



**REPORT OF THE PLANNING ADVISORY
COMMITTEE**

For City Council – December 13, 2021

From: Julie Brown-Snook, Secretary, Planning Advisory Committee

Date: Thursday, December 09, 2021

Title: 845, 875 Brookside Drive

Description: Tentative Plan of Subdivision

The Planning Advisory Committee, at its meeting held on December 8, 2021, considered a recommendation from staff, in relation to an application by Hanna Properties Corporation, for a tentative subdivision to create two new multi-residential building lots on a new public street property identified as 845, 875 Brookside Drive.

Additional Information:

Pursuant to Section 75(1) of the *Community Planning Act*, the following terms and conditions will be imposed upon the subdivision by the Development Officer:

- a) A final plan of subdivision be submitted substantially in accordance with Map II attached to PR 92/21 to the satisfaction of the Development Officer;
- (b) The site be developed generally in accordance with the Phasing concept, as shown on Map III attached to P.R. No. 92/21;
- (c) Access, servicing and lot grading / storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to registration of the subdivision plan;
- (d) All construction work (street, municipal services) is to be undertaken by an approved contractor, and with full-time inspection by the developer's consulting engineer. Final approved record drawings are to be provided prior to registration of the subdivision plan;
- (e) The applicant shall enter into a development agreement detailing how orderly development will take place beyond the creation of Lot 20-14 which shall include the full extension of Alex Street being built and vested to the City prior to registration of any further building lots to the satisfaction of the Director of Engineering and Operations;
- (f) The temporary driveway for the apartment buildings currently under construction is to be closed when Hanna Street is registered as public;
- (g) The developer is to enter into a Development Agreement to document the future requirement for a left hand turn lane on Brookside Drive.

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 approves a sum representing 8% of the market value of the land to be subdivided pursuant to By-law No. Z-4, A Subdivision By-law and further that the location of the public streets be approved as shown on Map II of Planning Report 92/21 for a subdivision to create two new multi-residential building lots at 845, 875 Brookside Drive.