



PLANNING REPORT

*PAC – November 16, 2022
File No.: S-17-22, P.R. No. 77/22*

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Planner
Proposal: Tentative plan of subdivision to create six General Industrial (GI) lots
Property: 520-544 Alison Boulevard & 371 Doak Road (PID 01472059)

OWNER: D. Family Investments Ltd. c/o Paul DeMerchant
PO Box 161
Fredericton, NB
E3B 4Y9

APPLICANT: As above

SITE INFORMATION:

Location: Southwest of Alison Boulevard and Doak Road intersection
Context: Industrial land to the north, rural land to the south and west, and low-rise residential and commercial to the east
Ward No: 7
Municipal Plan: Business & Industrial, Rural & Agricultural
Zoning: General Industrial (GI) Zone
Existing Land Use: Vacant land
Previous Applications: None

EXECUTIVE SUMMARY:

D. Family Investments Ltd. is proposing a tentative plan of subdivision to create six General Industrial (GI) lots. The proposed lots comply with the minimum lot requirements of the GI zone and are appropriately sized for future industrial development. This application is required only to consider the 8% public land dedication, which is recommended to be taken as cash. Staff support the application subject to terms and conditions.

APPLICATION:

D. Family Investments Ltd. has made an application for a tentative plan of subdivision to create six General Industrial (GI) lots on property located at 520-544 Alison Boulevard and 371 Doak Road.

PLANNING COMMENTS:

Proposal:

- The subject property is a large General Industrial (GI) parcel with a lot area of just under 24 hectares and frontage along both Alison Boulevard and Doak Road. The land is currently vacant, but the proposed subdivision would allow the Applicant to sell six individual industrial lots for future development.
- Lots 22-105 through 22-109 would be un-serviced (private wells and septic systems required), 4 hectares in size, and have frontage along Alison Boulevard. Lot 22-110 would be connected to municipal services, 3.9 hectares in size, and have frontage along Doak Road (see Map II).
- The 8% public land dedication is applicable for the proposed lots and is recommended to be taken in the form of cash.

Growth Boundary:

- The subject property is identified as part of a new industrial park area in the Growth Strategy. The Growth Strategy recognizes that most of Fredericton's future industrial growth will be accommodated through the expansion of existing business and industrial parks in the southeast part of the city, where businesses have easy access to the highway network.

Municipal Plan:

- The site is designated Business & Industrial in the Municipal Plan, which permits a full range of employment and industrial uses, automobile-related uses, and recreation facilities. Complementary uses may include small-scale office, convenience or service retail, and restaurant uses.
- As five of the proposed GI lots would be un-serviced, Section 2.1.1 of the Municipal Plan contains the following policies related to un-serviced development within the Growth Boundary:
 - (21) Development within the Growth Boundary is generally required to be connected to municipal services. Any subdivision of land or development not connected to municipal services shall meet the following criteria:
 - i. The proposed subdivision or development is otherwise consistent with the policies of this Plan, and does not place an undue fiscal burden on the City, or have a detrimental impact on the natural environment;

- ii. Located where provisions are in place for future servicing or the development proposal does not require municipal servicing;
 - iii. If municipal services are ultimately required, appropriate financial arrangements are in place;
 - iv. Have a minimum lot area of 4 hectares; and,
 - v. All required provincial government approvals for the installation of on-site sewage disposal systems and potable water are in place.
- The proposal meets the intent of Section 2.1.1(21). The proposed un-serviced GI lots along Alison Boulevard do not require municipal servicing, they are appropriately sized at 4 hectares, and terms and conditions have been included to require approval of the well and septic systems by the NB Department of Public Safety.
- Furthermore, the Urban Growth Boundary delineates the areas where services are anticipated to be extended through the lifetime of the Municipal Plan. The Urban Growth Boundary dissects the subject property and is the dividing line between the Business & Industrial and Rural & Agricultural land use designations. This is not uncommon and to provide clarity in these instances, Section 4.2 of the Municipal Plan recognizes that the boundary limits are intended to be approximate, except where they coincide with roads or other clearly defined physical features. Accordingly, where general compliance with the Municipal Plan policies is maintained, minor boundary adjustments to the Growth Boundary and land use designations do not require a Municipal Plan Amendment. In this case, the Growth Boundary and land use designations do not coincide with roads or other clearly defined physical features, the existing zoning on the entire property is General Industrial, and the proposed subdivision to create six General Industrial lots is generally in compliance with the Municipal Plan policies.

Zoning By-law:

- The subject property is zoned General Industrial (GI) under *Zoning By-law Z-5*. The proposal complies with the lot standards of the GI zone as follows:

Standard/Lots	Lot Area (min)	Lot Frontage (min)
GI Zone Standard	2,000m ² (serviced) 4ha (un-serviced)	30m
Lot 22-105 520 Alison Boulevard	4ha	123.8m
Lot 22-106 526 Alison Boulevard	4ha	123.8m
Lot 22-107 532 Alison Boulevard	4ha	123.8m
Lot 22-108 538 Alison Boulevard	4ha	100.76m
Lot 22-109 544 Alison Boulevard	4ha	171.1m
Lot 22-110 371 Doak Road	3.9ha	127.14m

- All of the proposed lots comply with the minimum lot requirements of the Zoning By-law and are appropriately sized for future industrial development. Staff would note that Lots 22-105 through 22-109 that front onto Alison Boulevard would be un-serviced and require a minimum lot area of 4 hectares as per section 4.1(19) of *Zoning By-law Z-5*, while Lot 22-110 which fronts onto Doak Road has services available from an existing service stubbed at the end of St. Pierre Drive, and so the minimum lot area required is 2,000 square metres as per the GI zone. Additionally, should the individual industrial lots be created and sold, the future uses of the lots will need to comply with those permitted in the GI zone.

Engineering and Operations:

- The lots fronting on Alison Boulevard (Lots 22-105 through 22-109) will be un-serviced and on-site wells and septic systems will need to be approved by the NB Department of Public Safety. Staff note that there is currently no intention of extending services on Alison Boulevard. Lot 22-110 fronting on Doak Road must be serviced from existing services stubbed at the end of St. Pierre Drive. The developer/owner of lot 22-110 will also be required to participate in the future extension of municipal services from St. Pierre Drive to the south limit of Lot 22-110. This requirement would be detailed in a development agreement to ensure that a future owner would participate in the extension costs. Each of the lots will also require servicing, lot grading, and storm water management plans (SWMPs) to the satisfaction of the Director of Engineering & Operations. The applicant/future owner(s) is encouraged to submit the SWMP and site plan in advance of applying for the building permit to allow time for review and any revisions.

RECOMMENDATION:

It is recommended that the application submitted by D. Family Investments Ltd. for a tentative plan of subdivision to create six General Industrial (GI) lots on property located at 520-544 Alison Boulevard and 371 Doak Road be forwarded to City Council with a recommendation that a sum representing 8% of the market value of the land be taken in the form of cash.

Additional Information

Pursuant to Section 75(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map Ila attached to P.R. 77/22 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading and storm water management plans be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit;
- c) Well and septic systems are to be approved by the NB Department of Public Safety.

Prepared by:

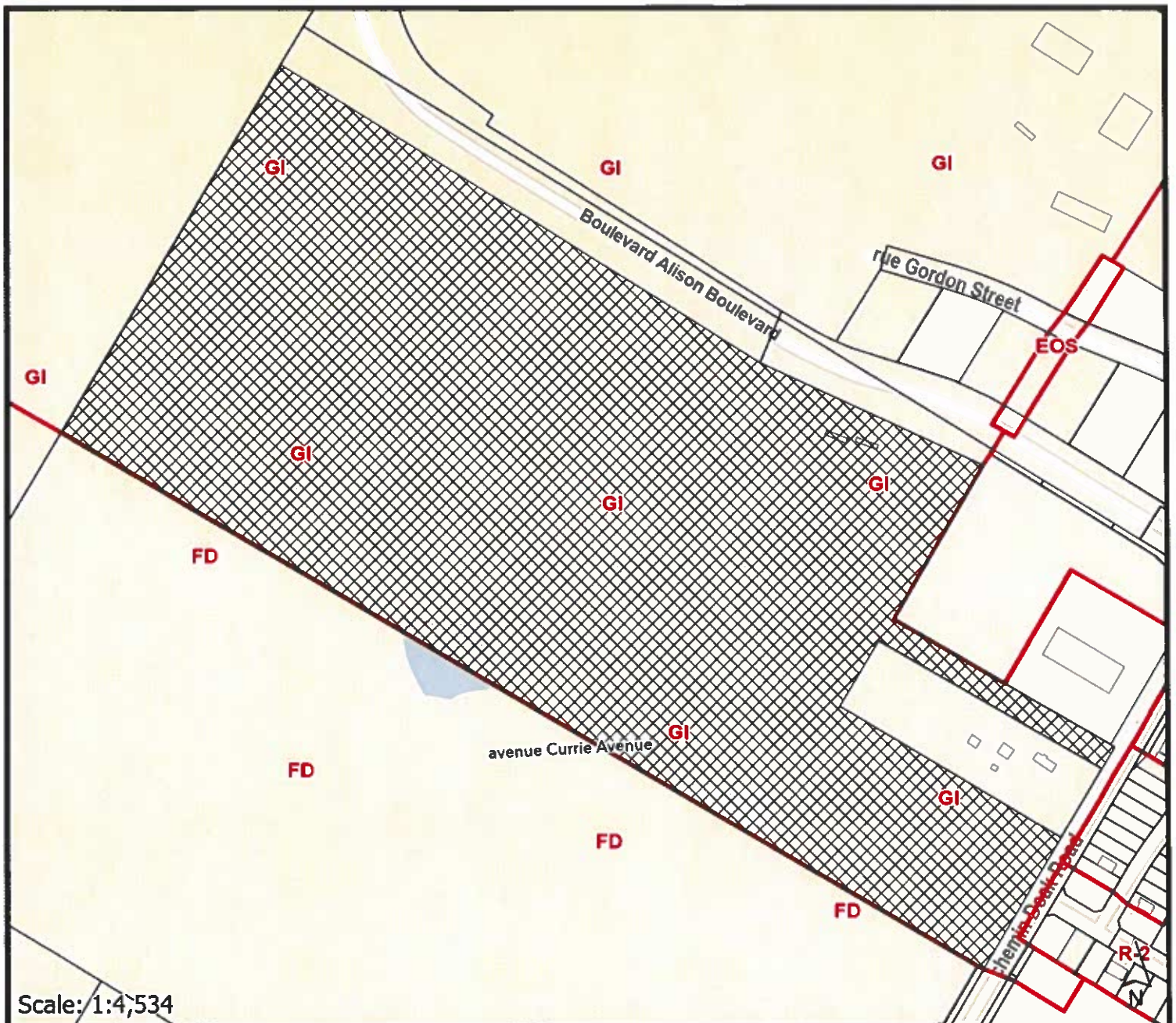


Fredrick Van Rooyen, MCIP, RPP
Planner, Community Planning

Approved by:




Marcello Battilana, MCIP
Assistant Director, Planning & Development



Scale: 1:4,534



Subject Area / Terrain visé

 Subject Area / Point d'intérêt

Tentative plan of subdivision to create 6 General Industrial (GI) lots on Allison Boulevard/Doak Road.

Plan provisoire de lotissement pour créer 6 lots de General Industrial (GI) sur le chemin Allison Boulevard/Doak.

Fredericton

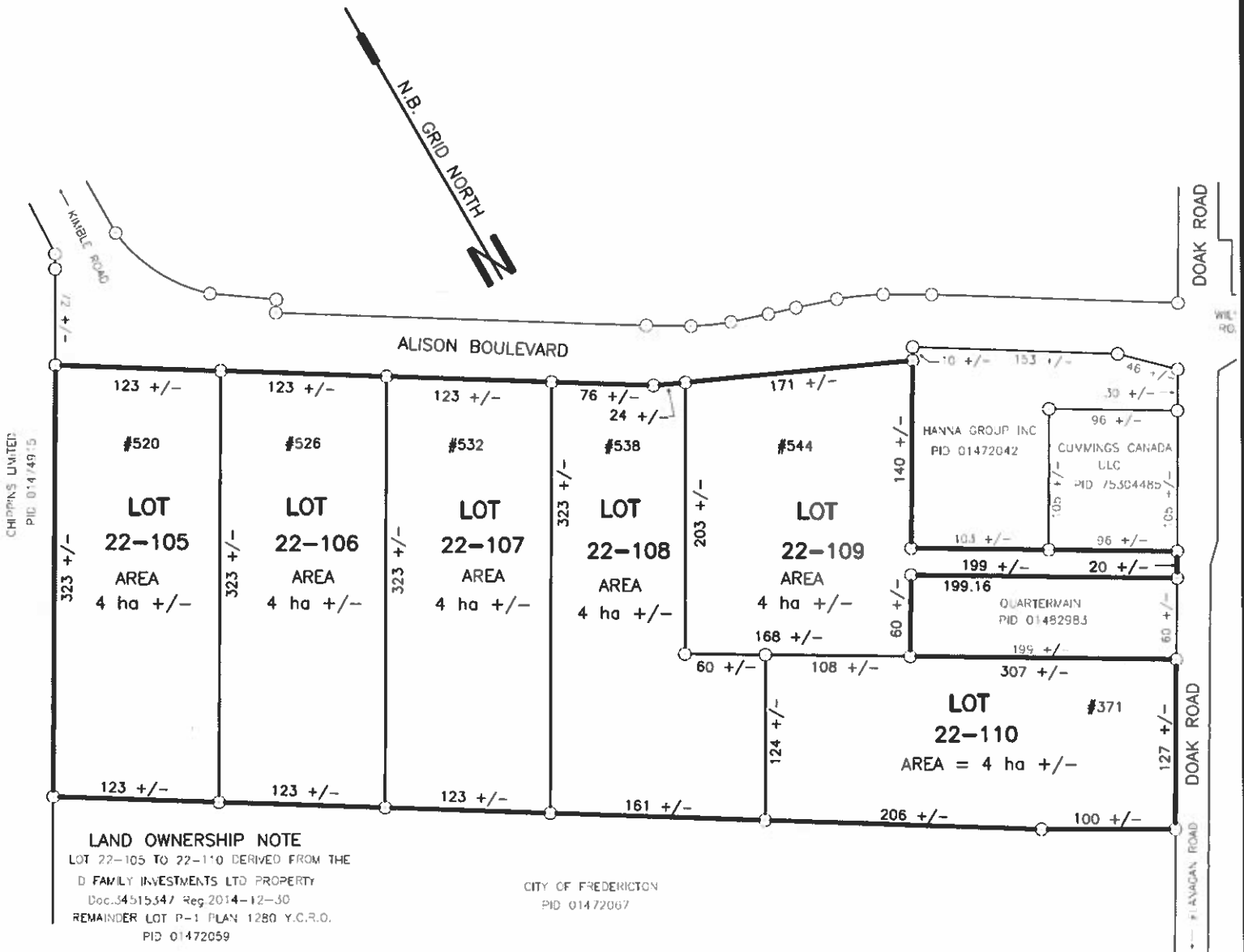
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-77-2022

Date \ date: novembre \ Nov. 16, 2022

Subject \ sujet: boulevard 520 Alison Boulevard
D. Family Investments Ltd
c/o Paul DeMerchant



Tentative plan of subdivision to create 6 General Industrial (GI) lots on Allison Boulevard/Doak Road.
 Plan provisoire de lotissement pour créer 6 lots de General Industrial (GI) sur le chemin Allison Boulevard/Doak.

Revised tentative plan of subdivision / Plan provisoire de lotissement révisé

 Community Planning Planification urbaine	Map \ carte # IIa
	File \ fiche: PR-77-2022
	Date \ date: novembre \ Nov. 16, 2022
	Subject \ sujet: boulevard 520 Alison Boulevard
	D. Family Investments Ltd c/o Paul DeMerchant