



**REPORT OF PLANNING ADVISORY COMMITTEE**

*For City Council – October 15, 2024*

**From: Elizabeth Murray, Secretary, Planning Advisory Committee**

**Date: Thursday, September 19, 2024**

**Title: 778 Windsor Street Z.docx**

**Description: Secondary Municipal Plan Amendment and Rezoning to permit a three-unit building**

The Planning Advisory Committee, at its meeting held on September 18, 2024, considered an application submitted by Off Campus Real Estate on property located at 778 Windsor Street for the following:

- Amend Policy Area “A” of the College Hill Secondary Municipal Plan to permit a three-unit dwelling; and,
- Rezone the property from Residential Zone One (R-1) to Residential Zone Four (R-4) to permit a three-unit dwelling,

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. 48/24 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 48/24 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit, including maintaining the existing hedgerows and trees, particularly within the side yards;
- d) The Applicant shall be responsible for assessing the capacity of the existing service lateral;
- e) The development shall include a back flow preventor; and,
- f) The property is located in Wellfield Zone C; all plans shall conform to the NB Wellfield Protected Area Designation Order. All inquiries shall be referred to the Senior Water & Sewer Engineer.

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Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
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The Planning Advisory 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 September 19, 2024, recommending approval of an application submitted by Off Campus Real Estate on property located at 778 Windsor Street for the following:**

- **Amend Policy Area “A” of the College Hill Secondary Municipal Plan to permit a three-unit dwelling;**
- **Rezone the property from Residential Zone One (R-1) to Residential Zone Four (R-4) to permit a three-unit dwelling,**

**subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

cc: Off Campus Real Estate, 300 Tripp Settlement Road, Keswick Ridge, NB, E6L 1W3

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