



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – November 14, 2023

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, October 19, 2023

Title: 115 Draco Road Z and S.docx

Description: Rezoning and a Tentative Plan of Subdivision

The Planning Advisory Committee, at its meeting held on October 18, 2023, considered an application submitted by Colpitts Developments on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), subject to the following terms and conditions:

Terms and Conditions:

- a) A mix of R-1N building designs be provided on the Draco Road extension generally in accordance with Map III attached to P.R. 71/23 to the satisfaction of the Development Officer.

and a tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

The Committee directed that the following resolutions 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 October 19, 2023, recommending approval of an application submitted by Colpitts Developments on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), subject to terms and conditions.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated October 19, 2023, with respect to a tentative plan of subdivision submitted by Colpitts Developments on property located at 115 Draco Road to create 17 Residential Zone One Narrow (R-1N) lots on an extension of Draco Road recommending that a sum representing 8% of the market value of the land be taken in the form of cash and that the location of the public streets be approved as shown on Map II. of the Planning Report dated October 18, 2023 (PR No. 71/23).

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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) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 71/23 to the satisfaction of the Development Officer;
- b) The Applicant shall obtain any applicable provincial approvals, including but not limited to a Watercourse and Wetland Alteration (WAWA) Permit from the NB Department of Environment & Local Government;
- c) Servicing, lot grading, and stormwater management plans and all construction design and inspection are to be provided to the satisfaction of the Director of Engineering & Operations;
- d) Local Government Services Easements (LGSE), Public Utility Easements (PUE), drainage easements and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs and stormwater pond lots are to be granted gratuitously to the City of Fredericton;
- e) The public stormwater attenuation ponds will require landscaping elements to the satisfaction of both the Development Officer and the Director of Engineering & Operations; and,
- f) Healthy, mature trees that are currently existing on site be protected wherever feasible.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

cc: Colpitts Developments c/o Craig McElroy, 830 Hanwell Road, Suite #5, Fredericton, NB, E3B 6A2
Fredericton Oromocto Development Ltd., 830 Hanwell Road, Suite #5, Fredericton, NB, E3B 6A2