

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

**Date:** September 22, 2022

**Title:** 103 Church Street

**Description:** Zone Amendment to Permit the Construction of Two Additional Dwelling Units

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The Planning Advisory Committee, at its meeting held on September 21, 2022, considered an application from Scott and Victoria Boer, for a zone amendment to permit the construction of two additional dwelling units in the City Centre Institutional Zone (CCI) on property located at 103 Church Street and recommended **approval**, subject to the following terms and conditions.

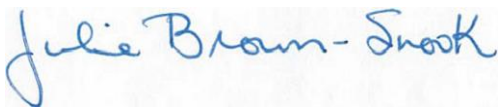
Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 61/22 to the satisfaction of the Development Officer;
- b) Any renovations or changes to the exterior of the building will require a building permit and must be to the satisfaction of the Community Heritage Officer;
- c) The Applicant is responsible for verifying the capacity and condition of water and sanitary sewer services to the building for the intended use.

**Accordingly, the Committee directed that the following resolution be forwarded to City Council:**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated September 22, 2022, recommending approval of an application from Scott and Victoria Boer, for a zone amendment to permit the construction of two additional dwelling units in the City Centre Institutional Zone (CCI) on property located at 103 Church Street on property located at 103 Church Street, subject to terms and conditions.**

Yours truly,



Julie Brown-Snook  
Secretary, Planning Advisory Committee

cc: Scott & Victoria Boer, 103 Church Street, Fredericton, NB E3B 4C8