot 33 Victoria Street	Institutional (INS) Zone 8.1.1 INS Permitted Uses Any land, building or structure in the INS Zone may be used for the purposes of: a) One or more of the following main uses: i) Institutional Use; ii) Parks and Open Space Use; iii) Public Utility Use; and, iv) Private Utility Use, subject to terms and conditions as may be applied by the Advisory Committee. b) Any accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section, including Accessory Dwelling Units. Important Notes: Institutional Use - means the use of land, buildings, or structures for religious, educational, health, indoor recreational facilities, child care, community centre, hospital, nursing home, seniors home, seniors congregate care facility, home for the aged or infirm, or a residential care facility. Residential Care Facility - means a residential building or part of a building in which accommodation and nursing, supervisory and/or physical personal care is provided, or is made available for more than three persons with social, health, legal, emotional, mental or physical disabilities or problems, and includes such facilities as are licenced by the Family Services Act, or by other provincial legislation, and that may contain common facilities, such as but not limited to: a) the	Approved

Zoning Confirmation or Compliance Letter	44 Pine Street	preparation and consumption of food; b) an accessory personal service shop; c) a retail store; d) amenity space; and/or e) recreational uses for the residents; Any land, building or structure in the R-2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two-unit dwelling; (iii) triplex dwelling; and (iv) mini-home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee. Important Notes: A residential building with accommodations for care of 3 or less persons with supervisory staff would be permitted. The use must conform to all requirements of a single unit dwelling. If care is provide for 4 or more persons, the use would be considered a residential care facility and require a rezoning.	Approved
Zoning Confirmation or Compliance Letter	6 veazy St St Stephen NB E3L 2R8	Any land, building or structure in the R-3 Zone may be used for the purposes of: (a) One of the following main uses: (i) high density residential use (ii) institutional use, subject to terms and conditions as may be applied by the Advisory Committee. (b) One or more of the following secondary uses: (i) parks and open space use; (ii) neighbourhood commercial use. (c) One or more of the following accessory uses: (i) An accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this Section; and, (ii) An accessory dwelling unit. Important Notes: The current use is a permitted main use. High density residential use includes multi-unit residential which is defined as a building comprising three or more dwelling units which generally has shared outside access.	Approved
Variance or Terms/Conditions	Mohannes Road	To create lots 2024-1 & 2024-2 from PID 01257419. Remnant portions require variances in width of 44m to create the remnants with a width of 10m. Variance granted.	Approved
Zoning Confirmation or Compliance Letter	17 Main St., St. Stephen	5.2 Residential Mix (R-2) Zone 5.2.1 R-2 Permitted Uses Any land, building or structure in the R-2 Zone may be used for the purposes of: (a) One of the following main uses: (i) single unit dwelling; (ii) two-unit dwelling; (iii) triplex dwelling; and (iv) mini-home, subject to section 3.8. (b) One of the following secondary uses: (i) home based business. (c) One or more of the following accessory uses: (i) an accessory building, structure or use incidental to the main use of the land, building or structure if such main use is permitted in this section; and, (ii) an accessory dwelling unit, subject to terms & conditions established by the advisory committee. Important Notes: The current use of an apartment building is a non-conforming use.	Approved
Development Permit	25 Union Street	Residential heat pump install.	Approved
Approval or Exemption of Documents for Registration	115 Lily Hill RD	Please note, your documents for registration have now been approved by – Judy Hartford and are ready to be picked up.	Approved
Subdivision of Lot(s)	LEDGE ROAD	To create lots 2023-1 & 2023-2 from PID 01206515. Lot 2023-1 is zoned Mixed Use and lot 2023-2 is zoned Agriculture and Forestry under the Dufferin Planning Area Rural Plan Regulation. Lot 2023-2 was granted a variance in width (Approval #1 768-1159).	Approved
Subdivision of Lot(s)	Hall Road	The Planning Review and Adjustment Committee approve the water access for the development of land as shown on plan "BIREs Subdivision". The following statements must be added to the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act", the 100-metre limited development setback must be shown on and the following statement being added to the final plan: "Tree removal is prohibited and development between the 100- metre setback and the water's edge is limited and controlled by the "St. Croix Corridor South Area Rural Plan Regulation 21-SCS-085-00 and "Lots and parcels in this subdivision have been approved for water access seasonal recreational purposes. Lots registered, and subsequently developed, may not receive public services, such as school busing, and garbage pick-up".	Approved