



PLANNING AND
DEVELOPMENT
City Hall
655 Main Street
Moncton, NB
Canada E1C 1E8

URBANISME ET
AMÉNAGEMENT
Hôtel de ville
655, rue Main
Moncton, NB
Canada E1C 1E8

PUBLIC NOTICE

November 13, 2024

RE: Variance Application submitted by Kunal Sethi on behalf of 14797426 Canada Inc., 70 Lewisville Road, Moncton NB (PID 70454814), File Number: 24MV-45936

Dear Landowner,

The City of Moncton received an application to convert an existing commercial unit located at 70 Lewisville Road into a church.

The property is zoned SC (Suburban Commercial). To facilitate the project as proposed, the following application is required:

- 1. Variance Application** to reduce the number of on-site parking spaces from 43 spaces to 16 spaces.

As a property owner within 60m of the above noted application, this notice was sent to you to seek any comments you would like to offer.

The Planning Advisory Committee will consider the above-noted request at its next monthly meeting on **Wednesday, November 27, 2024** at 5:30 p.m. **Due to renovations to Council Chambers, the Planning Advisory Committee meeting will be held virtually.**

You may make your comments known to the Committee by sending them in writing to me or by attending the meeting virtually to make representation on the matter. A link to the meeting will be posted on the city's website here: <https://www.moncton.ca/planning-advisory-committee>

All written comments must be signed or display the author's name, civic address and phone number. Once received, they are considered public documents and may be posted on our website as part of Staff's Report. Written comments may be read at the meeting upon request.

The materials submitted with the application can be viewed during our regular office hours, Monday through Friday, 8:30 a.m. to 4:30 p.m. or on our website at: <https://www.moncton.ca/planning-advisory-committee>

Should you have any questions, do not hesitate to contact **Dylan Geldart**, Urban Planner with the City of Moncton, at **506-859-2667** or email Dylan.geldart@moncton.ca

AVIS PUBLIC

Le 13 novembre 2024

Objet : Demande de dérogation déposée par Kunal Sethi au nom de 14797426 Canada Inc., 70, chemin Lewisville, Moncton (Nouveau-Brunswick) [NID 70454814], Dossier 24MV-45936

Cher propriétaire foncier,

Une demande a été déposée auprès de la Ville de Moncton pour convertir un bâtiment commercial existant, situé au 70, chemin Lewisville, en une église.

La propriété se trouve dans la zone SC (Zone commerciale suburbaine). Pour permettre de réaliser le projet proposé, il faut déposer la demande suivante :

- 1. Demande de dérogation** pour réduire le nombre de places de stationnement de surface de 43 à 16 places.

Cet avis vous est adressé en votre qualité de propriétaire d'un bien-fonds situé dans un rayon de 60 mètres du lieu de la demande susmentionnée, pour vous inviter à formuler les commentaires souhaités.

Le Comité consultatif d'urbanisme se penchera sur cette demande pendant sa prochaine réunion mensuelle, le **mercredi 27 novembre 2024** à 17 h 30. **En raison des travaux de rénovation en cours dans la salle du conseil, la réunion du Comité consultatif d'urbanisme se tiendra virtuellement.**

Pour présenter vos commentaires au Comité, vous pouvez me les faire parvenir par écrit ou participer à la réunion en virtuel pour commenter le dossier. Un lien vers la réunion sera affiché sur le site Web de la Ville, à l'adresse suivante : <https://www.moncton.ca/fr/moncton-ouverte-au-monde-des-affaires-zonage-et-urbanisme-service-durbanisme/comite-consultatif>

Tous les commentaires déposés par écrit doivent être signés par l'auteur ou porter son nom, son adresse municipale et son numéro de téléphone. Les commentaires déposés seront considérés comme des documents publics et pourront être publiés sur notre site Web dans le Rapport du personnel de la Ville. Nous pourrions faire la lecture des commentaires déposés par écrit pendant la réunion sur demande.

Les documents déposés avec la demande peuvent être consultés pendant nos heures normales d'ouverture, du lundi au vendredi, de 8 h 30 à 16 h 30 sur notre site Web, à l'adresse suivante : <https://www.moncton.ca/fr/moncton-ouverte-au-monde-des-affaires-zonage-et-urbanisme-service-durbanisme/comite-consultatif>

Si vous avez des questions, n'hésitez pas à communiquer avec **Dylan Geldart**, urbaniste de la Ville de Moncton, par téléphone au **506-859-2667** ou par courriel à l'adresse Dylan.geldart@moncton.ca

**70 Lewisville Road
(PID 70454814)**

Variance Application

**70, chemin Lewisville
(NID 70454814)**

Demande de dérogation

Item 4(c) – File 24MV-45936

Point 4(c) – Dossier 24MV-45936



Application

Application to convert an existing commercial unit located at 70 Lewisville Road into a church.

The property is zoned SC (Suburban Commercial) and requires the following application:

1. Variance Application

- a. To reduce the number of on-site parking spaces from 43 spaces to 16 spaces.

APPLICANT: 14797426 Canada Inc., landowner

Demande

Demande pour convertir un bâtiment commercial existant, situé au 70, chemin Lewisville, en une église.

La propriété en question se trouve dans la zone SC (Zone commerciale suburbaine). Pour permettre de réaliser le projet proposé, il faut déposer la demande suivante :

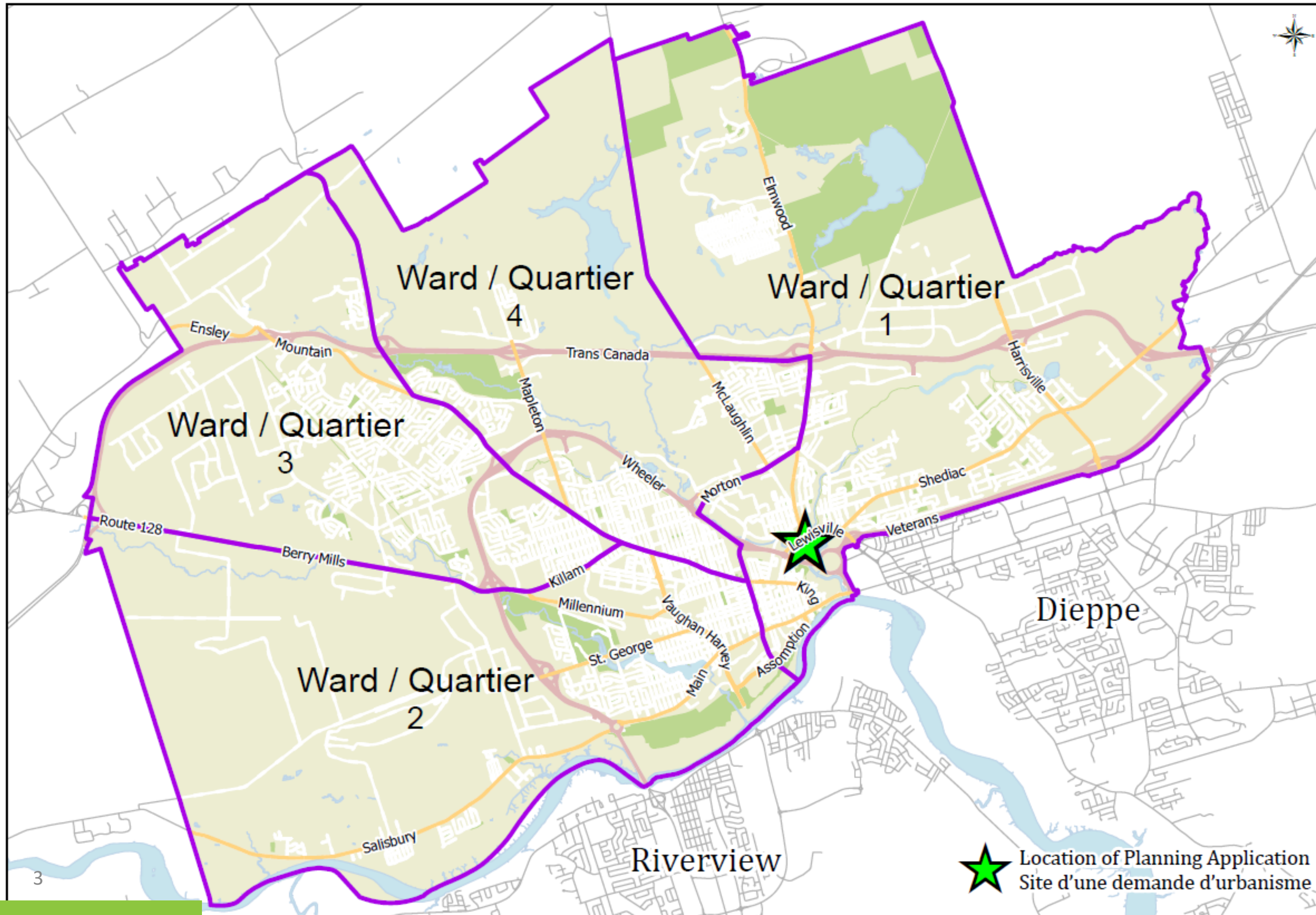
1. Demande de dérogation

- a. pour réduire le nombre de places de stationnement de surface de 43 à 16 places.

DEMANDEUR : 14797426 Canada Inc., propriétaire foncier


Planning Application Location Map

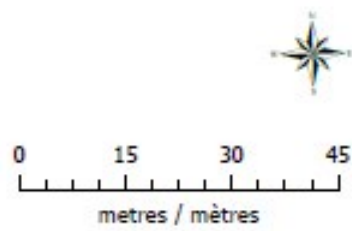
Carte de situation des demandes d'urbanisme



Variance / Dérogation
70 ch. Lewisville Rd



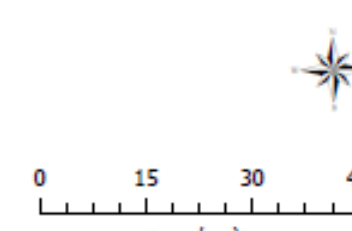
LEGEND / LÉGENDE
 PID / NID 70454814



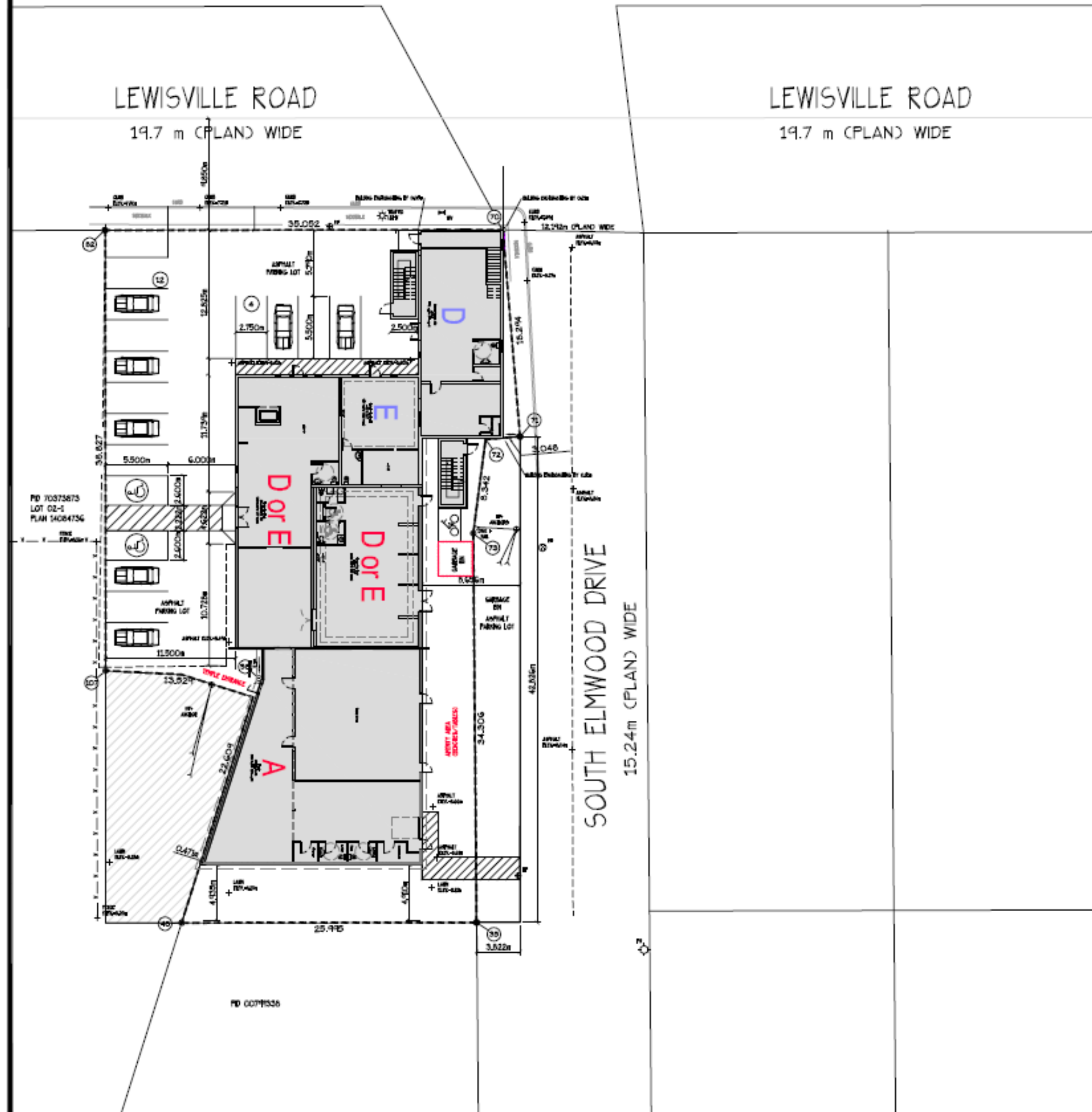
Variance / Dérogation
70 ch. Lewisville Rd



LEGEND / LÉGENDE
 PID / NID 70454814
 ZONING / ZONAGE
 SUBURBAN COMMERCIAL ZONE
 SC ZONE COMMERCIALE SUBURBAINE



NEC SUMMARY			
Item	General Bidding Information		
1	Reference National Bidly Code of Canada 2023		
2	Project Name	70 Lewisville Road Upgrade	Bidly Order: 5471426 Canada Inc. 4575 Road 5475 70 Lewisville Road Moncton, NB E1A 2K2
3	Site Address	70 Lewisville Road Moncton, NB E1A 2K2	Address: 5471426 Canada Inc. 4575 Road 5475 70 Lewisville Road Moncton, NB E1A 2K2
4	Phone	709-543-2625	Phone: 709-543-2625
5	Architect	Alex Savoie, Architectural Design Inc. 240 Levesque Street Moncton, NB E1A 2K2	Phone: 709-543-2625
6	Architectural Designer	Alex Savoie, Architectural Design Inc. 240 Levesque Street Moncton, NB E1A 2K2	Phone: 709-543-2625
Item	NEC 2023	NEC Reference	
1	Project Description	<input type="checkbox"/> Change of use <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration	Part 3
2	Major Occupancy Group C - Residential Occupancy	Group 2 - Detached and Personal Services Group 3 - Mercantile Group 4 - Assembly	3.2.2.1
3	Major Area Size		3.2.2.1 (TABLE A)
4	Gross Area	3 Storage Area 540m ² Second Storey 210m ² Total 750m ²	
5	Number of Storage	Above grade - 3	3.2.2.1 (TABLE A)
6	Height of Building	3.0m (10'-0")	3.2.2.1 (TABLE A)
7	Length of Building	35.0m (115'-0")	3.2.2.1 (TABLE A)
8	Width of Building	25.0m (82'-0")	3.2.2.1 (TABLE A)
9	Number of Storeys/Levels	3	3.2.2.1 (TABLE A) + 3.2.2.2
10	Building Classification	Group C up to 3 storeys 250m ² - Facing 3 streets	3.2.2.1
11	Fire Alarm System Proposed	<input type="checkbox"/> No <input type="checkbox"/> Yes (with 12 or less of roof rating) <input checked="" type="checkbox"/> Yes (with 12 or more of roof rating)	3.2.2.1
12	Fire Alarm System	N/A	
13	Fire Alarm to be used to control	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
14	Fire Alarm Control	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
15	Fire Alarm Panel Location	N/A	3.2.2.1 (TABLE A)
16	Is Fire Alarm connected to a central monitoring station	N/A	3.2.2.1
17	Fire Alarm Panel	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1 (TABLE A)
18	Fire Alarm Panel Location	N/A	3.2.2.1 (TABLE A)
19	Is Fire Alarm connected to a central monitoring station	N/A	3.2.2.1
20	Fire Alarm Panel	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1 (TABLE A)
21	Fire Alarm Panel Location	N/A	3.2.2.1 (TABLE A)
22	Is Fire Alarm connected to a central monitoring station	N/A	3.2.2.1
23	Fire Alarm Panel	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1 (TABLE A)
24	Fire Alarm Panel Location	N/A	3.2.2.1 (TABLE A)
25	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
26	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
27	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
28	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
29	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
30	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
31	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
32	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
33	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
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40	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
41	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
42	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
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67	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
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71	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
72	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
73	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
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77	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
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80	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
81	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
82	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
83	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
84	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
85	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
86	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
87	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
88	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
89	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
90	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
91	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
92	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
93	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
94	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
95	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
96	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
97	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
98	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
99	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1
100	Fire Alarm System	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	3.2.2.1



GENERAL NOTES GENERALES

CEB PLANS ET DEVIS DEMEURENT LA PROPRIETE DE ALEX SAVOIE, DESIGN COMMERCIAL & RESIDENTIEL, QUE LE PROJET POUR LEQUEL ILS ONT ETE ELABORE SOIT REALISE OU NON.

THESE DRAWINGS WILL REMAIN THE PROPERTY OF ALEX SAVOIE, COMMERCIAL & RESIDENTIAL DESIGN, WHETHER THE PROJECT THEY WERE MADE FOR IS EXECUTED OR NOT.

SUPERFICIE - AREA

SC: Zone Commerciale Suburbaine
Suburban Commercial Zone

PID: 70454814 19677 sq.ft.
1.828 sq.m.
0.452 acres
0.1828 hectares

ALEX SAVOIE
(506) 871-5359
savoiex@ns.ca

Design Commercial + Residential
Commercial + Residential Design
40 rue Highfield Street
Moncton, NB E1C 5N3

Customer: Client

"14797426 Canada Inc."
70 chemin Lewisville Road,
Moncton, NB E1A 2K2

Project title: Titre du projet
Upgrading of Existing Premises
70 chemin Lewisville Road,
Moncton, NB E1A 2K2

Drawing title: Titre du dessin
Site Plan + Landscaping
Aménagement du terrain

Drawn by: Dessiné par
Alex Savoie

Scale: Echelle
1 : 200

Date: Date
20241101

Project No.: No. du projet
702024

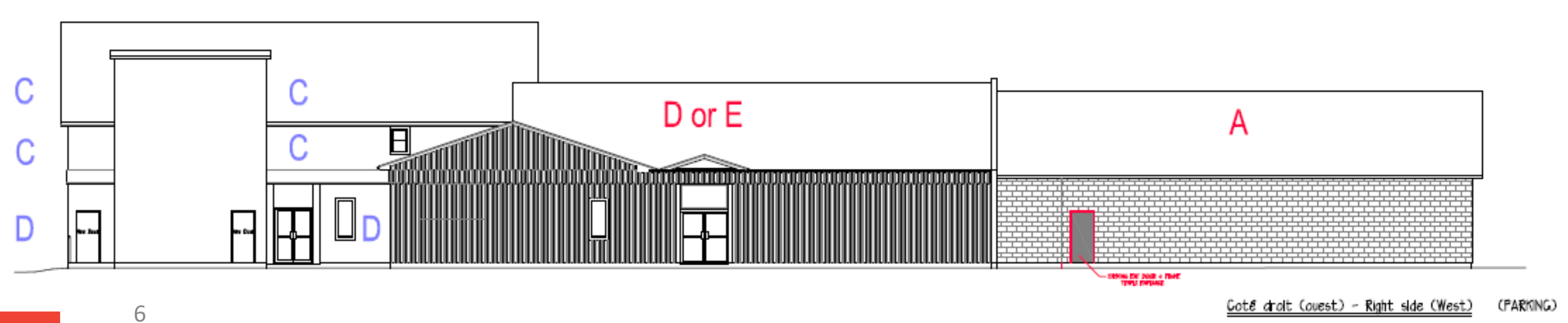
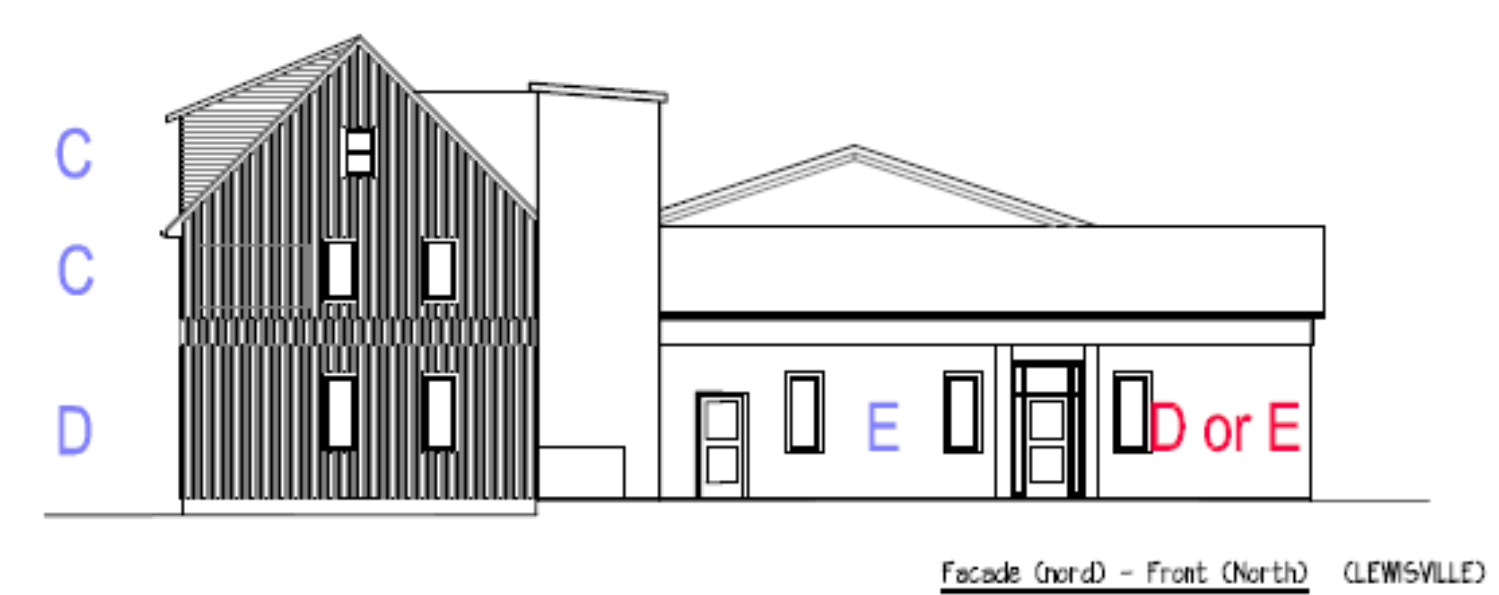
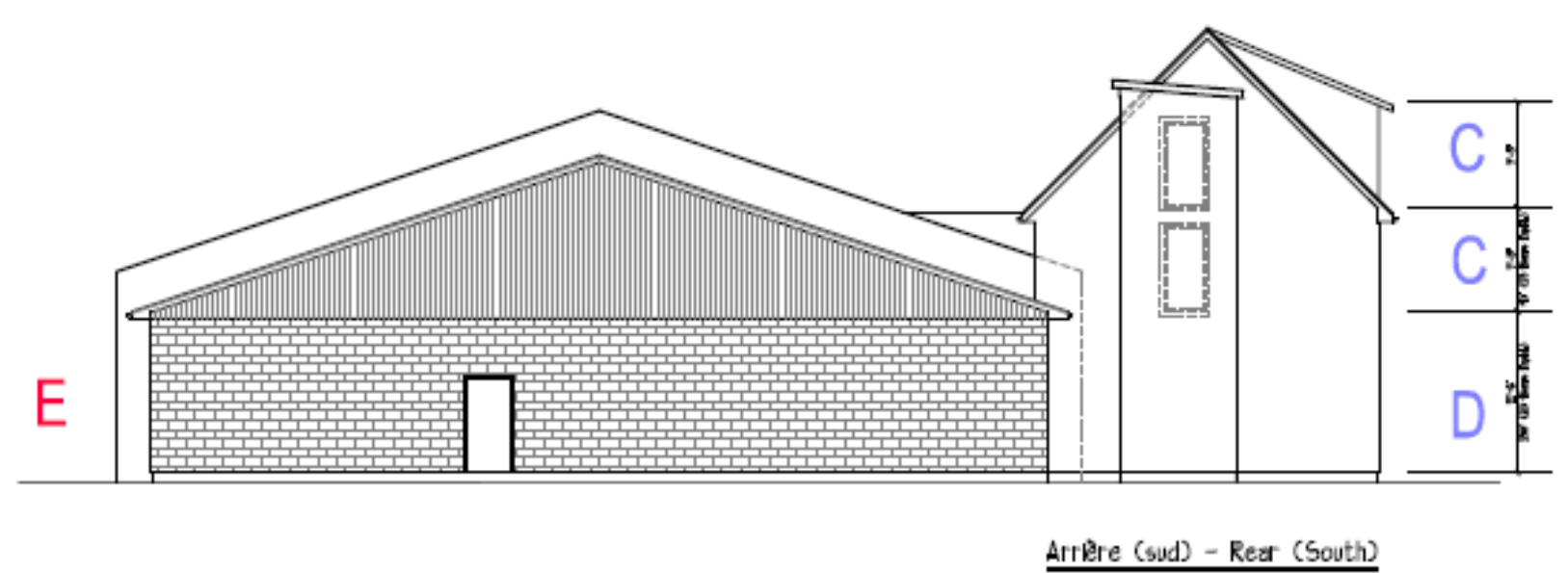
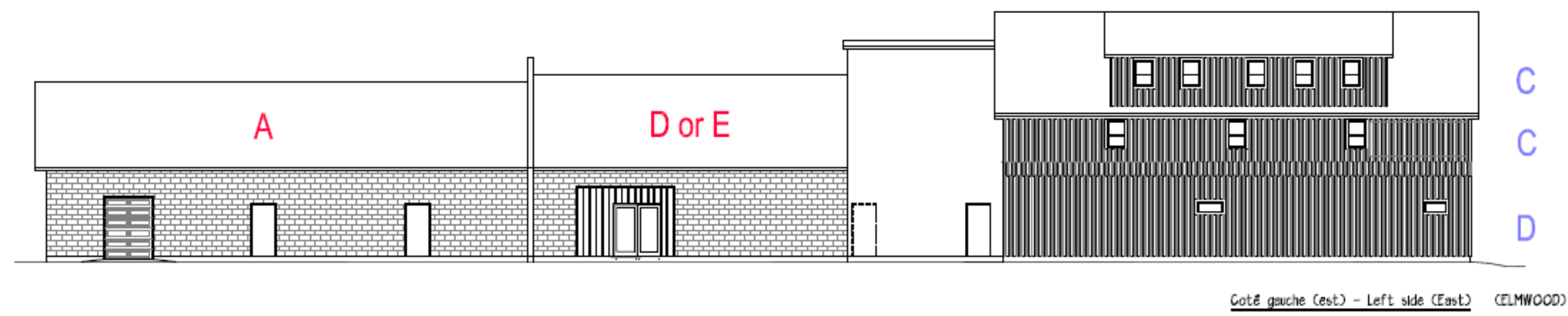
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SP1 MONCTON

GENERAL NOTES GENERALES

CES PLANS ET DEVIS APPARTIENNENT LA PROPRIÉTÉ DE ALEX SAVOIE, DESIGN COMMERCIAL + RESIDENTIEL, QUE LE PROJET POUR LEQUEL ILS ONT ÉTÉ ELABORÉS SOIT RÉALISÉ OU NON.

THESE DRAWINGS WILL REMAIN THE PROPERTY OF ALEX SAVOIE, COMMERCIAL + RESIDENTIAL DESIGN, WHETHER THE PROJECT THEY WERE MADE FOR IS EXECUTED OR NOT.

- 1
4/5 DETAIL NO. 1
DETAIL SHEET NO. 5
REFERENCE SHEET NO. 4
- 3001
4/7 WALL SECTION NO. 3001
SECTION SHEET NO. 7
REFERENCE SHEET NO. 4
- A-A
4/6 BUILDING SECTION A-A
SECTION SHEET NO. 6
REFERENCE SHEET NO. 4
- DX DOOR TYPE
- WX WINDOW TYPE
- X WALL TYPE



ALEX SAVOIE
(506) 871-8331
savoi@alex-ru.ca

Design Commercial + Résidentiel
Commercial + Residential Design
501 rue Church Street
Moncton, NB E1C 4Z3

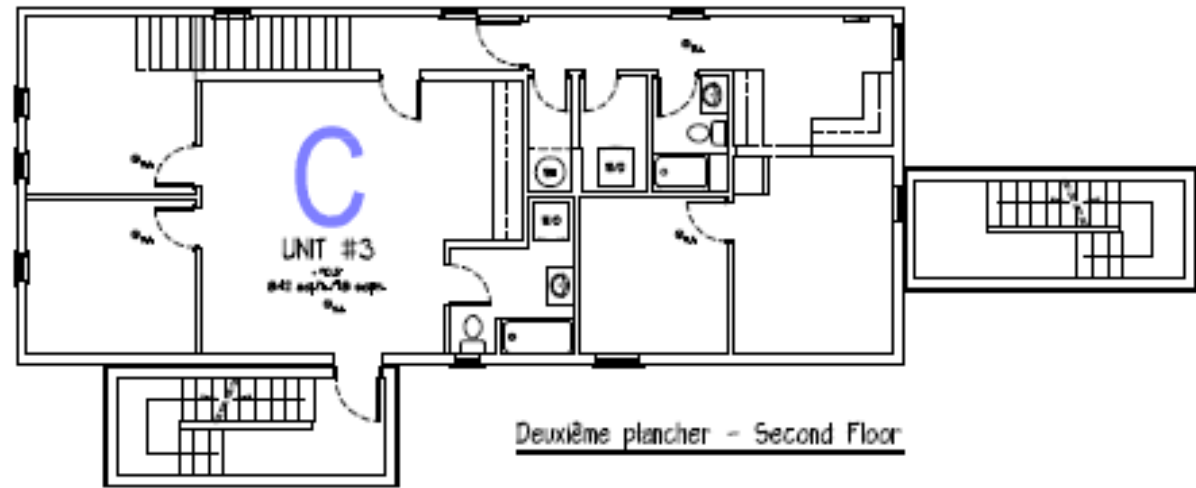
Customer: Client:
'14797426 Canada Inc.'
70 chemin Lewisville Road,
Moncton, NB E1A 2K2

Project title: Titre de projet:
Upgrading of Existing Premises
70 chemin Lewisville Road,
Moncton, NB E1A 2K2

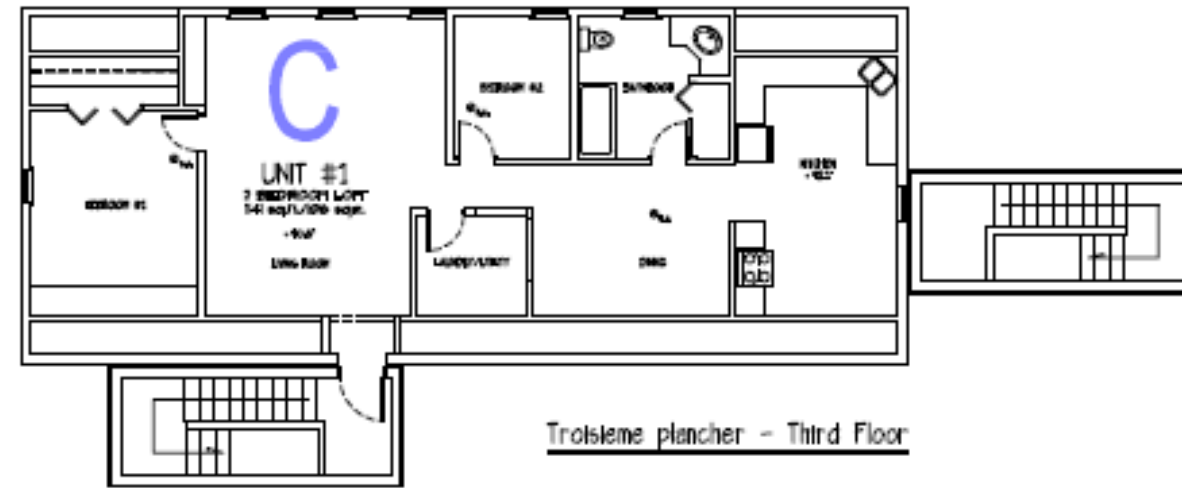
Drawing title: Titre de dessin:
Elevations - Final Revision
Élévations - Révision Finale

Drawn by: Alex Savoie
Scale: 1/16" = 1'-0"
Date: 202411
Project No: 702024
No. du projet: 702024

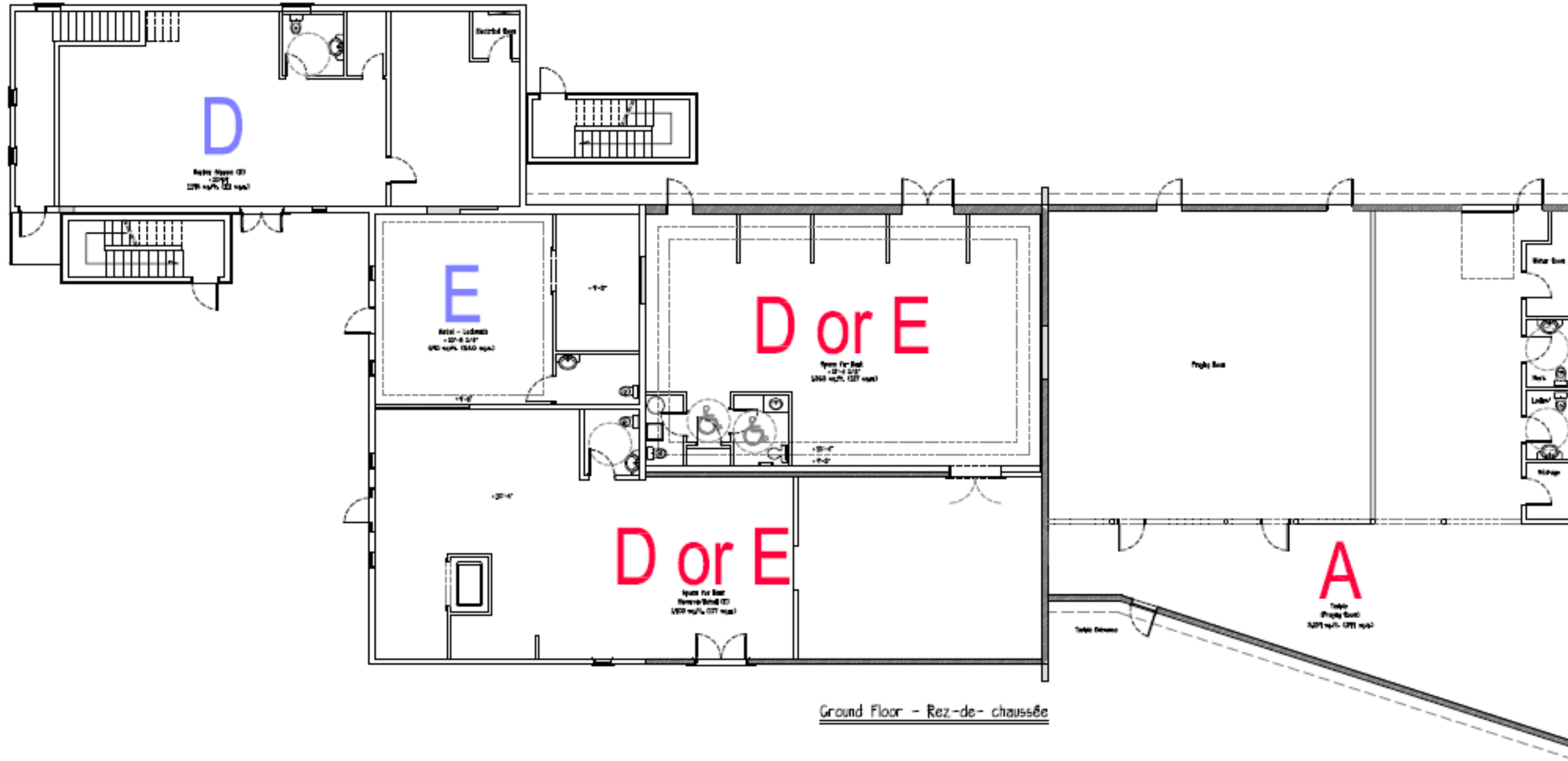
MON CONCEPTION



Deuxième plancher - Second Floor



Troisième plancher - Third Floor



Ground Floor - Rez-de-chaussée

GENERAL NOTES GENERALES

CES PLANS ET DÉTAILS CONSTITUENT LA PROPRIÉTÉ DE ALEX SAVOIE, DESIGN COMMERCIAL & RESIDENTIEL, QUE LE PROJET POUR LEQUEL ILS ONT ÉTÉ ÉLABORÉS SOIT RÉALISÉ OU NON.

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- 1
4/B DETAIL NO. 1
DETAIL SHEET NO. 8
REFERENCE SHEET NO. 4
- 1001
4/7 WALL SECTION NO. 1001
SECTION SHEET NO. 7
REFERENCE SHEET NO. 4
- A-A
4/6 BUILDING SECTION A-A
SECTION SHEET NO. 6
REFERENCE SHEET NO. 4
- (DX) DOOR TYPE
- (WX) WINDOW TYPE
- (X) WALL TYPE

SUPERFICIE - AREA

BUILDING PERIMETER:

- A/ LOWER: 9,862 PICA/SQFT/842 m2
- B/ SECOND: 1,468 PICA/SQFT/136 m2
- C/ LOFT: 1,141 PICA/SQFT/106 m2

ALEX SAVOIE
CSO 950 571-8384
www.alexsave.com
Design Commercial & Residential
Commercial & Residential Design
31 rue Church Street,
Moncton NB E3C 4E5

Customer: Client
"14797426 Canada Inc."
70 chemin Lévesque Road
Moncton, NB E3A 2Y2

Project title: Titre du projet
Upgrading of Existing Premises
70 chemin Lévesque Road
Moncton, NB E3A 2Y2

Drawing title: Titre de dessin
Floor Layouts Revisions - Consultants
Aménagement final - Consultants

Drawn by: Dessiné par
Alex Savoie

Scale: Échelle
1/16" = 1'-0"

Date: Date
20241101

Project No.: No. du projet
702024

Drawn by: Dessiné par
MONCTON



MONCTON

Thank You | Merci