



REPORT OF PLANNING ADVISORY COMMITTEE

For City Council – April 13, 2026

From: Elizabeth Murray, Secretary, Planning Advisory Committee
Date: Thursday, April 02, 2026
Title: Blizzard Street (Portion of PID 60202587)
Description: Municipal Plan Amendment and Rezoning to permit a rehabilitation centre

The Planning Advisory Committee, at its meeting held on April 1, 2026, considered an application submitted by The John Howard Society of Fredericton to amend the Municipal Plan to redesignate lands from Business and Industrial to Major Institutions and rezone lands from General Industrial (GI) zone to Institutional Zone Two (I-2) to permit a rehabilitation centre on a portion of property located on Blizzard Street (portion of PID 60202587), subject to the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Maps III, IV, VIII, and IX attached to P.R. 9/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 9/26 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including landscape buffering towards the northern end of the property abutting the trail, be provided prior to the issuance of a building permit to the satisfaction of the Development Officer;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations;
- e) All design, construction, and inspection to be in accordance with the City’s General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineering, are required at completion of the project;
- f) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering & Operations staff upon approval of this application.

The Committee directed that the following resolution be forwarded to City Council for consideration:

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 2, 2026, recommending approval of an application submitted by The John Howard Society of Fredericton to amend the Municipal Plan to redesignate lands from Business and Industrial to Major Institutions and rezone lands from General Industrial (GI) zone to Institutional Zone Two (I-2) to permit a rehabilitation centre on a portion of property located on Blizzard Street (portion of PID 60202587), subject to terms and conditions.

Yours truly,



Elizabeth Murray
Secretary, Planning Advisory Committee

Cc. The John Howard Society of Fredericton Inc. (JHSFI), 294 Main Street, Fredericton, NB, E3A 1C9
City of Fredericton, 397 Queen Street, Fredericton, NB, E3B 1B5