



REPORT OF THE PLANNING ADVISORY
COMMITTEE

For City Council – April 11, 2023

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 16, 2023

Title: Report of PAc - Subdivision - 1910 Woodstock Road.docx

The Planning Advisory Committee, at its meeting held on March 15, 2023, considered a recommendation from staff, in relation to an application by Willowdale Apartments Ltd. for a tentative plan of subdivision to create one Residential Zone Two (R-2) lot on property located at 1910 Woodstock Road, and recommended, that the following be forward to City Council to be **adopted**:

BE IT RESOLVED that the Council of the City of Fredericton hereby confirms that the public land dedication be taken as a sum representing 8% of the market value of the land in the form of cash, pursuant to By-law No. Z-4, A Subdivision By-law.

Additional Information

Pursuant to Section 77(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) A final plan of subdivision be submitted substantially in accordance with Map II attached to PR 7/23 to the satisfaction of the Development Officer;
- b) Access, servicing and lot grading be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application;
- c) Healthy, mature trees that are currently existing on site be protected wherever feasible; and,
- d) A Watercourse and Wetland Alteration (WAWA) Permit from the NB Development of Environment & Local Government be obtained prior to issuance of a building permit.

Yours truly,

Elizabeth Murray
Secretary, Planning Advisory Committee

Cc: Willowdale Apartments Ltd. c/o Norval Clark, 11 Ambassador Drive, Douglas, NB
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