



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: 825 Cliffe Street - City of Fredericton Z.docx

Description: Municipal Plan Amendment and Rezoning

The Planning Advisory Committee, at its meeting held on December 14, 2022, considered an application from Ryan Seymour, on behalf of the City of Fredericton for a Municipal Plan Amendment to redesignate a portion of PID 01541341 from Parks and Open Space to New Neighbourhoods. Rezoning portions of PID 01541341 from Park (P) Zone to Institutional Zone Two (I-2) and Multi-Residential Zone Two (MR-2). Rezoning portions of PID 75418640 from Residential Zone Two Holding (R-2(H)) to Institutional Zone Two (I-2) and Multi-Residential Two (MR-2) and from Environment and Open Space (EOS) Zone to Multi-Residential Zone Two (MR-2), to accommodate a private school and multi-residential development, and recommend **approval**, subject to the following terms and conditions.

Terms and Conditions

- a) If required, a Watercourse and Wetland Alteration Permit (Kaine Creek) be obtained from the NB Department of Environment & Local Government; and,
- 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.

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 Ryan Seymour, on behalf of the City of Fredericton for a Municipal Plan Amendment to redesignate a portion of PID 01541341 from Parks and Open Space to New Neighbourhoods. Rezoning portions of PID 01541341 from Park (P) Zone to Institutional Zone Two (I-2) and Multi-Residential Zone Two (MR-2). Rezoning portions of PID 75418640 from Residential Zone Two Holding (R-2(H)) to Institutional Zone Two (I-2) and Multi-Residential Two (MR-2) and from Environment and Open Space (EOS) Zone to Multi-Residential Zone Two (MR-2), to accommodate a private school and multi-residential development, subject to terms and conditions.

Yours truly,



Julie Brown-Snook
Secretary, Planning Advisory Committee

cc: Ryan Seymour, Real Estate Manager, City of Fredericton