



PLANNING REPORT

PAC – April 15, 2026
File No.: P.R. No. 24/26

To: Planning Advisory Committee
From: Connor Adsett, Planner
Proposal: Conditional use variance to operate a vehicle sales business
Property: **1899 Lincoln Road (PID 60001088)**

OWNER: Russell Carson
1899 Lincoln Road,
Fredericton NB,
E3B 8P4

APPLICANT: Matthew McQuinn
3000 RTE 148,
Nashwaak Bridge NB,
E6C 2C5

SITE INFORMATION:

Location: Interior lot on the North Side of Lincoln Road between Glasier Road and McFadzen Lane

Context: Industrial and commercial land along Lincoln Road, Provincially Significant Wetland to the North before the Saint John River, and Commercial and Park land to the South

Ward No: 7

Municipal Plan: Commercial Centres and Corridors and Rural and Agricultural

Zoning: Business Industrial Zone (BI)

Existing Land Use: Self-Storage Facility, Office and Dwelling Units

Previous Applications: P.R. 11/92

EXECUTIVE SUMMARY:

The Applicant is proposing to relocate their vehicle sales business to 1899 Lincoln Road. While the subject property is zoned Business Industrial (BI), the proposed vehicle sales use requires a conditional use variance. The proposal meets the requirements of the BI zone and staff consider the proposed vehicle sales use appropriate for this location. Overall, staff support the application subject to terms and conditions.

APPLICATION:

Matthew McQuinn has made an application at 1899 Lincoln Road for a conditional use variance to permit Vehicle Sales in the Business Industrial (BI) zone.

PLANNING COMMENTS:

Background:

- The subject property contains three buildings: one residential structure and two larger industrial buildings (Map I). In addition, five self-storage buildings are located on the site. The industrial buildings (Map III) were previously occupied by M & A Welding & Mechanical, which no longer operate at this location.
- The self-storage buildings remain active, and this use is intended to continue. However, the two storage buildings located on the west side of the property (Map IV) will be relocated to accommodate the parking required for this application (Map II).
- Staff are also aware of legally non-conforming dwelling units on the property (Map III). Building Inspection and Planning staff are reviewing this portion of the site to confirm the extent of the non-conforming use. This matter does not form part of the current application outside of the required parking.

Proposal:

- The current application concerns the Applicants proposal to relocate their existing compact vehicle dealership and service centre to 1899 Lincoln Road. The proposed dealership and service centre will reuse an existing office in one of the storage buildings as well as one of the existing industrial buildings on site (Map II).
- The business currently employs two staff members who work from 8:30 a.m. to 5:00 p.m., Monday to Friday, and from 11:00 a.m. to 2:00 p.m. on Saturdays.
- As seen on Map I, there would be 20 parking spaces on site, which would accommodate vehicle inventory (six vehicles), staff and visitors as well as the remaining uses (dwelling units and self storage facility). The inventory is to be placed in the six spaces parallel to Lincoln Road (Map II). Access would be provided by two driveways one of which is one-way and one of which is two-way.
- The site abuts a wetland area zoned Environmental and Open Space (EOS). Staff have identified several encroachments into this wetland associated with the previous industrial activities. To prevent further intrusion, the Applicant will install fencing along the rear of the property, subject to obtaining a Watercourse and Wetland Alteration permit.

Zoning By-law:

The proposal complies with the BI Zone standards as follows:

Standard	Required	Provided
Lot Area (Min)	2,000m ²	6,037m ²
Lot Frontage (Min)	30m	126.5m
Office Floor Area (Max)	498m ²	38.5m ²
Parking	11	14

- The total number of required parking spaces was determined by adding the number required for each use together and then rounding this to the nearest whole number. The breakdown of the number of required parking spots per use is as follows:

Use	Required Parking
Self-Storage Facility 2 sp/100m ² NFA for office portion of use	0.77
Dwelling Unit: Per 3 or more BR Unit/1.75 sp	3.5
Vehicle Sales: 3.5sp/100m ² NFA for exclusive use of customers and employees and must be signed as such and 1 sp/ inventory vehicle	6.45
Total	10.72 (rounded to 11)

- The proposal complies with the applicable standards in the Business Industrial Zone and the required parking standards.
- Though three uses will be present on site, the site is large enough to accommodate each. Staff would also note that the proposal reuses the existing buildings while providing much needed fencing to protect the adjacent wetland.
- Overall, staff consider the proposed vehicle sales use appropriate for the location on the north side of Lincoln Road given the surrounding commercial uses and in particular the number of existing car dealerships to the west and east.

Engineering & Operations

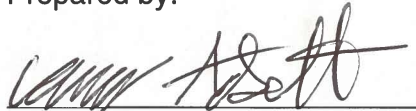
- Any upgrades to the property that alter the hard surfacing of the property will require a grading and stormwater management plan to ensure that there are no drainage impacts to adjacent properties or the right-of-way.
- The city has long term plans to modify the cross section of Lincoln Road to make it a more urbanized cross section. Although there are no requirements to provide landscaping or formalize a driveway at this time, the city may reduce the access to conform to city

RECOMMENDATION:

It is recommended that the application submitted by Matthew McQuinn for conditional use variance to permit Vehicle Sales in the BI zone be approved subject to terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 24/26 to the satisfaction of the Development Officer;
- b) Fencing be installed at the rear of the site generally in accordance with Map II attached to P.R. 24/26 to the satisfaction of the Development Officer;
- c) Sign permits be obtained for any proposed signage and subject to Section 6 of Zoning By-law Z-5;
- d) Any upgrades to the property that alter the hard surfacing of the property will require a grading and stormwater management plan to ensure that there are no drainage impacts to adjacent properties or the right-of-way.
- e) Future access to conform to city driveway and landscaping standards like what is shown on map ii during street renewal and upgrade projects.

Prepared by:

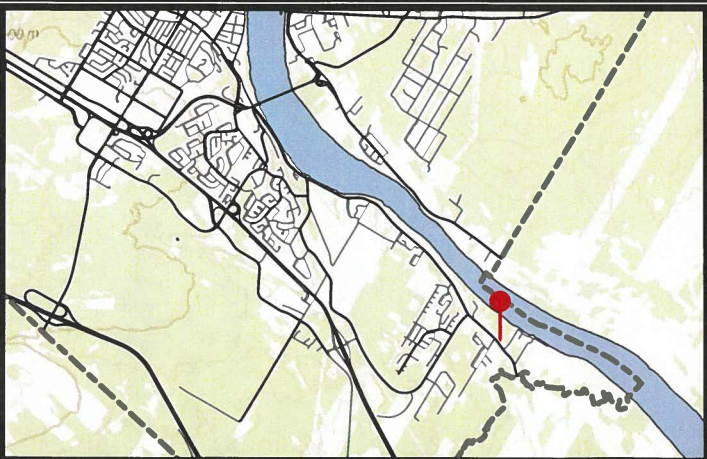
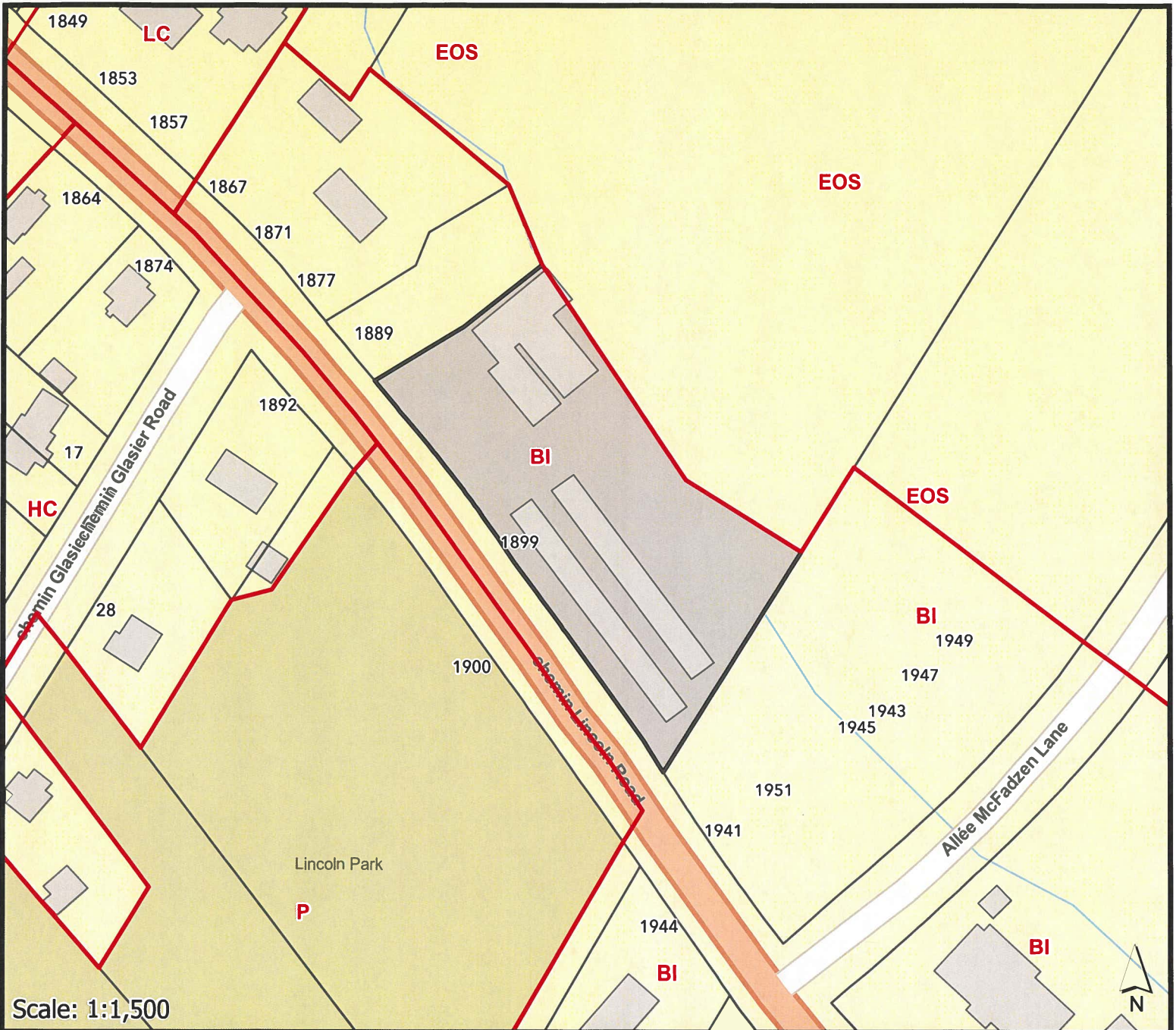



Connor Adsett
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



 Subject Properties / Propriétés Visé

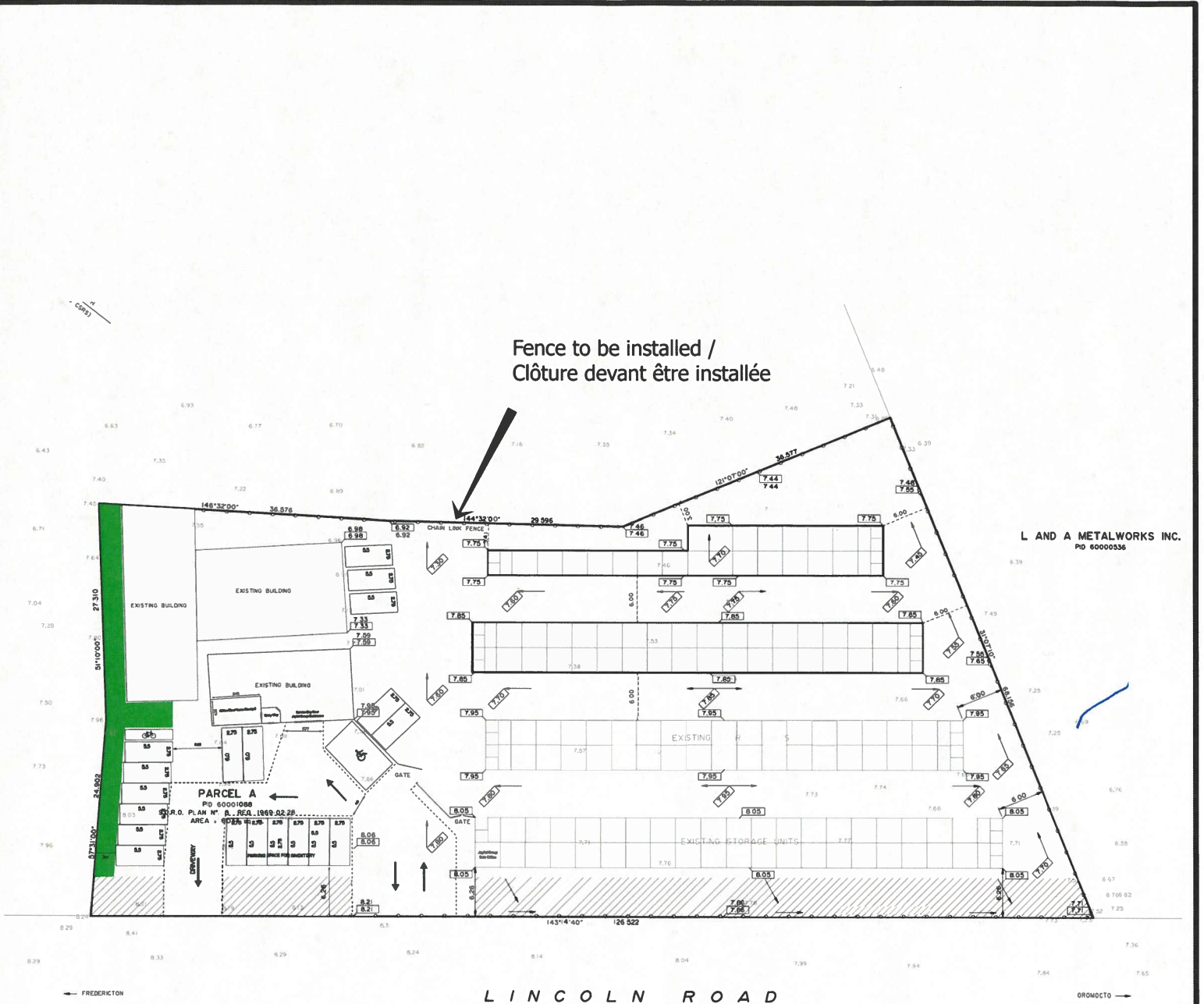
Application for a conditional use variance to operate a vehicle sales business at 1899 Lincoln Rd.

Demande de dérogation pour usage conditionnel afin d'exploiter une entreprise de vente de véhicules au 1899, chemin Lincoln.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-24-2026
Date \ date: avril \ April 15, 2026
Subject \ sujet: 1899 chemin Lincoln Road
Matthew McQuinn



Application for a conditional use variance to operate a vehicle sales business at 1899 Lincoln Rd.

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Tentative Plan of Subdivision / Plan provisoire de lotissement



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Map \ carte # II
File \ fiche: PR-24-2026
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Matthew McQuinn



Lincoln Road - South / chemin Lincoln - South



Looking East / Vue vers l'est

Elevations / Élévations

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Map \ carte # III

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Looking West / Vue vers l'ouest



West / Ouest

Elevations / Élévations

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Map \ carte # IV

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