

PLANNING REPORT



PAC – June 15, 2022
File No.: S-12-2022 P.R. No. 40/22

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Planner
Proposal: Tentative Plan of Subdivision to create one new General Industrial (GI) lot
Property: 405 Urquhart Crescent (PID 60092434)

OWNER: City of Fredericton c/o Ryan Seymour
397 Queen Street
Fredericton, NB
E3A 4L5

APPLICANT: As above

SITE INFORMATION:

Location: East side of Urquhart Crescent, north of Pepin Road and Urquhart Crescent intersection
Context: Mix of industrial uses, Vanier Industrial Park
Ward No: 7
Municipal Plan: Business and Industrial
Zoning: General Industrial (GI) Zone
Existing Land Use: Vacant land
Previous Applications: None

EXECUTIVE SUMMARY:

The City of Fredericton is proposing a tentative plan of subdivision to create one new General Industrial (GI) lot. Both the proposed and remanent lot comply with the minimum lot requirements of the GI zone and are appropriately sized for future industrial development within the Vanier Industrial Park. This application is required only to consider the 8% public land dedication, which is recommended to be taken as cash. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for a tentative plan of subdivision to create one new General Industrial (GI) lot on property located at 405 Urquhart Crescent.

PLANNING COMMENTS:

Proposal:

- The subject property is a large General Industrial (GI) parcel with a lot area of 25,008 square metres (2.5 hectares) and frontage along Urquhart Crescent. The land is currently vacant, but the proposed subdivision would allow the City to sell two individual industrial lots for future development within the Vanier Industrial Park.
- The Applicant is proposing to create one new industrial lot from PID 60092434. The proposed lot (Lot 22-61 on Map II) would be 11,253 square metres in size and have 37.9 metres of frontage, while the remanent lot (Lot 22-62 on Map II) would be 13,755 square metres in size and have 93.1 metres of frontage.
- The 8% public land dedication is applicable for the proposed lot and is recommended to be taken in the form of cash.

Zoning By-law:

- The proposed and remanent lot comply with the standards of the GI zone as follows:

<u>Standard</u>	<u>Required</u>	<u>Proposed Lot (Lot 22-61)</u>	<u>Remanent Lot (Lot 22-62)</u>
Lot Area (min)	2,000m ²	11,253m ²	13,755m ²
Lot Frontage (min)	30m	37.9m	93.1m

- Both the proposed and remanent lot comply with the minimum lot requirements of the GI zone and are appropriately sized for future industrial development within the Vanier Industrial Park.

Engineering & Operations:

- With the property zoned General Industrial (GI) and located within the Vanier Industrial Park, driveway access from Lot 22-62 onto Glasier Road will not be permitted.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to create one new General Industrial (GI) lot on property located at 405 Urquhart Crescent, be forward to City Council with a recommendation that a sum representing 8% of the market value of the land be taken in the form of cash.

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) The final plan of subdivision be submitted substantially in accordance with Map II attached to PR 40/22 to the satisfaction of the Development Officer; and,
- b) Driveway access be prohibited from Lot 22-62 onto Glasier Road.

Prepared by:

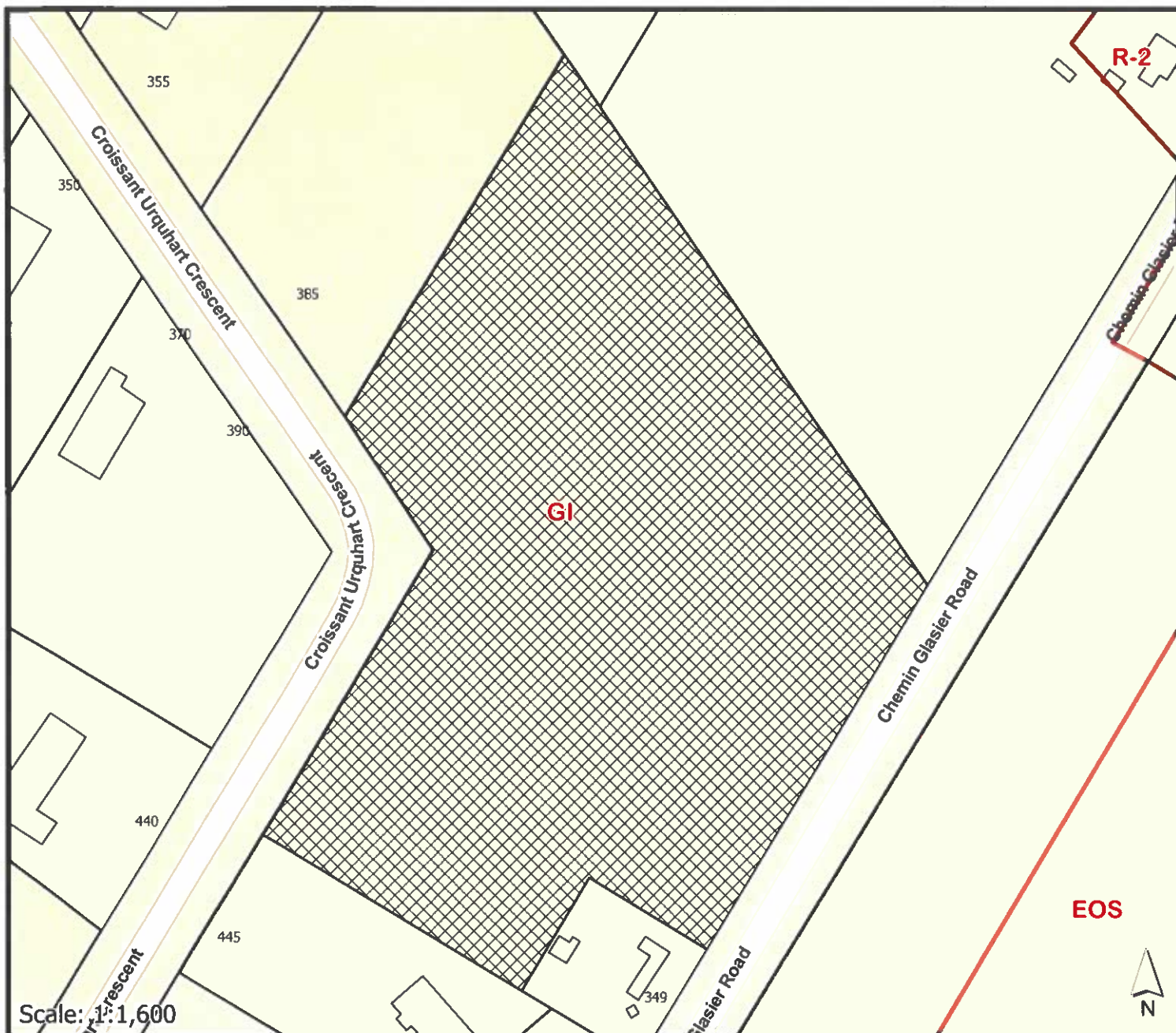
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Fredrick Van Rooyen, MCIP, RPP
Planner, Community Planning

Approved by:

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Marcello Battilana, MCIP
Manager, Community Planning



 Subject Area / Point d'intérêt

Tentative plan of subdivision to create one General Industrial (GI) lot along Urquhart Crescent from PID 60092434.

Plan provisoire de lotissement pour créer un lot industrielle générale (GI) le long du croissant Urquhart à partir de la DIP 60092434.

Fredericton

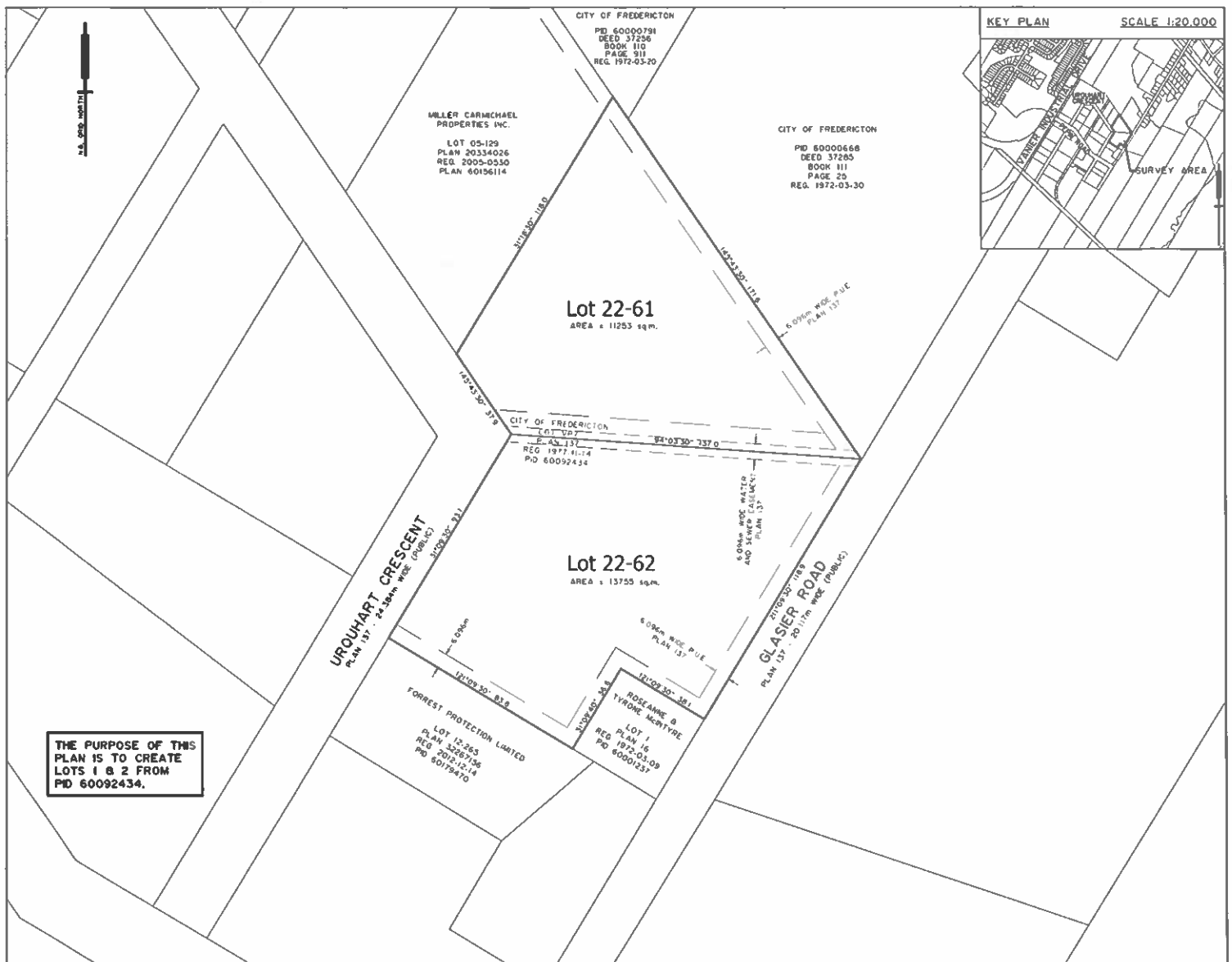
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-40-2022

Date \ date: juin \ June 15, 2022

Subject \sujet: croissant 405 Urquhart Crescent
City of Fredericton
c/o Ryan Seymour



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Tentative plan of subdivision / Plan de subdivision provisoire

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Planification urbaine

Map \ carte # II

File \ fiche: PR-40-2022

Date \ date: juin \ June 15, 2022

Subject \ sujet: croissant 405 Urquhart Crescent

City of Fredericton

c/o Ryan Seymour