



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – April 14, 2025

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 20, 2025

Title: 1489 Woodstock Road Z.docx

Description: Rezoning to permit a two-storey, 16-unit apartment building

The Planning Advisory Committee, at its meeting held on March 19, 2025, considered an application submitted by Belmont Holdings Inc. on property located at 1489 Woodstock Road to rezone from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2) to permit a 16-unit, two-storey apartment building, 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. 14/25, to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III, IV, V, and VI attached to P.R. 14/25, to the satisfaction of the Development Officer;
- c) City trees within the public right-of-way and along the trail shall be protected. If it is necessary to remove or relocate trees, the work shall be coordinated with the Parks and Trees Division and the Developer is responsible for all associated costs (including cleanup of material between the Trail and the building);
- d) A final landscape plan including a 2.0m high wooden opaque fence along the western property line and parking plan be provided, to the satisfaction of the Development Officer prior to the issuance of a building permit;
- e) Access, servicing, lot grading, and stormwater management plans be provided to the satisfaction of the Director of Engineering & Operations;
- f) Any building permits or other required permits/licences are obtained;
- g) No habitable residence shall be located below 9.0 m elevation (geodetic);
- h) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application; and
- i) Record drawings prepared by a Professional Engineer are required at completion of the project.

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 March 20, 2025, recommending approval of an application submitted by Belmont Holdings Inc. on property located at 1489 Woodstock Road to rezone from Residential Zone Two (R-2) to Multi-Residential Zone Two (MR-2) to permit a 16-unit, two-storey apartment building, subject to terms and conditions.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

Cc: Belmont Holdings Ltd, c/o Frank Findley, 224 Connaught Street, Fredericton, NB,
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