

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

Date: June 16, 2022

Title: 1430 Hanwell Road

Description: Rezoning to Permit the Construction of a Contractor's Shop

The Planning Advisory Committee, at its meeting held on June 15, 2022, considered an application from J. Hanson Rentals Ltd. for a rezoning from Commercial Corridor Zone Two–Holding (COR-2(H)) to Commercial Corridor Zone Two (COR-2). A variance of 3m in parking area setback from a public street to permit the construction of contractor's shop on property located at 1430 Hanwell Road 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. 36/22 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III attached to P.R. 36/22 to the satisfaction of the Development Officer;
- c) A detailed parking and landscaping plan be submitted at the building permit stage to the satisfaction of the Development Officer;
- d) There will be no activities, functions or services taking place, or good or materials stored, outside the building on the subject property;
- e) The design of the driveway (width and radius at Hanwell Rd) is to be to the satisfaction of the Director of Engineering & Operations and be able to accommodate large vehicles for the intended use;
- f) A Storm Water Management Plan (SWMP) is required at time of building permit application and to the satisfaction of the Director of Engineering & Operations;
- g) Well and septic system are to be approved by the NB Department of Public Safety.

Accordingly, the Committee directed that the following resolution be forwarded to City Council:

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated June 16, 2022, recommending approval of an application from J. Hanson Rentals Ltd. for a rezoning from Commercial Corridor Zone Two–Holding (COR-2(H)) to Commercial Corridor Zone Two (COR-2), to permit the construction of contractor's shop on property located at 1430 Hanwell Road, subject to the following terms and conditions.

Yours truly,



Julie Brown-Snook
Secretary, Planning Advisory Committee

cc: J. Hanson Rentals Ltd., c/o Jody Hanson, 60 Lian Street, Unit 109, Fredericton, NB E3C 0N4