



BY-LAW STATUS REPORT

For City Council – November 27, 2023

From: Legal Services

Date: November 17, 2023

Title: By-law No. Z-5.310 – 155 Smythe Street – Chantel and Erik Nielsen – Zone Amendment

Description: By-law No. Z-5.310, Receipt of Planning Advisory Committee Report, Hearing of Objections/Support, first Reading of By-law No. Z-5.310, by title, Second Reading of By-law No. Z-5.310, by title

FOR CITY COUNCIL ON NOVEMBER 27, 2023:

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.310, by title
- Second Reading of By-law No. Z-5.310, by title

Additional Information

The purpose of proposed By-law No. Z-5.310 is to amend By-law No. Z-5 under the Mixed-Use Zone Two (MX-2) in order to use the second main building on lot as a dwelling unit on property located at 155 Smythe Street.

↪ City Council Meeting – October 23, 2023

- Council adopted a resolution referring the application to PAC, authorizing Section 111 advertising, preparation of a by-law to amend the Zoning By-law, and set the date for consideration of objections/support to the proposed by-law.

↪ Planning Advisory Committee Meeting – November 15, 2023

- Staff recommended approval
- PAC recommended approval (One letter of support received at PAC)

RECOMMENDATION:

It is recommended that the following resolutions be considered by City Council:

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated November 16, 2023, recommending approval of an application from Chantel and Erik Nielsen for a zone amendment to permit a second main building to be converted to a dwelling unit within the Mixed Use Zone Two (MX-2) on property located at 155 Smythe Street, subject to terms and conditions.

Hearing of Objections/Support – City Clerk

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.310, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.310, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.

Prepared by: Danielle Veilleux, Legal Assistant, Legal Services

Approved by: Michelle Brzak, City Solicitor