



## REPORT OF PLANNING ADVISORY COMMITTEE

*For City Council – April 11, 2023*

**From:** Elizabeth Murray, Secretary, Planning Advisory Committee

**Date:** Thursday, March 16, 2023

**Title:** Goodine Street - Chippins Ltd Z.docx

**Description:** Rezone Portions of PID 75453571, 01484070, and 75444059

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The Planning Advisory Committee, at its meeting held on March 15, 2023, considered an application from Arnold Chippin on behalf of Chippin's Ltd. (516234 NB Ltd.) to rezone portions of PID 75453571 from Residential Zone Two (R-2), Residential Zone Three (R-3), Residential Zone Five (R-5), and Park Zone (P) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) to Residential Zone Five (R-5); portions of PID 01484070 from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), Residential Zone Two (R-2) to Residential Zone Five (R-5), and Residential Zone Two (R-2) to Environmental & Open Space Zone (EOS); and portions of PID 75444059 from Multi-Residential Zone Two (MR-2) to Residential Zone Two (R-2), Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) and Multi-Residential Zone Two (MR-2) to Park Zone (P), and recommended **approval**, subject to the following terms and conditions.

### Terms and Conditions

- a) Servicing, access, lot grading and storm water management plans to be provided to the satisfaction of the Director of Engineering & Operations.
- b) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services.
- c) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. MSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.
- d) If required, a Watercourse and Wetland Alteration Permit be obtained from the NB Department of Environment and Local Government.
- e) Final building design to the satisfaction of the Development Officer at the time of the building permit application.

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 March 16, 2023, recommending approval of an application from Arnold Chippin on behalf of Chippin's Ltd. (516234 NB Ltd.) to rezone portions of PID 75453571 from Residential Zone Two (R-2), Residential Zone Three (R-3), Residential Zone Five (R-5), and Park Zone (P) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) to Residential Zone Five (R-5); portions of PID 01484070 from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), Residential Zone Two (R-2) to Residential Zone Five (R-5), and Residential Zone Two (R-2) to Environmental & Open Space Zone (EOS); and portions of PID 75444059 from Multi-Residential Zone Two (MR-2) to Residential Zone Two (R-2), Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), and Residential Zone Two (R-2) and Multi-Residential Zone Two (MR-2) to Park Zone (P), subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

cc: Chippin's Ltd (Arnold Chippin) 516234 NB Ltd., 89 York St. Fredericton, NB E3B 3N4