



## BY-LAW STATUS REPORT

For City Council – November 27, 2023

**From:** Legal Services

**Date:** November 17, 2023

**Title:** By-law No. Z-5.308 – Manhattan Drive (PID 75433300) – Colpitts Developments – Rezoning

**Description:** By-law No. Z-5.308, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.308, by title, Second Reading of By-law No. Z-5.308, 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-5.308, by title
- Second Reading of By-law No. Z-5.308, by title

### **Additional Information**

The purpose of proposed By-law No. Z-5.308 is to amend By-law No. Z-5 by rezoning portions of PID 75433300 from Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4) and Park Zone (P) on property located at Manhattan Drive.

By-law No. Z-5 is further proposed to be amended by permitting more than one main residential building on a lot under the Multi-Residential Zone Four (MR-4) on property located at Manhattan Drive (PID 75433300).

#### **↪ 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 (1 letter of objection received)

**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 submitted by Colpitts Developments, on behalf of ABC Developments Ltd., on Manhattan Drive to rezone portions of PID 75433300 from Residential Zone Five Holding (R-5(H)) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4), and Park Zone (P); a zone amendment to allow more than one main residential building on a lot in the MR-4 zone, 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 November 16, 2023, with respect to a tentative plan of subdivision submitted by Colpitts Developments, on behalf of ABC Developments Ltd., to create four Multi-Residential Zone Two (MR-2) lots, seven Multi-Residential Zone Four (MR-4) lots, and one Park Zone (P) lot along an extension of Manhattan Drive and two new public streets recommending that the location of public streets be approved as shown on Map III and that the land for public purposes be taken as land as shown on Map III of the Planning Report dated November 15, 2023 (PR No. 83/23).**

*Hearing of Objections/Support – City Clerk*

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.308, 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-5.308, 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