



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – April 14, 2025

From: Elizabeth Murray, Secretary, Planning Advisory Committee

Date: Thursday, March 20, 2025

Title: 378 Woodstock Road Z and S.docx

Description: Rezoning and a tentative plan of subdivision to permit two semi-detached building lots

The Planning Advisory Committee, at its meeting held on March 19, 2025, considered an application submitted by David Davis on property located at 378 Woodstock Road to rezone the property from Residential Zone Two (R-2) to Residential Zone Three (R-3), 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. 13/25, to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III and IV, including a variety of building materials and colours to reduce a monotonous design, including a varied roofline to the second building, to the satisfaction of the Development Officer.

and a tentative plan of subdivision to create two Residential Zone Three (R-3) building lots.

The Committee directed that the following resolutions 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 David Davis on property located at 378 Woodstock Road to rezone the property from Residential Zone Two (R-2) to Residential Zone Three (R-3), subject to terms and conditions.

BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 20, 2025, with respect to an application submitted by David Davis on property located at 378 Woodstock Road for a tentative plan of subdivision to create two Residential Zone Three (R-3) building lots, recommending that the public land dedication be taken in the form of cash.

Additional Information:

Pursuant to Section 77(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to PR 13/25 to the satisfaction of the Development Officer;
- b) Access, servicing, lot grading, and stormwater management plans be provided to the satisfaction of the Director of Engineering & Operations;
- c) A lot grading and site servicing plan (prepared by a professional engineer) are to be provided to the satisfaction of the Director of Engineering & Operations;
- d) A curb cut fee may be required;
- e) Applicant is responsible for shut-off-at-main of any existing services, and installation of new services to the property and all curb cuts and/or curb and sidewalk reinstatements; and,
- f) Applicant will negotiate in good faith for the transfer of a +/- 1.0 metre wide parcel of land to be added to the City right-of-way to facilitate future construction of a sidewalk on the south side of Woodstock Road.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

Cc: 710861 NB Inc, c/o David Davis, 4419 Rte 102, Upper Kingsclear, NB, E3E 1N1