



REPORT OF LEGAL DIVISION
For City Council – November 28, 2022

From: Legal Division
Date: November 21, 2022
Title: Public Hearing Date – Vanier Highway (PID 60034196), 111 Duncan Lane, 139 Saunders Street and 331 Golf Club Road

As per the Planning Advisory Committee process, City Council now refers completed Development Applications to the Planning Advisory Committee (“PAC”) for the views of the advisory committee; authorizes preparation of the draft by-laws and Section 111 public notice requirements under the *Community Planning Act*; and sets the date for Hearing of Objections/Support in advance of the PAC meeting.

Accordingly, as of November 15, 2022, the following applications for Development were completed and are now ready to commence the PAC process:

<u>Address</u>	<u>Property Owner</u>	<u>Applicant</u>	<u>Nature of Proposal</u>
1. Vanier Highway (60034196)	City of Fredericton	City of Fredericton and Province of New Brunswick	Amend the General Industrial Zone (G-I) to permit Correctional Facility.
2. 111 Duncan Lane	Cedar Valley Investments Ltd.	Cedar Valley Investments Ltd.	Rezone the property from Institutional Zone One (I-1) to Multi-Residential Zone Five (MR-5) to permit a 147 unit multi-residential building with 20 conjoined suites.
3. 139 Saunders Street	Mike and Yvette Phillips	Mike and Yvette Phillips	Amend the Residential Town Plat Zone Four (TP-4) to permit more than one main residential building on a lot.
4. 331 Golf Club Road	Fredericton Golf Lands Limited	Tiffarah McLean	Rezone a portion of property from Park Zone (P) to Residential Zone Two (R-2) and consolidate with 942 Woodstock Road.

It is recommended that City Council adopt the following Resolution:

BE IT RESOLVED THAT the Council of the City of Fredericton hereby directs that the Development Applications for Vanier Highway (PID 60034196), 111 Duncan Lane, 139 Saunders Street and 331 Golf Club Road be referred to the December 7, 2022, meeting of the Planning Advisory Committee for the views of the advisory committee; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; that the appropriate by-laws to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be prepared; and that the regular Council Meeting of Monday, January 9, 2023, at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-laws.