



**REPORT OF PLANNING ADVISORY
COMMITTEE**

For City Council – September 26, 2022

From: Julie Brown-Snook, Secretary, Planning Advisory Committee

Date: Thursday, September 22, 2022

Title: 907 Woodstock Road

Description:

The Planning Advisory Committee, at its meeting held on September 21, 2022, considered a recommendation from staff, in relation to an application by Frank and Patricia Humphrey, for a tentative plan of subdivision to create one new Residential Zone Two (R-2)/Environment & Open Space Zone (EOS) lot on property located at 907 Woodstock Road.

The Committee directed that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED THAT the Council of The City of Fredericton hereby receives a sum representing 8% of the market value of the land dedication, for subdivision to create one new Residential Zone Two (R-2)/Environment & Open Space Zone (EOS) lot on property located at 907 Woodstock Road in the form of cash pursuant to By-law No. Z-4, A Subdivision By-law.

Additional Information:

Pursuant to Section 77(1) of the *Community Planning Act*, the following terms and conditions will be imposed upon the subdivision by the Development Officer:

- a) A final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 63/22, to the satisfaction of the Development Officer;
- b) The existing 12 foot / 3.66 metre wide easement on the east side of remnant lot 98-36 (as created by registered plan 5840) to be shown on the final plan of subdivision;
- c) A servicing, access and lot grading plan prepared by a Professional Engineer is to be provided to the satisfaction of the Director of Engineering & Operations with any building permit application for proposed lot 22-94; and
- d) If required, the applicant obtain a Wetland and Watercourse alteration (WAWA) permit from the Department of the Environment.