



BY-LAW STATUS REPORT

For City Council – April 22, 2024

From: Planning & Development, Community Planning

Date: April 15, 2024

Title: By-law Nos. Z-6.7 and Z-5.317 – Municipal Plan Amendment & Rezoning

Description: By-law No. Z-6.7, A By-law to amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton AND By-law No. Z-5.317, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Adoption of Terms & Conditions, Reading by Summary, Third Reading of By-law Nos. Z-6.7 and Z-5.317, by title

FOR CITY COUNCIL ON APRIL 22, 2024:

- Motion to impose terms and conditions
- Motion to read the by-laws by summary
- Reading of By-law Nos. Z-6.7 and Z-5.317, by summary and third reading by title

Additional Information

The purpose of proposed By-law Nos. Z-6.7 and Z-5.317 is to amend the Zoning By-law and Municipal Plan to redesignate land from Commercial Centres and Corridors to New Neighbourhoods and to rezone land from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) and Commercial Corridor Zone One (COR-1) for property located on Stately Court (PID 75507210).

↪ City Council Meeting – January 22, 2024

- City Council adopted a resolution referring the application to PAC, authorizing Section 111 and Section 25 advertising, preparation of the by-laws to amend the Zoning By-law and the City of Fredericton Municipal Plan, and set the date for consideration of objections/support to the proposed by-laws.

↪ Planning Advisory Committee Meeting – March 20, 2024

- Staff recommended approval
- PAC recommended approval (*one letter of objection received at PAC*)

↪ City Council – April 8, 2024

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support (*no letters of support/objection received by the City Clerk's office*)
- First Reading of By-law Nos. Z-6.7 and Z-5.317, by title
- Second Reading of By-law Nos. Z-6.7 and Z-5.317, by title

RECOMMENDATION:

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

BE IT RESOLVED THAT with respect to an application by Chippins Limited to rezone land located on Stately Drive (PID 75507210) from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) and Commercial Corridor Zone One (COR-1) to allow construction of multi-residential buildings and one mixed use as outlined in proposed By-law No. Z-5.317, the Council of the City of Fredericton, pursuant to Section 59(1) of the *Community Planning Act* hereby imposes the attached Terms and Conditions.

BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. Z-6.7, A By-law to amend By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton AND By-law No. Z-5.317, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.

WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act* and the *Community Planning Act*; and City Council has authorized the reading of By-law Nos Z-6.7 and Z-5.317, by summary;

BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of the proposed By-law No. Z-6.7 is to amend the municipal plan to redesignate land from Commercial Centres and Corridors to New Neighbourhoods and the purpose of proposed By-law Z-5.317 is to amend the zoning by-law to rezone land from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) and Commercial Corridor Zone One (COR-1) for property located on Stately Court (PID 75507210); and **THAT** the said by-laws be given third reading by title.

Prepared by: Alicia Brown, Planning & Development Application Specialist, Community Planning

Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development