



**REPORT OF PLANNING ADVISORY
COMMITTEE**

For City Council – November 27, 2023

From: Elizabeth Murray, Secretary, Planning Advisory Committee
Date: Thursday, November 16, 2023
Title: 155 Smythe Street Z.docx
Description: Zone Amendment to permit a second main building to be used as a dwelling unit

The Planning Advisory Committee, at its meeting held on November 15, 2023, considered 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 and recommended approval, subject to the following terms and conditions:

Terms and Conditions

- a) The site be developed generally in accordance with Map II attached to P.R. 80/23 to the satisfaction of the Development Officer; and,
- b) Building permit to be obtained for the dwelling unit conversion.

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 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.

Yours truly,

Elizabeth Murray
Secretary, Planning Advisory Committee

cc: Chantel & Erik Nielsen, 155 Smythe Street, Fredericton, NB, E3B 3C7