



## BY-LAW STATUS REPORT

For City Council – April 28, 2025

**From:** Planning & Development, Community Planning

**Date:** April 17, 2025

**Title:** By-law No. Z-5.340 – 1489 Woodstock Road (PID 75026864) – Belmont Holdings Ltd. (c/o Frank Findlay), Rezoning

**Description:** By-law No. Z-5.340, 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 No. Z-5.340, by title

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### **FOR CITY COUNCIL ON APRIL 28, 2025:**

- Motion to impose terms and conditions
- Motion to read the by-law by summary
- Reading of By-law No. Z-5.340, by summary and third reading by title

### **Additional Information**

The purpose of proposed By-law No. Z-5.340 is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning property located at 1489 Woodstock Road (PID 75026864) from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2) to permit a two storey 16-unit apartment building.

#### **↪ City Council Meeting – February 24, 2025**

- City 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 – March 19, 2025**

- Staff recommended approval
- PAC recommended approval (2 letters of objection and no letters of support received at PAC)

#### **↪ City Council – April 14, 2025**

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support (1 letter of objection and no letters of support received by the City Clerk's office)
- First Reading of By-law No. Z-5.340, by title
- Second Reading of By-law No. Z-5.340, by title

## **RECOMMENDATION:**

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

**BE IT RESOLVED THAT** with respect to an application submitted by Belmont Holdings Inc. to rezone property located at 1489 Woodstock Road from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), to permit a 16-unit, two-storey apartment building; as outlined in proposed By-law No. Z-5.340, 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-5.340, 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 No. Z-5.340, 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 proposed By-law No. Z-5.340, is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, by rezoning property located at 1489 Woodstock Road from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2), to permit a 16-unit, two-storey apartment building; and THAT the said by-law 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