



**REPORT OF PLANNING ADVISORY  
COMMITTEE**

*For City Council – January 9, 2023*

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

**Date:** Thursday, December 15, 2022

**Title:** 139 Saunders Street - Mike and Yvette Phillips Z.docx

**Description:** Zone Amendment to Permit More Than One Main Residential Building

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The Planning Advisory Committee, at its meeting held on December 14, 2022, considered an application from Mike and Yvette Phillips for a zone amendment to permit more than one main residential building on a lot in the Residential Town Plat Zone Four (TP-4) on property located at 139 Saunders Street, and recommend **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. 80/22 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III, IV, and V attached to P.R. 80/22 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit, including the retention of healthy, mature trees that are currently existing on the site;
- d) Access, municipal servicing, and lot grading be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building; and,
- e) All plans shall conform to the NB Wellfield Protected Area Designation Order as the property is located in Wellfield Zone B.

**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 the Report of the Planning Advisory Committee, dated December 15, 2022, recommending approval of an application from Mike and Yvette Phillips for a zone amendment to permit more than one main residential building on a lot in the Residential Town Plat Zone Four (TP-4) on property located at 139 Saunders Street, subject to terms and conditions.**

Yours truly,



Julie Brown-Snook  
Secretary, Planning Advisory Committee

cc: Mike and Yvette Phillips, 262 George Street, Fredericton, NB, E3B 1J5