

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, May 21, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – March 19, 2025

Regular Meeting – April 16, 2025

2. ZONING APPLICATIONS

2.1 More Housing Options in the College Hill Neighbourhood

- Municipal Plan Amendments & Rezoning

2.2 Sherico Developments Ltd - 642-652 Union Street

- Rezone PID 75511055 from Mixed Use Zone Two (MX-2) to Multi-Residential Zone Two (MR-2); and
- 2.97m front yard setback variance,
- To permit the construction of a 13 unit apartment building.

2.3 North Edge Properties Ltd. - 808 Saint Mary's Street

- Rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

3. SUBDIVISION APPLICATIONS

3.1 Exp Services Inc. - Shannon Street

- Tentative plan of subdivision to create 5 Residential Mini-Home (RMH) lots on an extension of Shannon Street.

3.2 City of Fredericton - 400-450 Rainsford Lane

- Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477.

4. VARIANCE APPLICATIONS

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for April 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 21 mai 2025, 19 h 00**

Endroit : **salle du conseil municipal et participation via conférence web**

1. **ADOPTION DE PROCÈS-VERBAL**

Séance ordinaire – 19 mars 2025

Séance ordinaire – 16 avril 2025

2. **DEMANDES DE ZONAGE**

2.1 Options de Logement dans le Quartier Collège Hill

- Modifications au Plan municipal & rezonages

2.2 Sherico Developments Ltd - 642-652, rue Union

- Rezoner le NID 75511055 de Zone à usages mixtes 2 (MX-2) à Zone multi-résidentielle deux (MR-2).
- Dérogation à la marge de recul de la cour avant de 2,97 m.
- Pour permettre la construction d'un immeuble de 13 logements.

2.3 North Edge Properties Ltd. - 800, rue Saint Mary's

- Rezonage d'une partie du 808 rue Saint Mary's pour la faire passer de Zone d'aménagement différée – Industrielle et commerciale (BI – H) à Zone industrielle commerciale (BI) pour permettre la construction d'un nouvel entrepôt.

3. **DEMANDE DE LOTISSEMENT**

3.1 Exp Services Inc. - Rue Shannon

- Plan provisoire de lotissement en vue de créer cinq lots de maisons préfabriquées mobiles (RMH) dans le prolongement de la rue Shannon.

3.2 Ville de Fredericton - 400-450, allée Rainsford

- Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

4. DEMANDE DE DÉROGATION

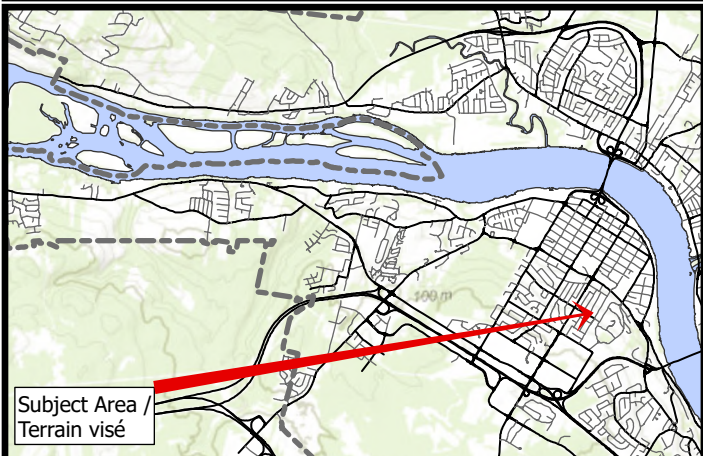
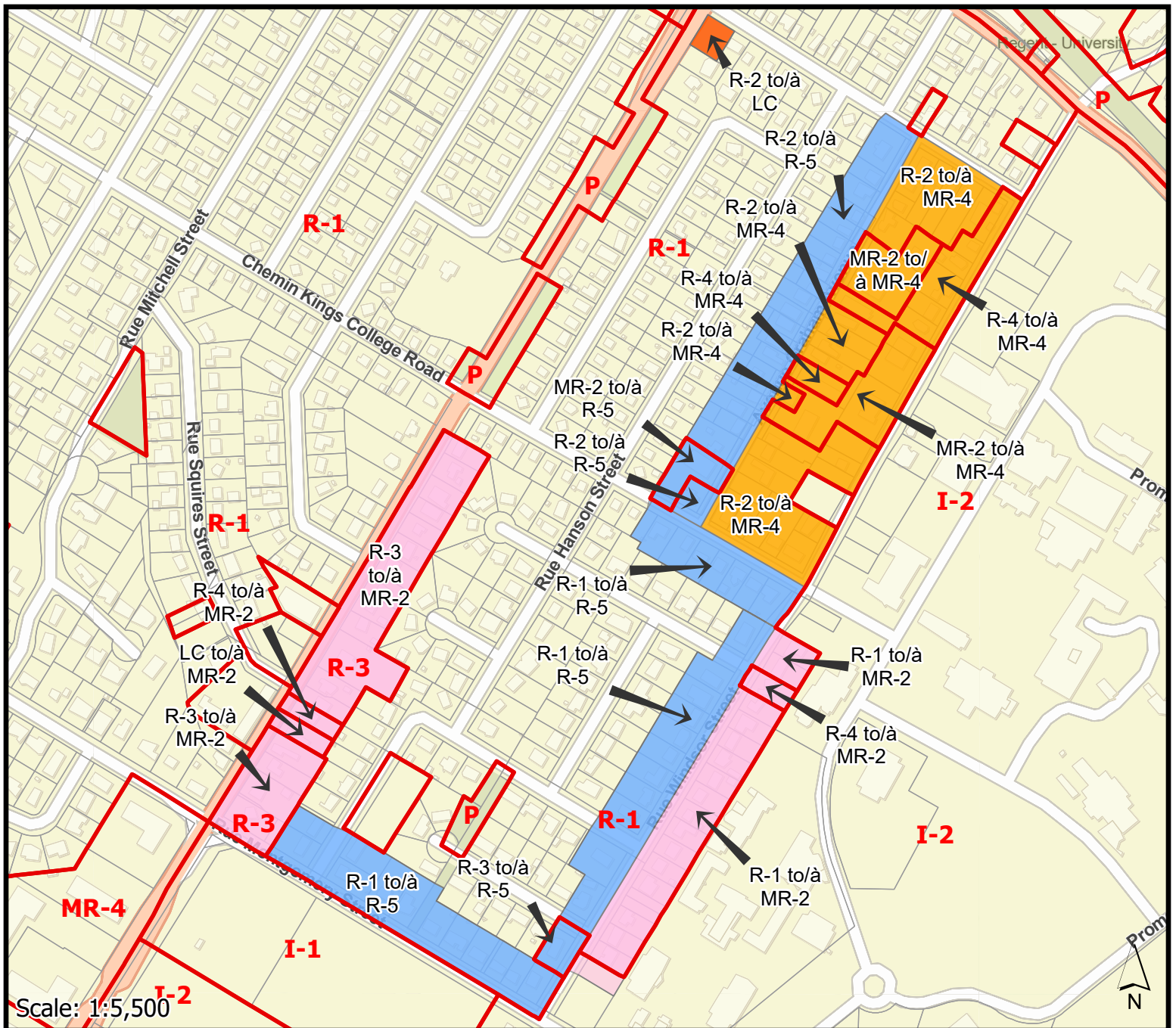
5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois d'avril 2025

8. LEVÉE DE LA SÉANCE



Rezone to / Rezoner en:

- LC
- MR-2
- MR-4
- R-5

Fredericton

Community Planning
Planification urbaine

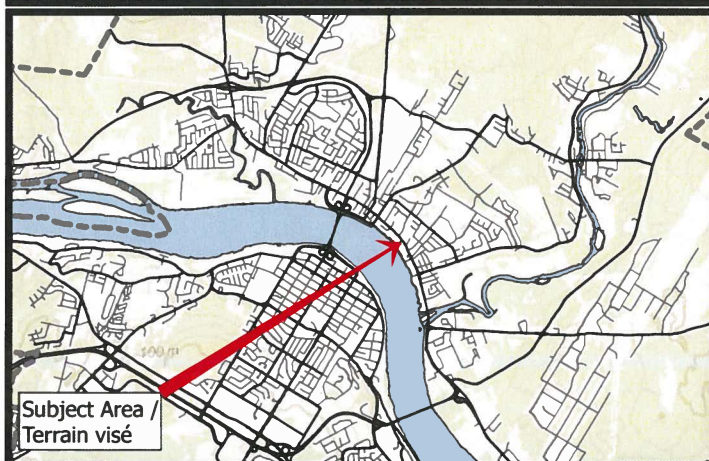
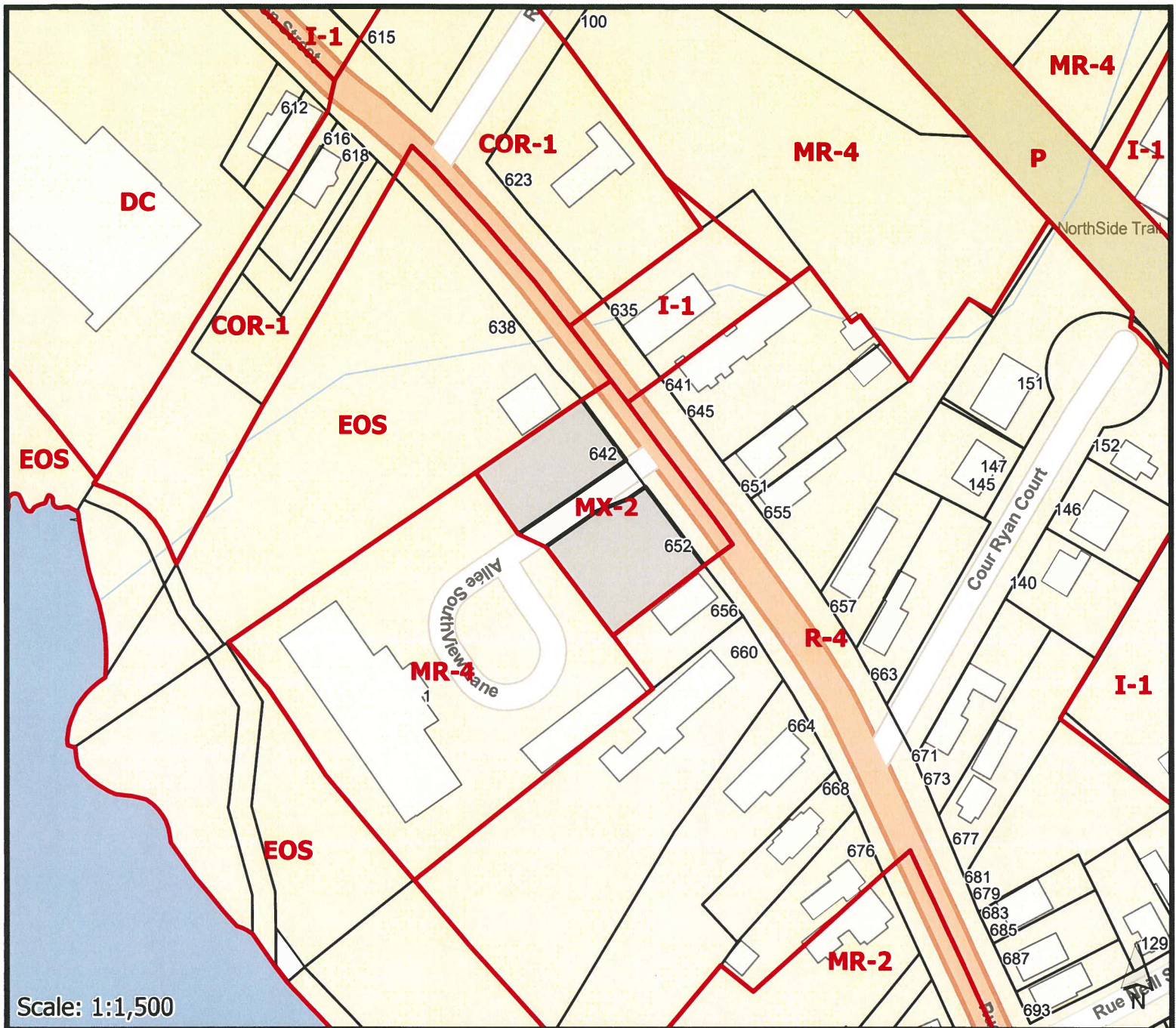
Map \ carte # I

File \ fiche: PR-12-2025

Date \ date: avril \ May 21, 2025

Subject \ sujet: College Hill

City of Fredericton



 Subject Properties / Propriétés Visé
 Rezoning from MX-2 to MR-2 and front yard setback variance (2.97m) to allow construction of a 13-unit apartment building.

Rezoner de Zone à usages mixtes 2 (MX-2) à Zone multi-résidentielle deux (MR-2). Dérogation à la marge de recul de la cour avant de 2,97 m. Pour permettre la construction d'un immeuble de 13 logements.

Fredericton

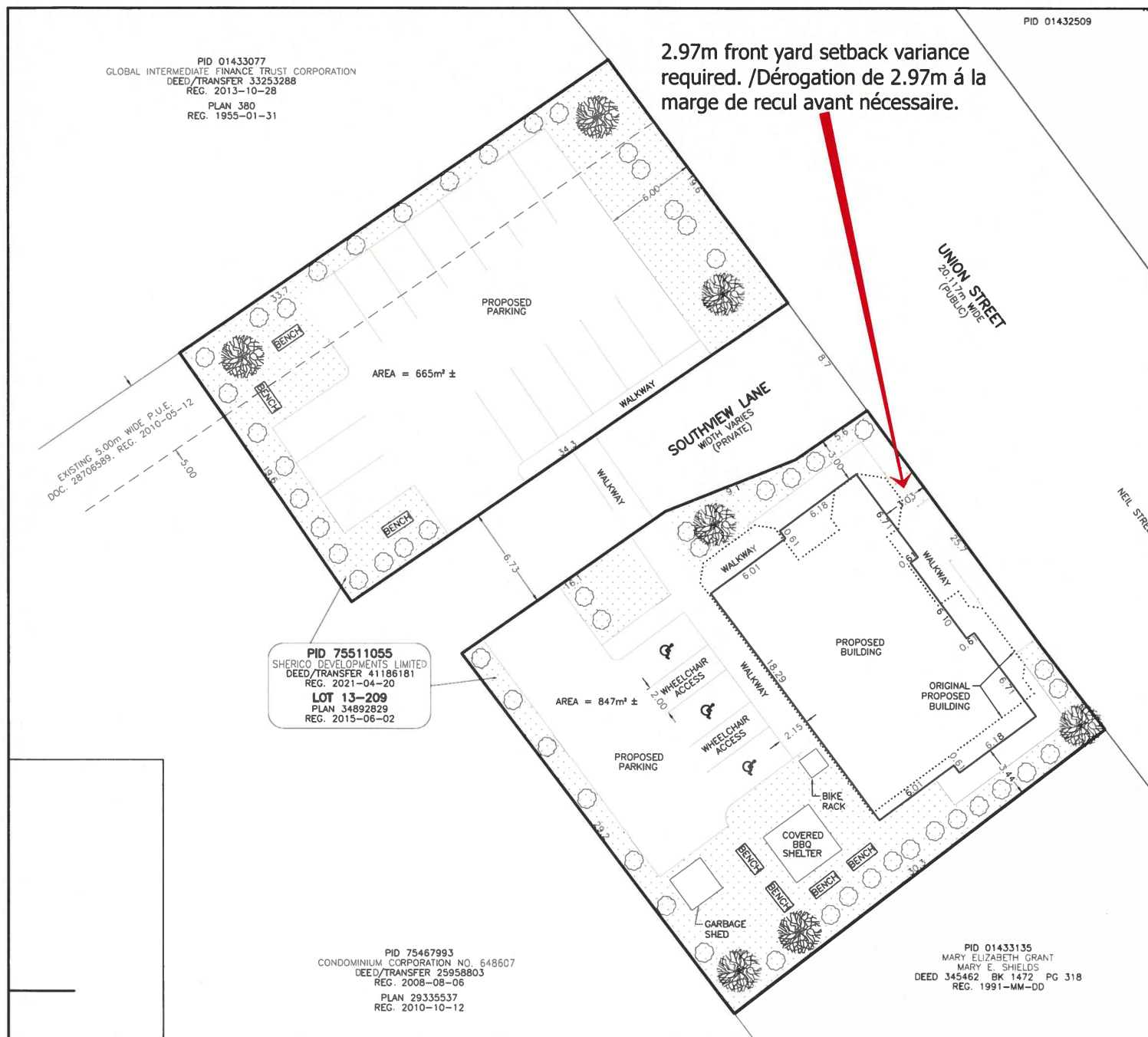
Community Planning
Planification urbaine

Map \ carte # 1

File \ fiche: PR-32-2025

Date \ date: mai \ May 21, 2025

Subject \ sujet: rue 642-652 Union Street
Sherico Developments Ltd.



Site Plan / Plan du Site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-32-2025

Date \ date: mai \ May 21, 2025

Subject \sujet: rue 642-652 Union Street
Sherico Developments Ltd.



Facing Union Street (North) / Face à la rue Union (Nord)



Rear (South) / Arrière (Sud)

Conceptual Elevations / Élévations conceptuel

Fredericton

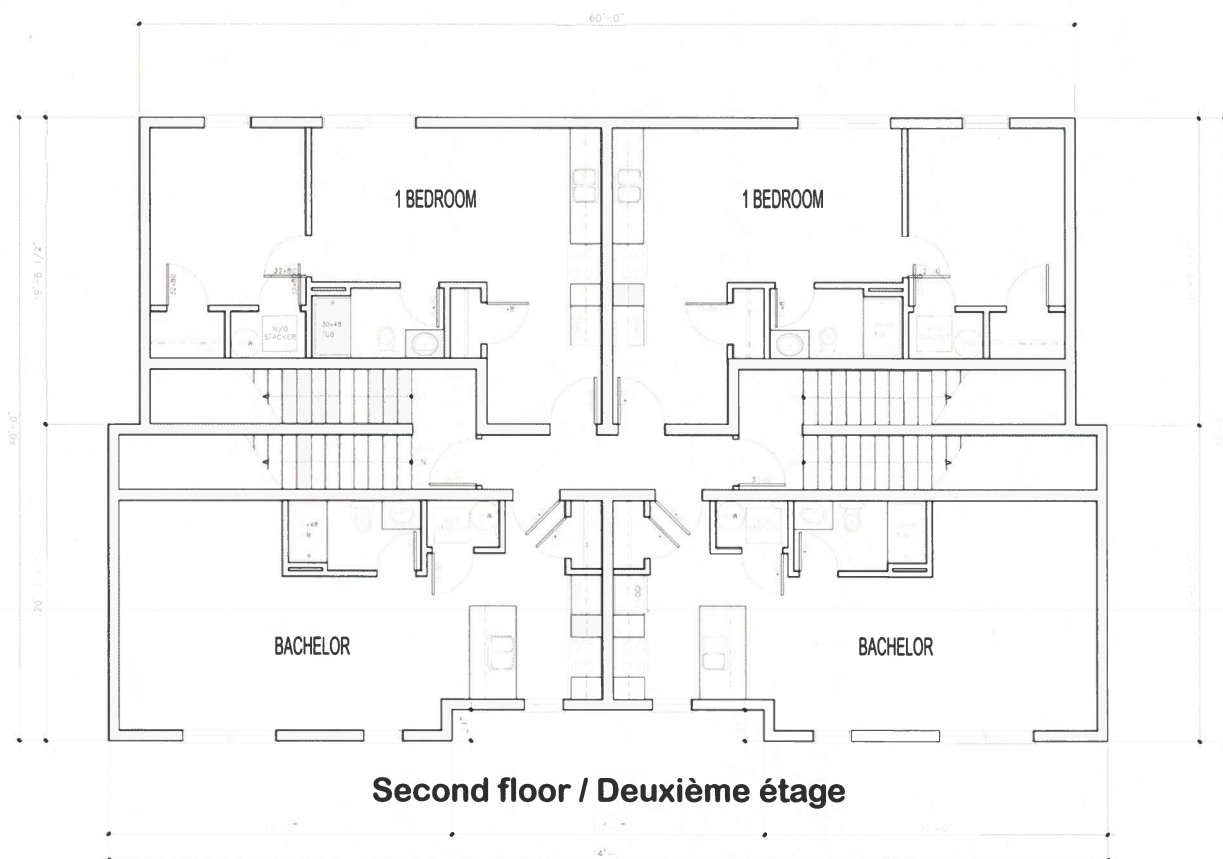
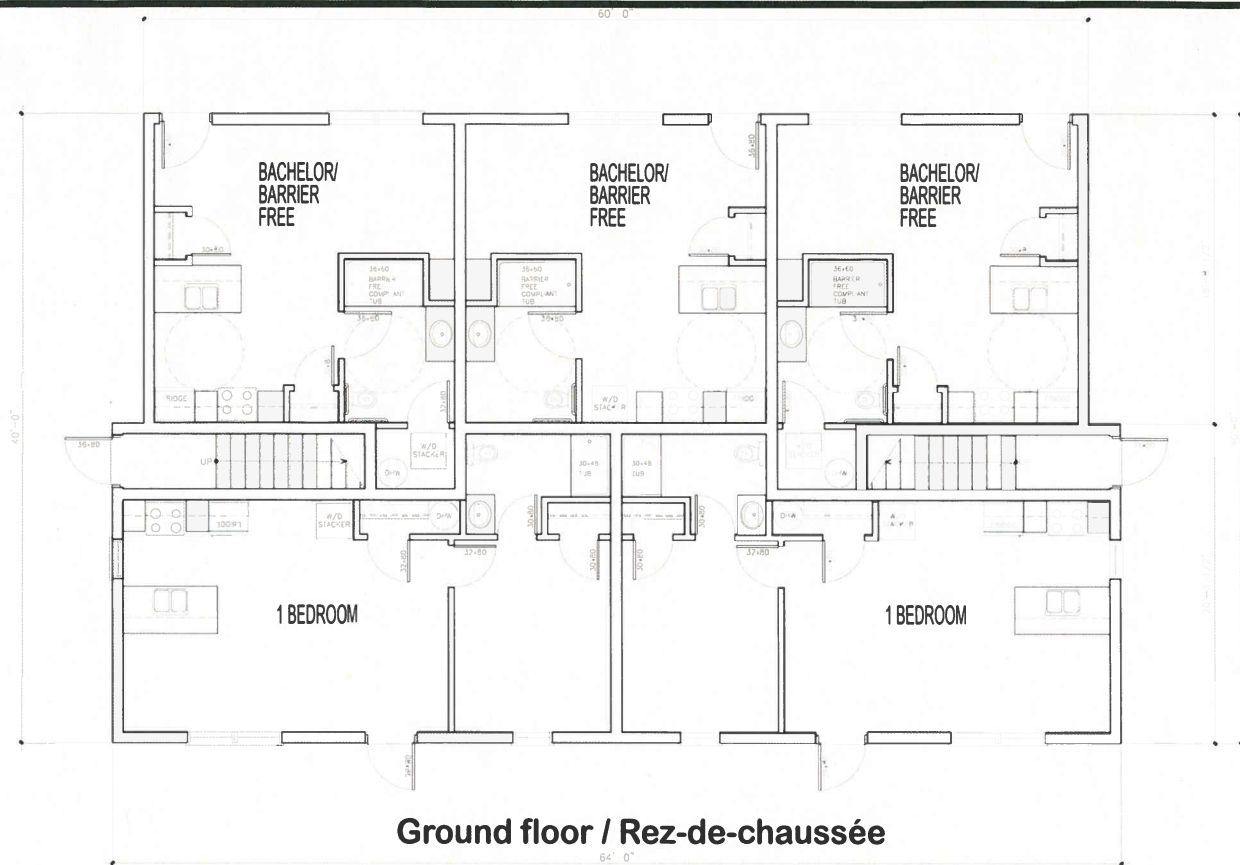
Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-32-2025

Date \ date: mai \ May 21, 2025

Subject \sujet: rue 642-652 Union Street
Sherico Developments Ltd.

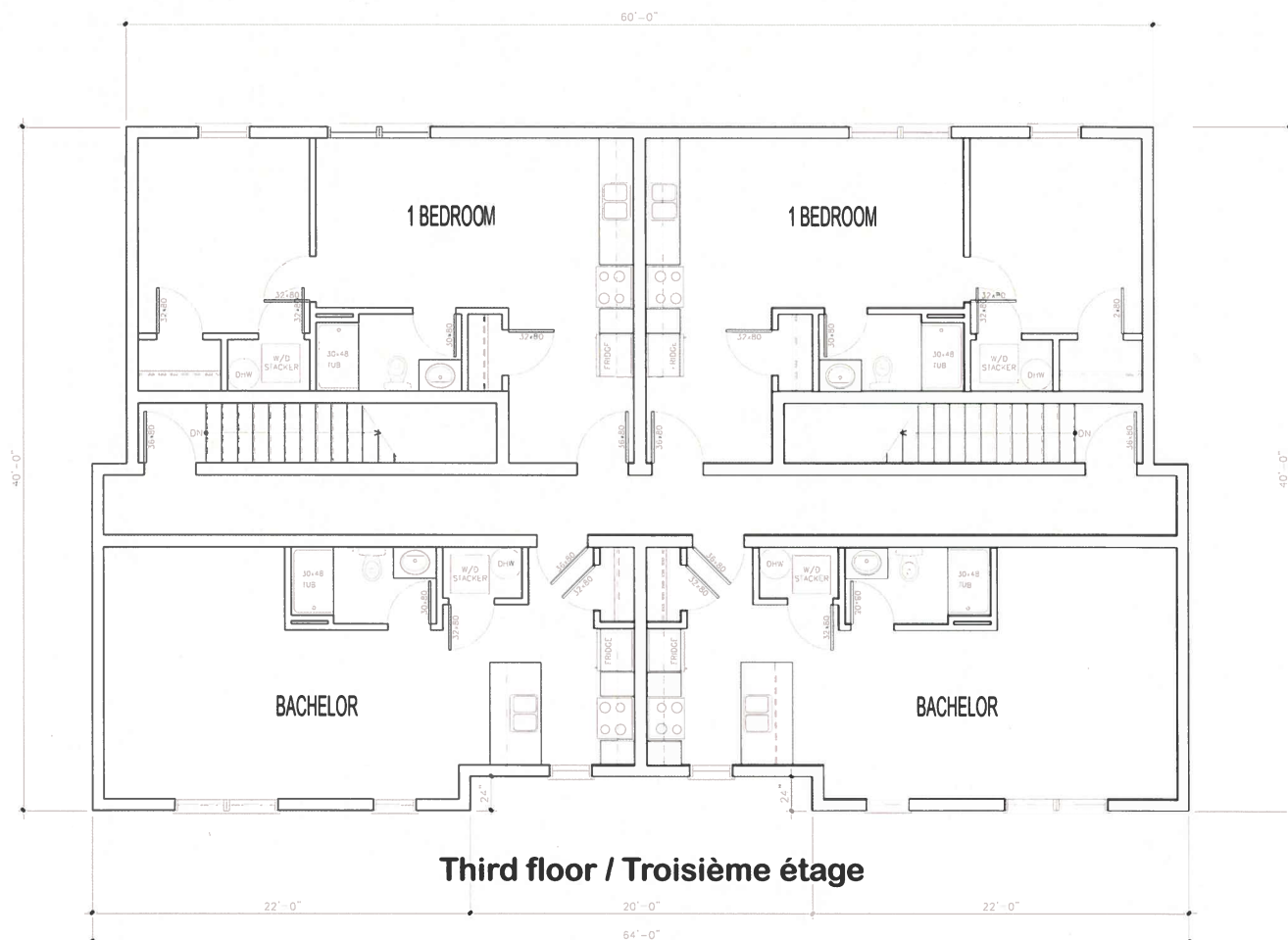


Floorplans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-32-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: rue 642-652 Union Street
Sherico Developments Ltd.

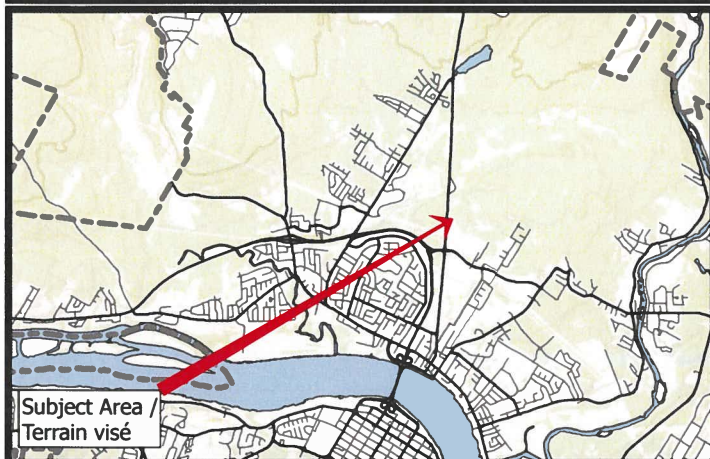
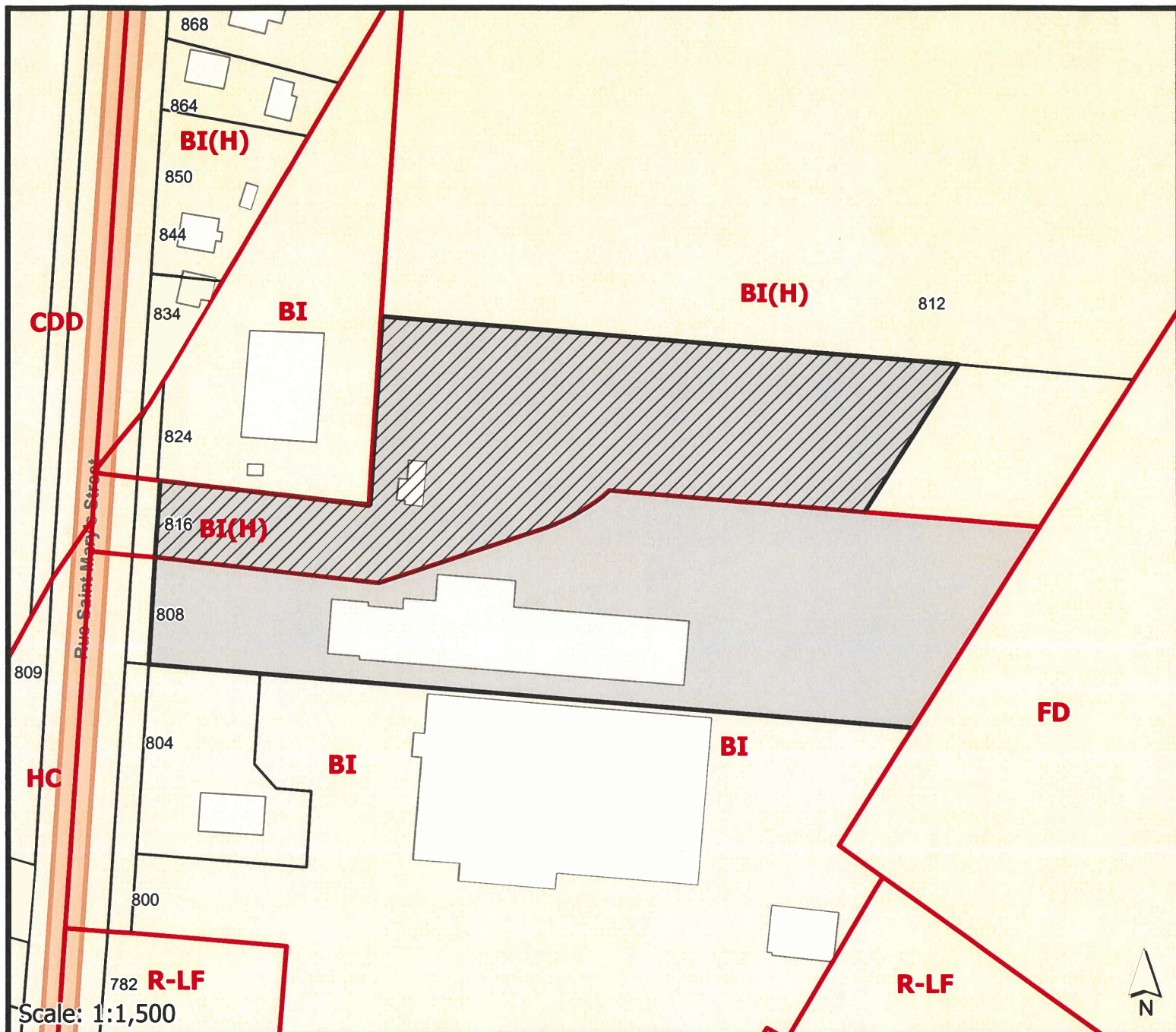


Floorplans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-32-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: rue 642-652 Union Street
Sherico Developments Ltd.



 Subject Property / Propriété Visé

 Area to be rezoned / Zone à reclasser

Application to rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

Demande de rezonage d'une partie du 808 rue Saint Mary's pour la faire passer de Zone d'aménagement différée – Industrielle et commerciale (BI – H) à Zone industrielle commerciale (BI) pour permettre la construction d'un nouvel entrepôt.

Fredericton

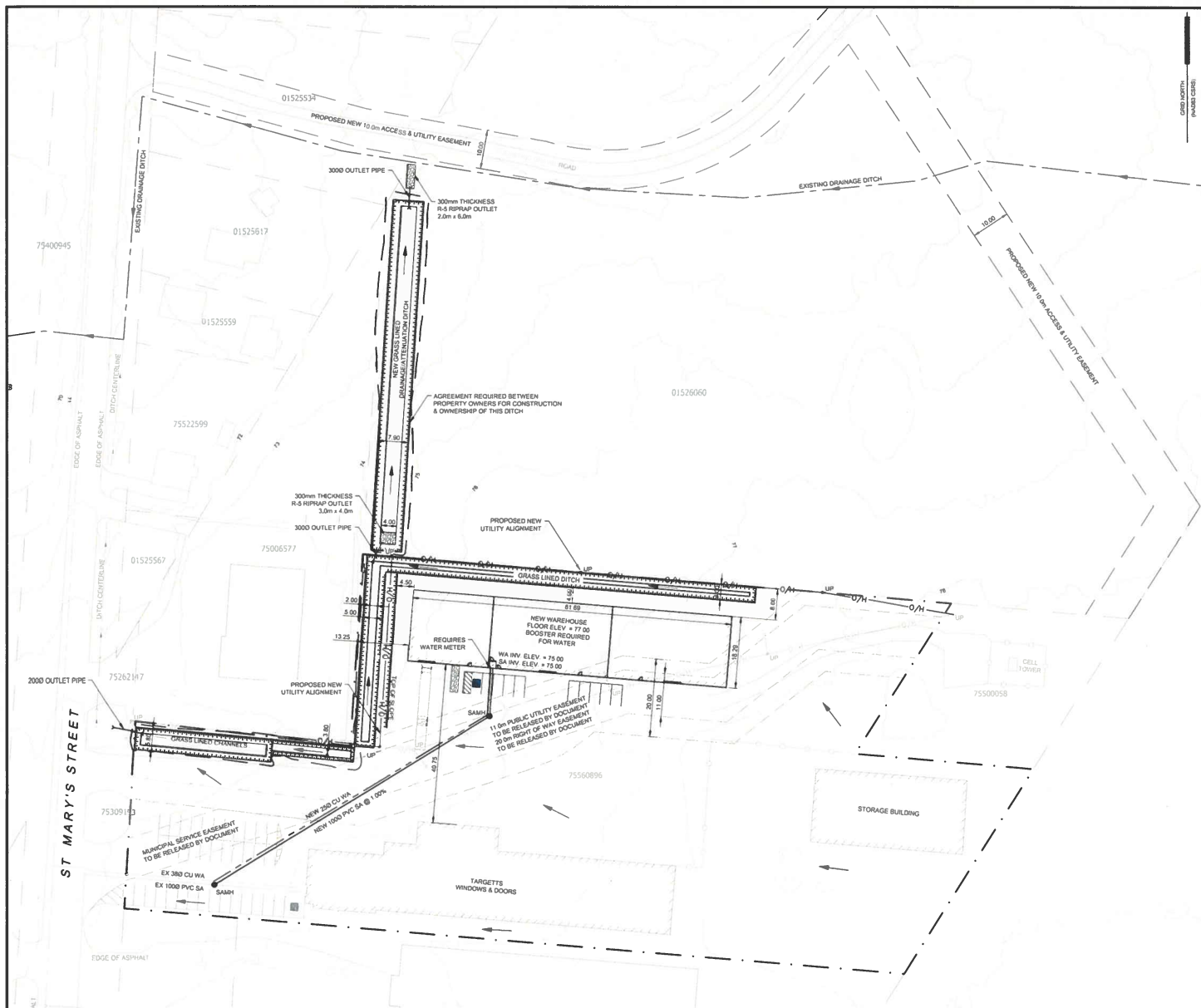
Community Planning
Planification urbaine

Map \ carte # I

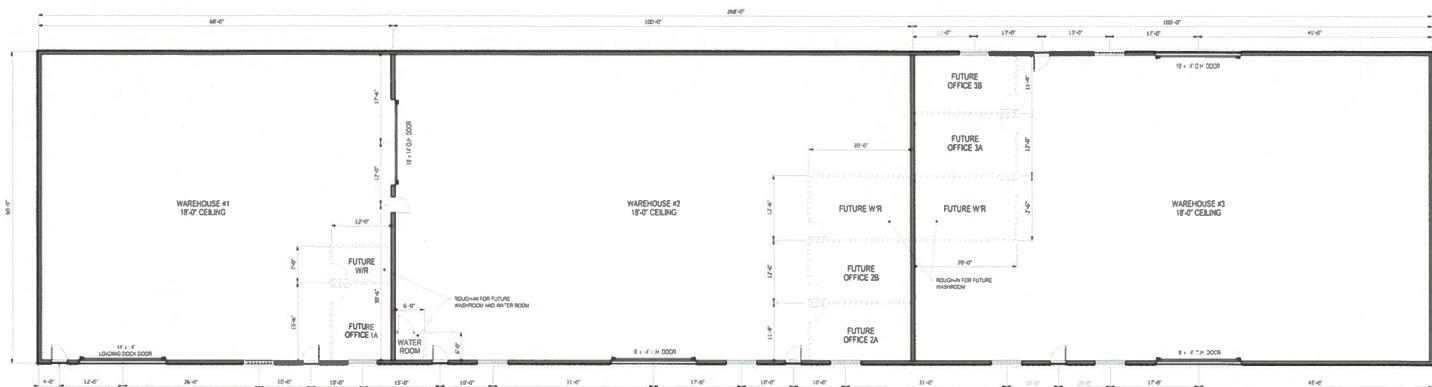
File \ fiche: PR-35-2025

Date \ date: mai \ May 21, 2025

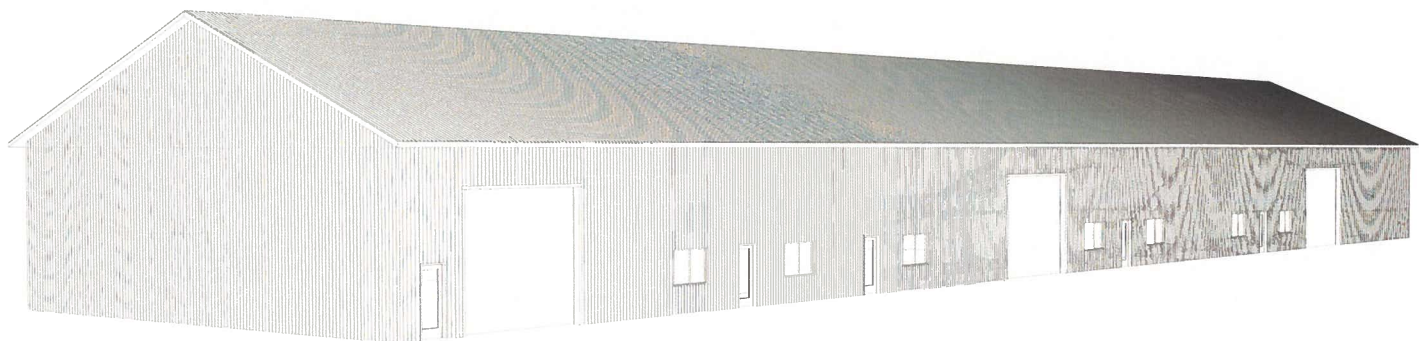
Subject \sujet: rue 808 Saint Mary's Street
North Edge Properties Ltd
c/o Jody Hanson



Site Plan / Plan du Site



Floor plan / Plan d'étage



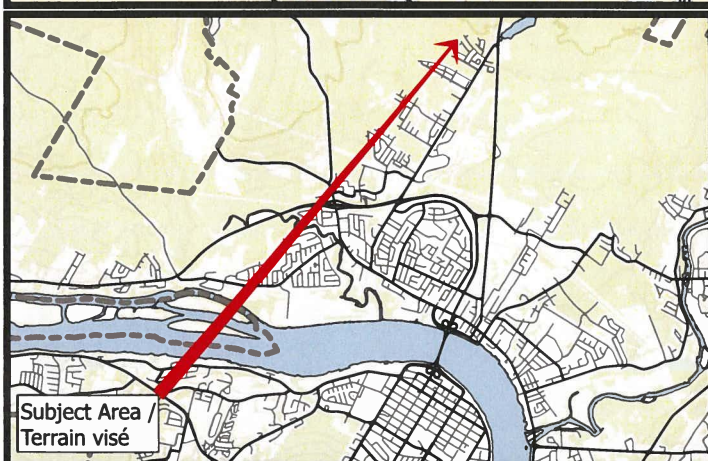
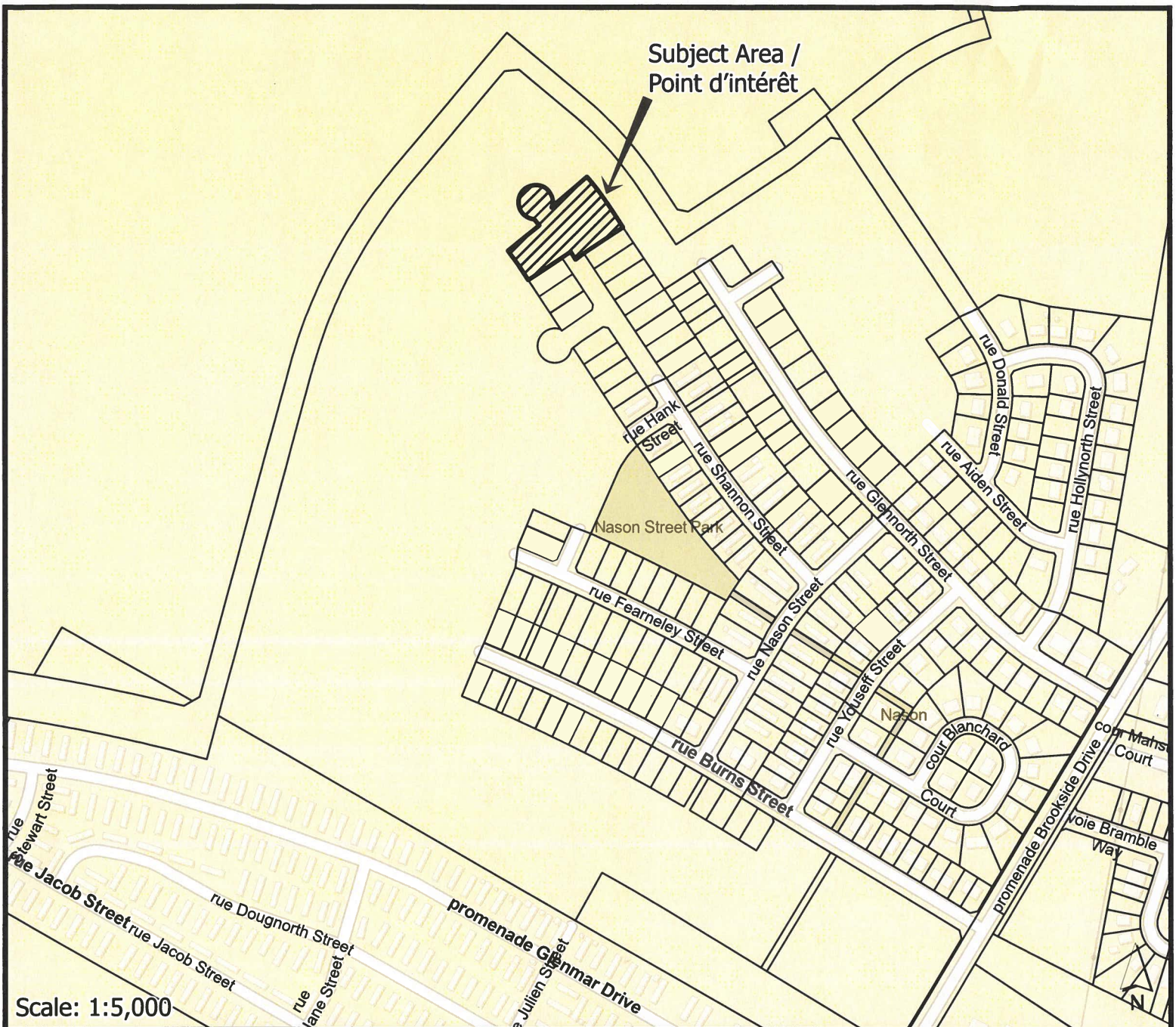
South elevation / Élévation sud

Elevation and Floor Plan / Élévation et plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-35-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: rue 808 Saint Mary's Street
North Edge Properties Ltd
c/o Jody Hanson



 Subject Property / Propriété Visé

 Subject Area / Point d'intérêt

Tentative plan of subdivision to create 5 Residential Mini-Home (R-MH) lots on an extension of Shannon Street.

Plan de lotissement provisoire pour créer 5 lots de mini-maisons résidentielles (R-MH) sur une extension de la rue Shannon.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

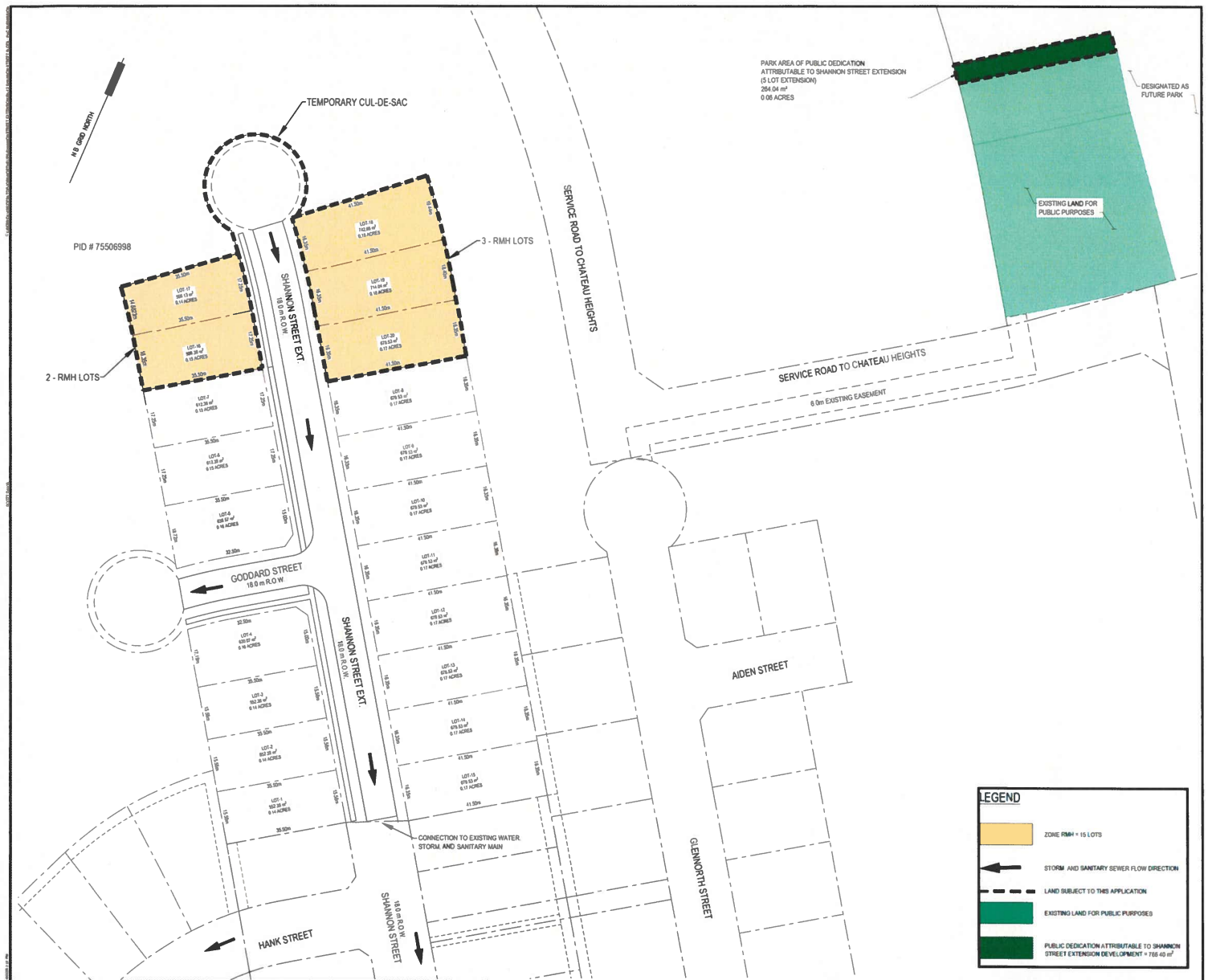
File \ fiche: PR-38-2025

Date \ date: mai \ May 21, 2025

Subject \ sujet: rue Shannon Street

Exp Services Inc.

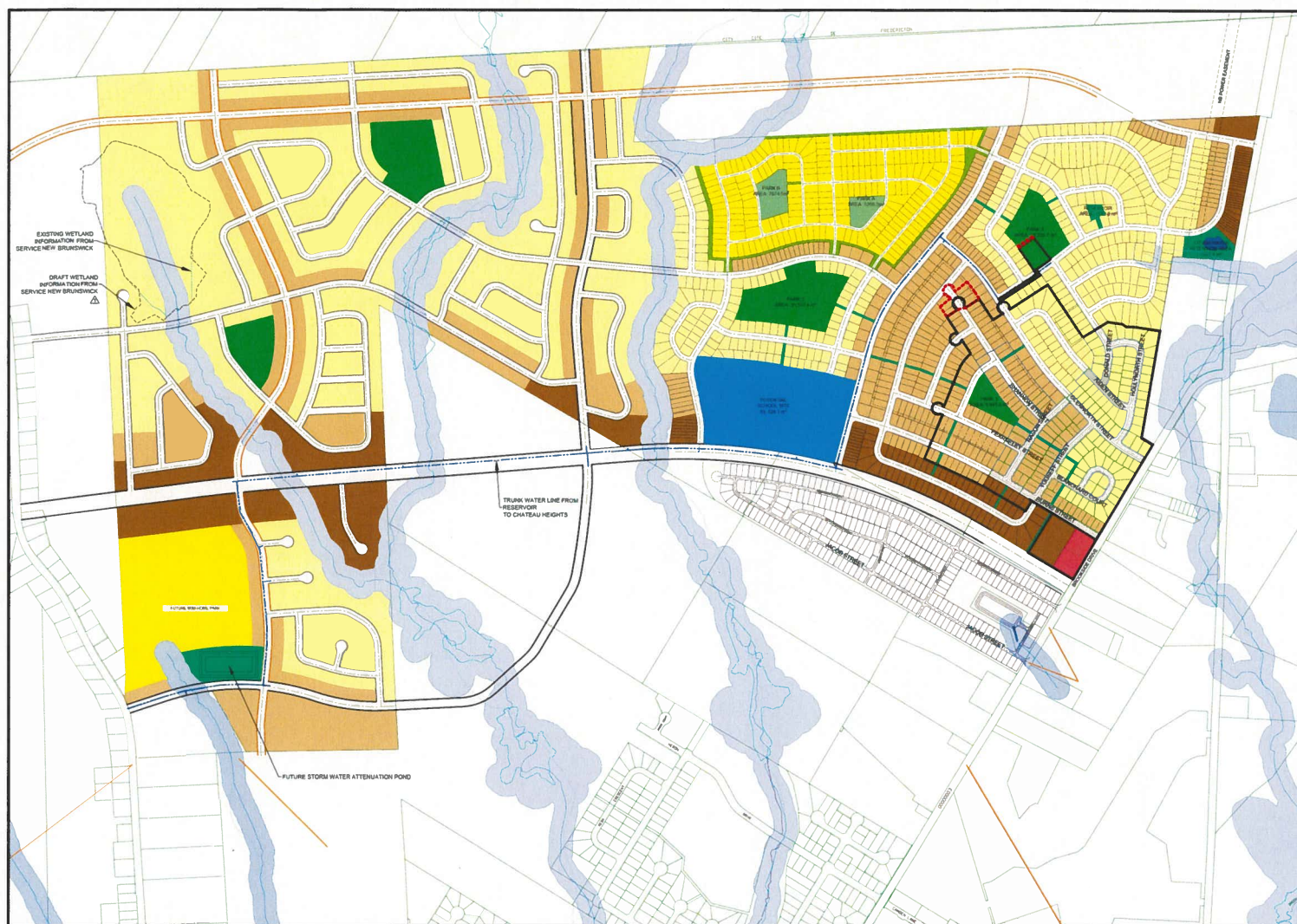
c/o Frank Flanagan



Tentative plan of subdivision to create 5 Residential Mini-Home (R-MH) lots on an extension of Shannon Street.

Plan de lotissement provisoire pour créer 5 lots de mini-maisons résidentielles (R-MH) sur une extension de la rue Shannon.

Tentative plan of subdivision / Plan provisoire de lotissement.



Proposed Land Use Type

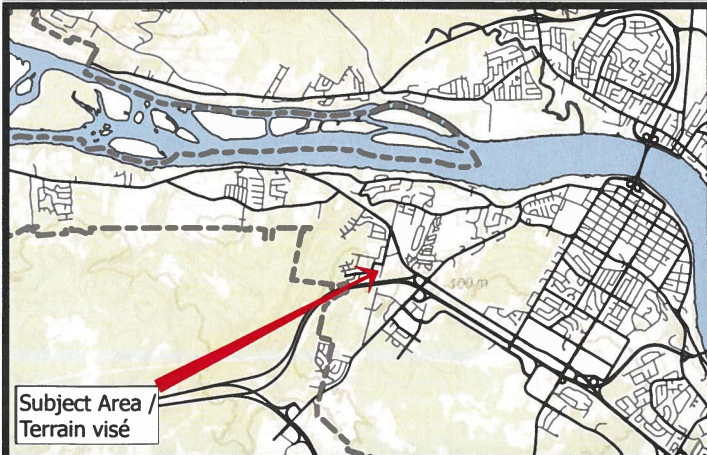
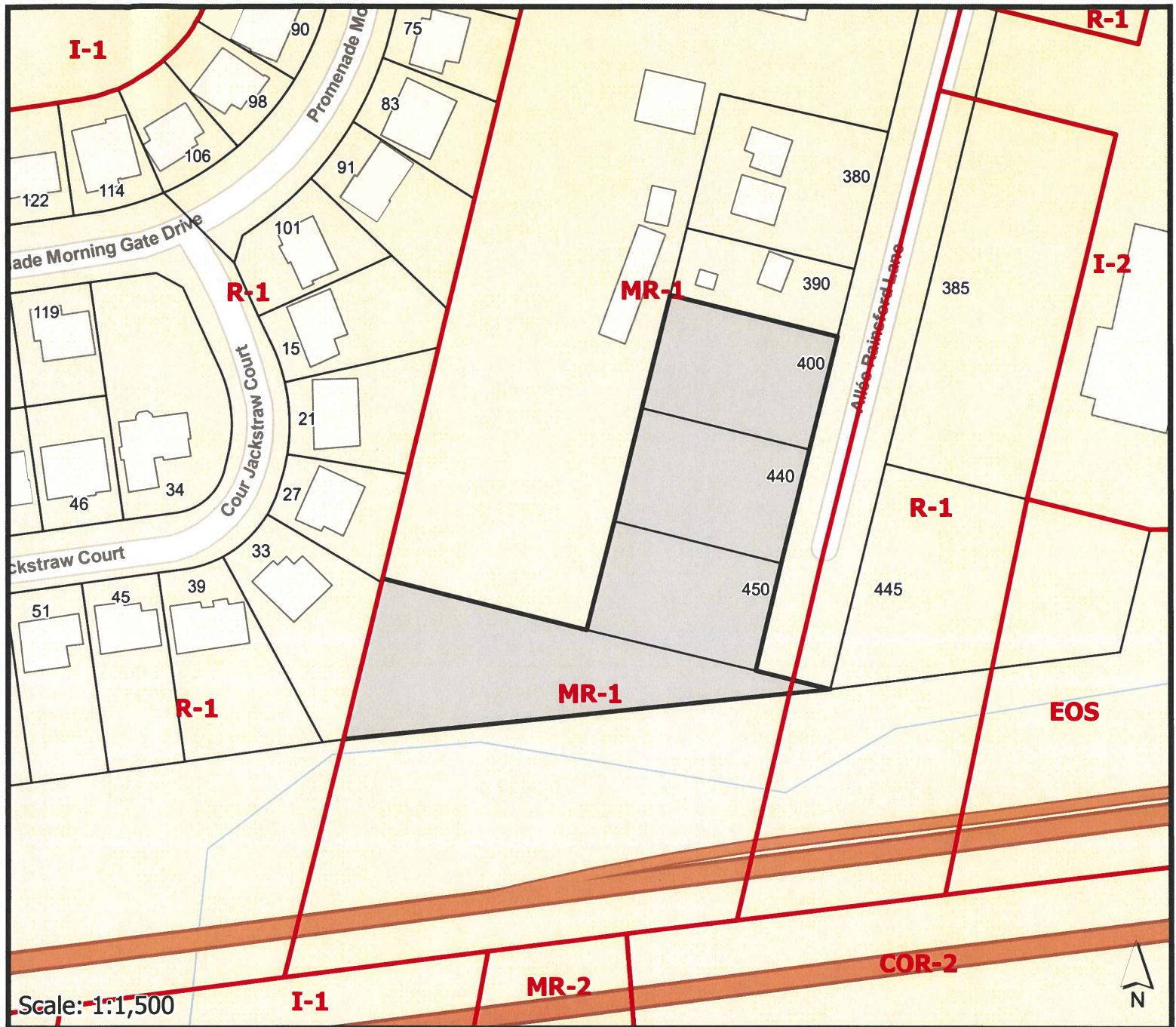
- Low Density Residential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space
- Institutional

Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Area Subject to this Application

- Property Line
Property Identification Number (PID)
75261876
- Contours (Interval 1m) (source: City of Fredericton)
78
- Watercourse
- 30m Watercourse Buffer
- INSTITUTION ZONE I-1

Northbrook Master Plan / Plan directeur de Northbrook



 Subject Properties / Propriétés Visé
 Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477
 Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
 File \ fiche: PR-40-2025
 Date \ date: mai \ May 21, 2025
 Subject \ sujet: allée 400 Rainsford Lane
 City of Fredericton
 (c/o Ryan Seymour)¹⁷

N.B. GRID NORTH

N

NOTE A:
PURSUANT TO SECTION 5 OF REGULATION 2021-83 OF THE COMMUNITY PLANNING ACT, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST IN NEW BRUNSWICK POWER CORPORATION AND/OR BELL CANADA INC AND/OR ROGERS COMMUNICATIONS INC

NOTE X:
THIS PORTION OF SUBJECT PROPERTY IS SUBJECT TO REGULATION 80-20 INTERCOASTAL AND WETLAND ALTERATION REGULATION OF THE CLEAN WATER ACT

NOTE B:
PURSUANT TO SECTION 55 (7)(d) OF THE COMMUNITY PLANNING ACT, R.S.N.B.2017 L18, THE LOCAL GOVERNMENT SERVICES EASEMENT VEST IN THE CITY OF FREDERICTON

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO

- 1.) CREATE PARCEL 25-A FROM A PORTION OF THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY (PID 01501477) AND ADD IT TO AND BECOME CONSOLIDATED WITH THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY (PID 7544463)
- 2.) CREATE RAINSFORD LANE (PUBLIC) FROM A PORTION OF THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477 AND PID 01501964)
- 3.) CREATE A MUNICIPAL SERVICE EASEMENT OVER THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477 AND PID 01501964) AS INDICATED
- 4.) CREATE A 6 m WIDE PUBLIC UTILITY EASEMENT OVER THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477, PID 01501964, PID 01501758) AS INDICATED
- 5.) CREATE LOT 25-01 FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES (PID 01501477, 01501964, 01501758)

LAND OWNERSHIP NOTE

LOT 25-01 IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Doc.10106392 Vol.216 Pg.507 Reg.1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Doc.10358837 Vol.2153 Pg.8 Reg.1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Doc.10776848 Vol.2108 Pg.351 Reg.2000-01-18 LOT P PLAN 6003 Y.C.R.O. PID 01501758

PARCEL 25-A IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTY:
Doc.10106392 Vol.216 Pg.507 Reg.1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Doc.10358837 Vol.2153 Pg.8 Reg.1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964

RAINSFORD LANE (PUBLIC) IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Doc.10106392 Vol.216 Pg.507 Reg.1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Doc.10358837 Vol.2153 Pg.8 Reg.1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964

THE 6 m WIDE PUBLIC UTILITY EASEMENT IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Doc.10106392 Vol.216 Pg.507 Reg.1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Doc.10358837 Vol.2153 Pg.8 Reg.1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964
Doc.10776848 Vol.2108 Pg.351 Reg.2000-01-18 LOT P PLAN 6003 Y.C.R.O. PID 01501758

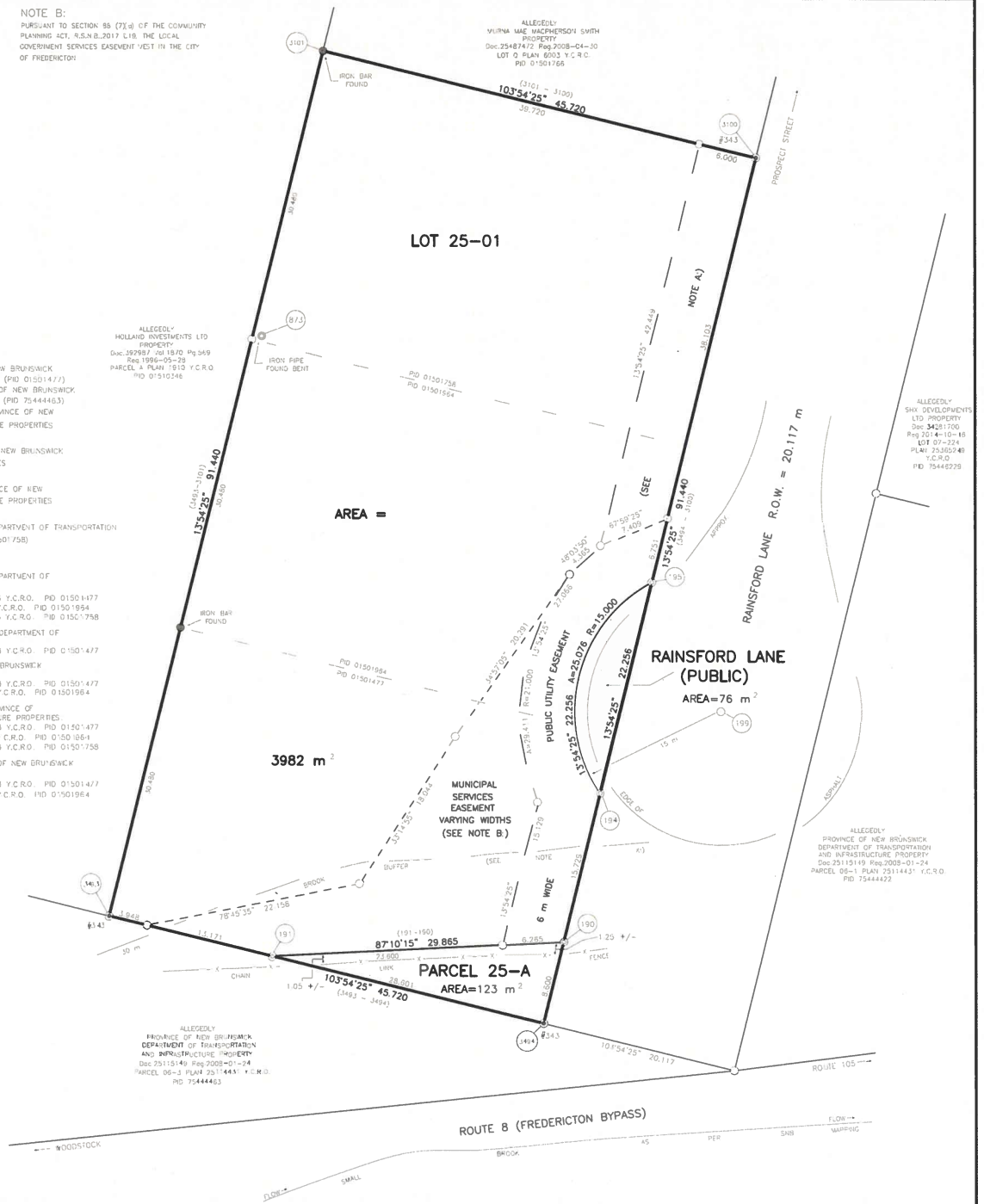
THE MUNICIPAL SERVICE EASEMENT IS DERIVED FROM THE PROVINCE OF NEW BRUNSWICK DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE PROPERTIES:
Doc.10106392 Vol.216 Pg.507 Reg.1999-03-02 LOT N PLAN 6003 Y.C.R.O. PID 01501477
Doc.10358837 Vol.2153 Pg.8 Reg.1999-07-16 LOT O PLAN 6003 Y.C.R.O. PID 01501964

PURSUANT TO SUBSECTION 50(1) OF THE REGISTRY ACT, THIS SUBDIVISION PLAN CAN ONLY BE FILED IN CONJUNCTION WITH A CONSOLIDATED DEED

APPROVED / APPROUVE

DEVELOPMENT OFFICER
AGENT D'AMENAGEMENT
CITY OF FREDERICTON

DATE
APPROVAL VALID FOR ONE YEAR
ONLY UNLESS FILED



Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477

Plan provisoire de lotissement visant à ajouter une parcelle de 76 mètres carrés à l'emprise de l'allée Rainsford, à partir d'une portion des NID 01501964 et 01501477.

Tentative plan of subdivision / Plan provisoire de lotissement.

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-40-2025
Date \ date: mai \ May 21, 2025
Subject \ sujet: allée 400 Rainsford Lane
City of Fredericton
(c/o Ryan Seymour)¹⁸