



## PLANNING REPORT

PAC – December 14, 2022  
File No.: Z-27-2022 P.R. No. 81/22

**To:** Planning Advisory Committee  
**From:** Matthew Robinson, Planner  
**Proposal:** Rezoning and Lot Consolidation  
**Property:** 331 Golf Club Road (PID 75528786)

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**OWNER:** Fredericton Golf Lands Ltd.  
117 York Street, Suite 101  
Fredericton, NB, E3B 3N6

**APPLICANT:** Tiffarah McLean  
151 Brunswick Street, Suite C  
Fredericton, NB, E3B 1G7

### **SITE INFORMATION:**

**Location:** Portion of parcel located on the southern side of Woodstock Road, between 942 Woodstock Road and Talmadge Court.

**Context:** Golf course lands surrounded by low density residential neighbourhoods

**Ward No:** 12

**Municipal Plan:** Established Neighbourhoods

**Zoning:** Park Zone (P)

**Existing Land Use:** Golf Course

**Previous Applications:** PR 84/79

### **EXECUTIVE SUMMARY:**

The Applicant is proposing to rezone a portion of 331 Golf Club Road from Park Zone (P) to Residential Zone Two (R-2) for the purpose of consolidating this portion with 942 Woodstock Road. Staff does not anticipate any negative impacts as the consolidated portion will resolve an existing encroachment. Overall, staff support the application subject to terms and conditions.

## **APPLICATION:**

Tiffarah McLean on behalf of the Fredericton Golf Lands Ltd. has made an application to rezone a portion of property located at 331 Golf Club Road and consolidate this portion with property located at 942 Woodstock Road.

## **PLANNING COMMENTS:**

### Proposal:

- The subject property, 331 Golf Club Road, consists of two large parcels with lot areas of 200,509.52 m<sup>2</sup> (north side) and 297,887.62 m<sup>2</sup> (south side) respectively. These parcels are separated by Golf Club Road and operated as the Fredericton Golf Club's 18-hole golf course.
- The applicant is proposing to rezone a 632.9 m<sup>2</sup> portion of the parcel north of Golf Club Road, specifically on the northwest corner abutting Woodstock Road and the eastern property line of 942 Woodstock Road as indicated on Map II.
- The portion of the subject property proposed for rezoning currently contains part of the driveway for 942 Woodstock Road. The intent of this consolidation is to align the property lines to resolve the existing encroachment of this driveway.
- Staff has received authorization from the property owners of 942 Woodstock Road and the Fredericton Golf Lands Ltd.

### *Zoning By-law:*

<b><u>Standard</u></b>	<b><u>R-2 Zone Requirements</u></b>	<b><u>New Lot Dimensions</u></b>
942 Woodstock Road		
Lot Area	540 m <sup>2</sup> minimum	4,729.31 m <sup>2</sup>
Lot Frontage	18 m minimum	43.6 m approx.
Lot Depth	30 m	49.2 m approx.

- Lot consolidation of the portion proposed for rezoning will not create any substandard conditions on either 331 Golf Club Road or 942 Woodstock Road.

### Access and Servicing:

- Engineering and Operations have no concerns with the application.

**RECOMMENDATION:**

It is recommended that the application submitted by Tiffarah McLean to rezone a portion of 331 Golf Club Road from Park Zone (P) to Residential Zone Two (R-2) and consolidate this portion with 942 Woodstock Road, be approved subject to the following terms and conditions:

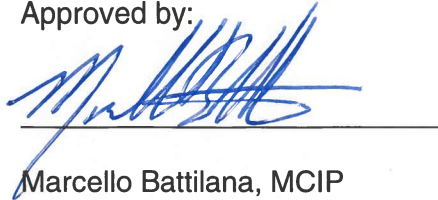
- a) A final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 81/22 to the satisfaction of the Development Officer.

Prepared by:

A blue ink signature of Matthew Robinson, consisting of stylized initials and a surname, written over a horizontal line.

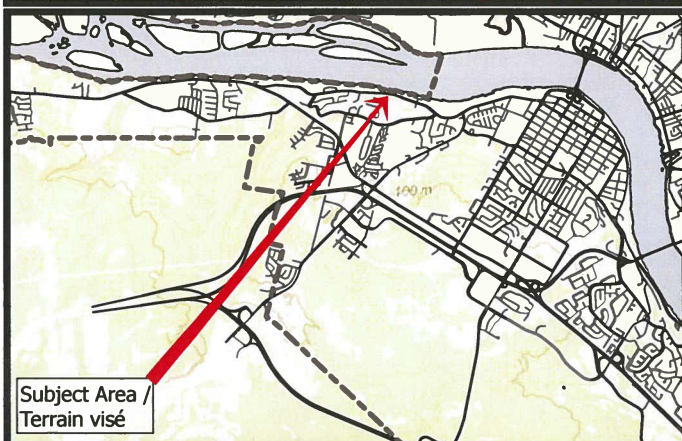
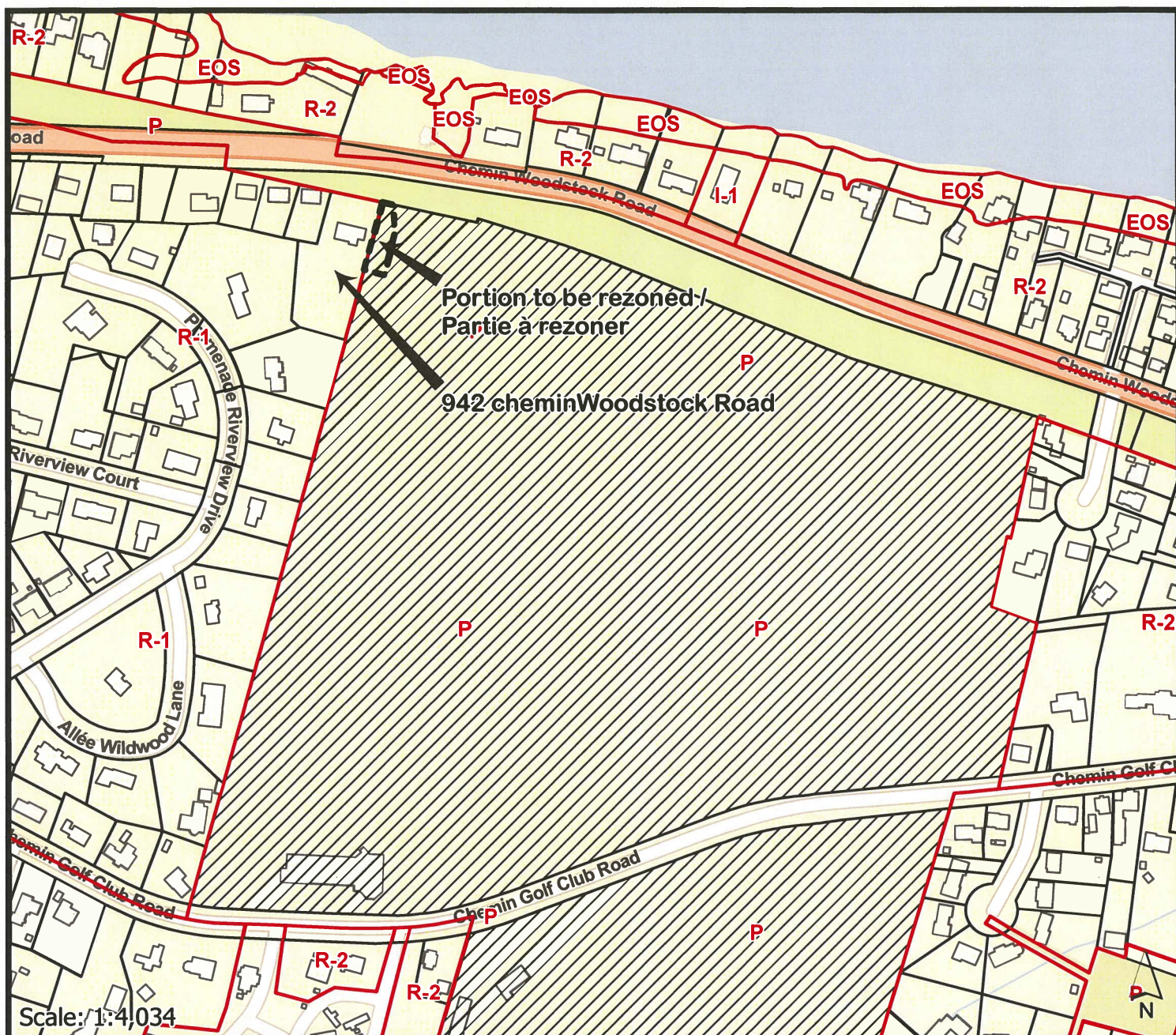
Matthew Robinson, MCP, MCIP, RPP  
Planner  
Planning & Development

Approved by:

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Marcello Battilana, MCIP  
Assistant Director  
Planning & Development





Subject Property / Propriété Visé

Subject Area / Point d'intérêt

Application to rezone a portion of property from Park Zone (P) to Residential Zone Two (R-2) and consolidate rezoned portion with 942 Woodstock Road.

Demande de rezonage d'une partie de la propriété de la zone de parc (P) à la zone résidentielle deux (R-2) et de consolidation de la partie rezonée avec le 942, chemin Woodstock.

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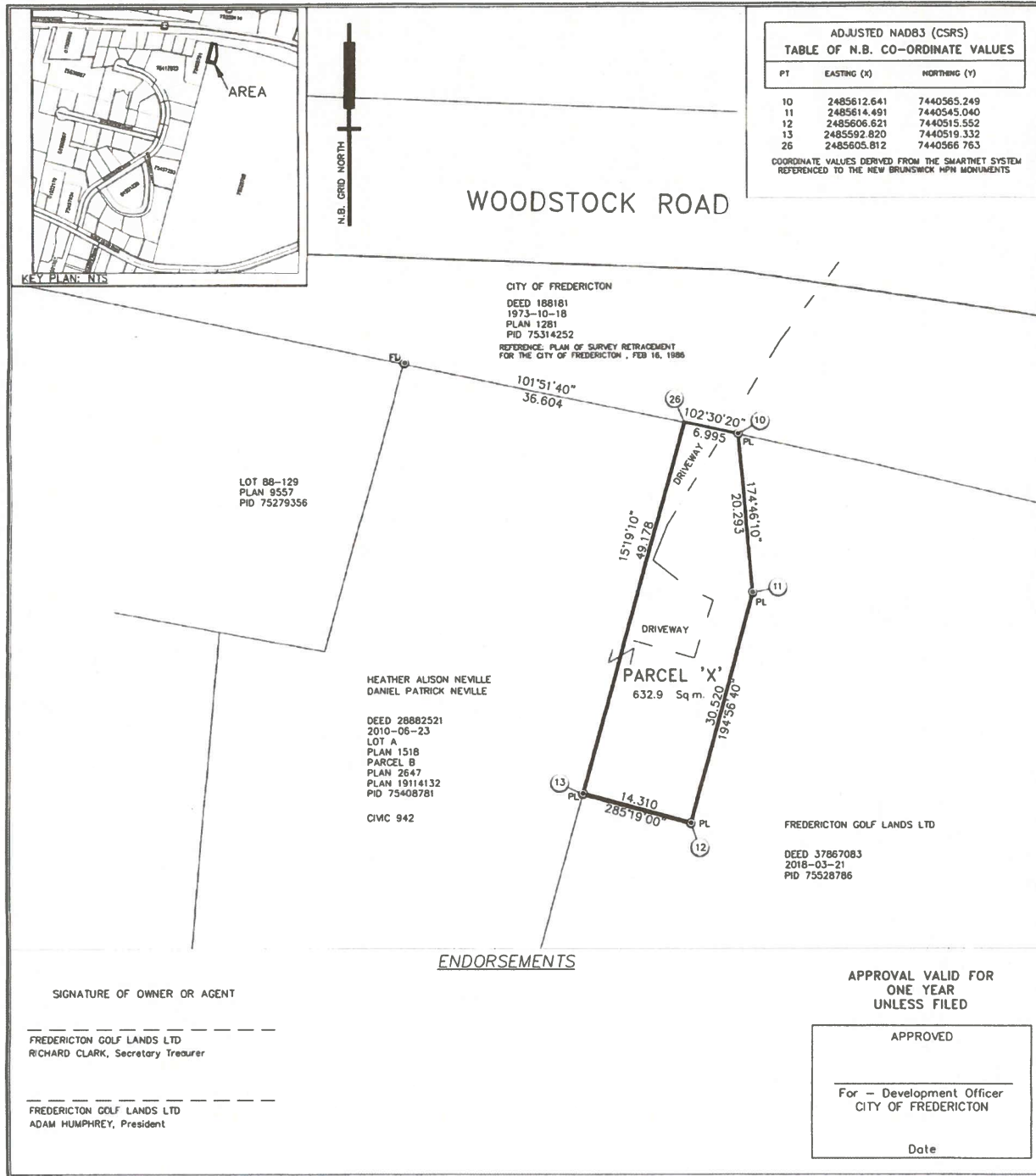
Map \ carte # I

File \ fiche: PR-81-2022

Date \ date: decembre \ Dec. 14, 2022

Subject \ sujet: chemin 331 Golf Club Road  
Fredericton Golf Lands Limited





Application to rezone a portion of property from Park Zone (P) to Residential Zone Two (R-2) and consolidate rezoned portion with 942 Woodstock Road.

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### Tentative plan of subdivision / Plan provisoire de subdivision

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Map \ carte # II

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