

From: Planning & Development, Community Planning

Date: April 17, 2025

Title: By-law No. Z-5.341 – 378 Woodstock Road (PID 01438431) – 710861 NB Inc. (c/o David Davis), Rezoning

Description: By-law No. Z-5.341, 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-5.341, by title

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-5.341, by summary and third reading by title

Additional Information

The purpose of proposed By-law No. Z-5.341 is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning property located at 378 Woodstock Road (PID 01438431) from Residential Zone Two (R-2) to Residential Zone Three (R-3) to permit the creation of two semi-detached building lots.

↪ 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 (*no written letters of objection /support received at PAC*)

↪ City Council – April 14, 2025

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support (*no written letters of objection /support received by the City Clerk's office*)
- First Reading of By-law No. Z-5.341, by title
- Second Reading of By-law No. Z-5.341, 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 David Davis to rezone property located at 378 Woodstock Road (PID 01438431) from Residential Zone Two (R-2) to Residential Zone Three (R-3) as outlined in proposed By-law No. Z-5.341, 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-5.341, 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-5.341, 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-5.341, is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, by rezoning property located at 378 Woodstock Road (PID 01438434) from Residential Zone Two (R-2) to Residential Zone Three (R-3), as shown on Schedule 11 of the proposed by-law; and THAT the said by-law be given third reading by title.

BE IT RESOLVED THAT with respect to a tentative plan of subdivision to create two Residential Zone Three (R-3) building lots, the Council of the City of Fredericton confirms that the public land dedication be taken in the form of cash pursuant to By-law No. Z-4, A Subdivision By-law.

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

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