



**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 - Fearnley and Glennorth Streets - Exp.docx

The Planning Advisory Committee, at its meeting held on March 15, 2023, considered a recommendation from staff, in relation to an application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 20 Residential Mini Home Zone (RMH) lots on an extension of Fearnley Street along with 12 Residential Zone Two (R-2) lots and 10 Residential Zone Three (R-3) lots on an extension of Glennorth Street, and recommended that the following be forwarded to City Council to be **adopted**:

BE IT RESOLVED that the Council of the City of Fredericton hereby confirms that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Maps II & III 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 Maps II & III attached to PR 10/23 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services; and,
- d) All required easements be provided gratuitously to the appropriate authorities.

Yours truly,

Elizabeth Murray
Secretary, Planning Advisory Committee

Cc: EXP Services Inc. c/o Frank Flanagan, 1133 Regent Street, Suite 300, Fredericton, NB E3B 3Z2

Northrup Holdings Ltd., 975 Alison Boulevard, Fredericton, NB, E3C 0E5