



PLANNING REPORT

*PAC – April 15, 2026
File No.: P.R. No. 23/26*

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Rezone a portion of property from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.

Property: 17 Kimble Court (PID 01483007)

OWNER: Bishop of Fredericton (c/o M Wilson-Smith)
188 Cambridge Crescent,
Fredericton NB,
E3B 4N9

APPLICANT: Skyline Surveys & Geomatics Ltd. (c/o Steven Cook)
30 Hughes St Unit 2, Office D
Fredericton NB,
E3A 2W3

SITE INFORMATION:

Location: Corner lot at the intersection of Forest Hill Road and Kimble Court

Context: Institutional land to the south, single detached dwellings to the east, west and north

Ward No: 8

Municipal Plan: Established Neighbourhood

Zoning: Institutional Zone One (I-1)

Existing Land Use: Church and single detached dwelling

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone a portion of property at 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1) in order to subdivide the property. The subject lot contains both a church and a single detached dwelling. The church intends to subdivide the lot and sell the single detached dwelling. They cannot however proceed with this subdivision until the portion they intend to subdivide is rezoned. Staff feel that the rezoning is appropriate for the established neighborhood designation and support the application subject to terms and conditions.

APPLICATION:

Steven Cook, of Skyline Surveys & Geomatics Ltd, on behalf of the Bishop of Fredericton, has made an application to rezone a portion of 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.

PLANNING COMMENTS:

Proposal:

- The subject lot contains both St. Margaret's Anglican Church and its rectory (Map I). Both were built in 1995. The rectory has been unoccupied for at least a year.
- The Applicant is proposing to subdivide the rectory from the church and sell the newly created lot as is.
- Given that the rectory already exists, the subdivision does not require 8% land for public purpose as per section 3.05 of Bylaw Z-4. The subdivision is therefore not being considered in this application.
- The new lot will provide access to the parcel from the existing driveways on Kimble Court (Map II). Access is also maintained to the Church and its parking lot by driveways on both Kimble Court and Forest Hill Road.
- The newly subdivided rectory and its accessory building will meet the requirements of the zoning bylaw.
- The building is in good condition and is of a similar style to other single detached dwellings in the neighbourhood (Map III). The new lot will be larger than the existing lot pattern, however this is necessary to encompass the entire building and driveway as well as prevent the creation of remnant unusable lot space.

Municipal Plan:

- The subject property is designated Established Neighbourhood in the Municipal Plan. These neighbourhoods are meant for limited intensification through complimentary and compatible development as well as the maintenance of existing housing stock.
- The proposed rezoning meets the intent of the Municipal Plan by encouraging the maintenance of existing housing stock, providing a new lot which is broadly consistent with the existing lot pattern and by protecting healthy and mature trees.

Zoning By-law:

The rezoned section complies with the applicable R-1 Zone standards as follows:

Standard	Required	Proposed
Lot Area (Min)	450m ²	1724m ²
Lot Frontage (Min)	15m	48m
Lot Depth (Min)	30m	45.9m

- The proposed and remnant lots comply with the minimum lot standards of the Zoning By-law and are appropriately sized for future development.

Public Land Dedication

- Section 3.05 of the subdivision By-Law Z-4 allows a subdivision to be exempt from the Lands for Public Purpose requirements if it creates "lots containing usable main buildings, existing at the time of the application for subdivision". In this case the building is usable and therefore the application is exempt.

Engineering & Operations

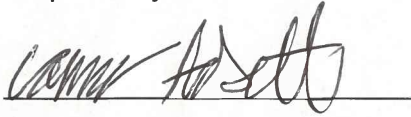
- Water and sanitary sewer servicing records indicate that there is one water and sanitary sewer service lateral installed to 775 Forest Hill (the Church) and one service lateral is installed to 17 Kimble Court (the house). Records do not show a location of the services. The applicant shall call Service Fredericton and schedule a locate of services to the properties prior to the final subdivision plan and have the service locations added to the plan of subdivision to ensure that the services fall within the proposed property boundaries, or easements are provided to ensure servicing and maintenance requirements.

RECOMMENDATION:

It is recommended that the application submitted by Steven Cook, of Skyline Surveys & Geomatics Ltd, on behalf of the Bishop of Fredericton, for rezoning a portion of 17 Kimble Court be recommended for approval subject to terms and conditions:

- a) The final plan of subdivision be submitted substantially in accordance with Map I attached to P.R. 23/26 to the satisfaction of the Development Officer;
- b) The applicant is to coordinate and complete water and sewer service locates for 775 Forest Hill Road, and 17 Kimble Court. The traced services are to be added to the plan of subdivision and any easements be added to the plan if required.

Prepared by:

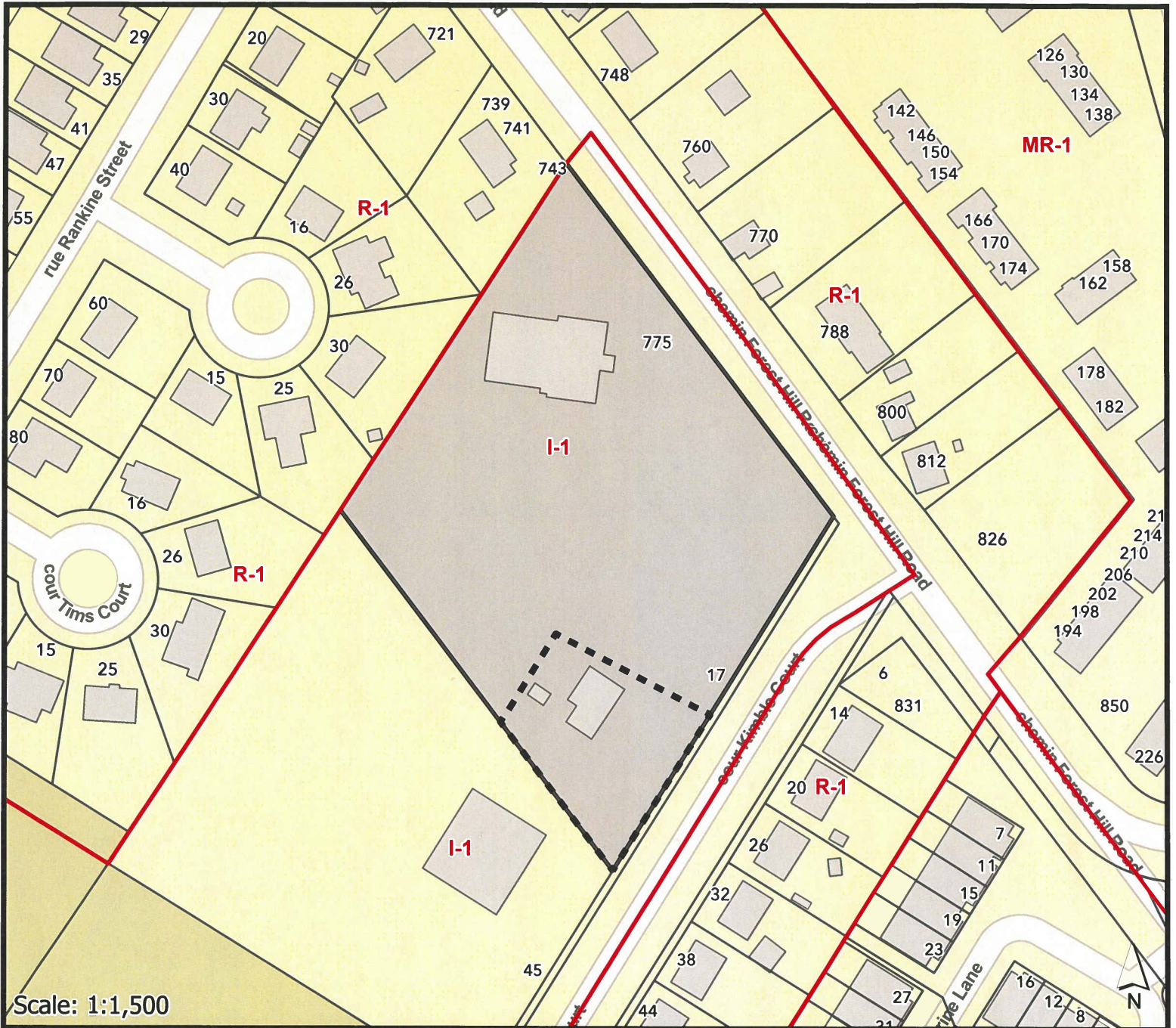
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Connor Adsett
Planner, Community Planning

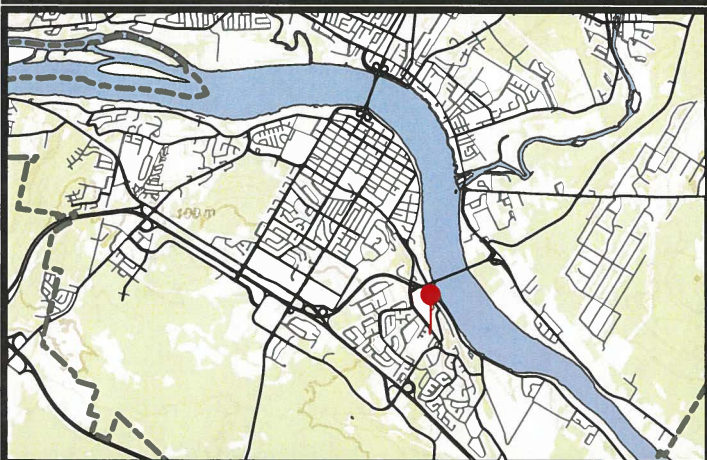
Approved by:


A handwritten signature in blue ink, appearing to read "Marcello Battilana", written over a horizontal line.

Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



Scale: 1:1,500



 Subject Properties / Propriétés Visé

 Subject Area / Point d'intérêt

Rezoner a portion of property from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.

Rezoner une partie de la propriété de la zone institutionnelle 1 (I-1) à la zone résidentielle 1 (R-1) afin de permettre la subdivision pour une habitation unifamiliale isolée existante.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-23-2026

Date \ date: avril \ April 15, 2026

Subject \ sujet: 17 cour Kimble Court

Skyline Surveys & Geomatics Ltd.
(c/o Steven Cook)



Existing House / Maison existante

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-23-2026

Date \ date: avril \ April 15, 2026

Subject \ sujet: 17 cour Kimble Court

Skyline Surveys & Geomatics Ltd.
(c/o Steven Cook)

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Development Proposal Z/10/2026
Date: Wednesday, April 1, 2026 3:31:29 PM

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To the Planning Advisory Committee,

I am writing in regard to the proposed subdivision and rezoning of 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1).

I would like to express my support for the proposed rezoning and subdivision. Increasing the availability of residential land in Fredericton is important, and this proposal appears to be a positive step toward making better use of existing land within the city.

That said, I would encourage the Committee to consider rezoning the subject property to a more flexible residential designation, such as MR-1 or MR-2, rather than limiting it to R-1. A more permissive zoning classification could allow for a wider range of housing types, including modest multi-unit or mixed residential forms, which would better support housing diversity and affordability in the area.

In my view, allowing for slightly increased density, while still maintaining compatibility with the surrounding neighbourhood, would make more efficient use of the land and align with broader goals of sustainable growth.

Thank you for your consideration.

Sincerely,

Scott Strang