

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

Date: November 18, 2021

Title: 539 & 541 Riverside Drive

Description: Rezone from FD to COR-2

The Planning Advisory Committee, at its meeting held on November 17, 2021, considered an application from John Bigger, to rezone from Future Development (FD) to Commercial Corridor Zone 2 (COR-2) to permit additional uses consistent and compatible with the surrounding area on property identified as 539 & 541 Riverside Drive and recommended **approval**, subject to terms and conditions.

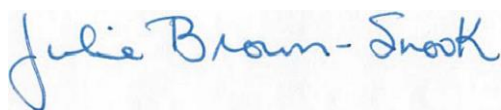
Terms and Conditions:

- a) Site be developed generally in accordance with Map II, attached to PR 81/21, to the satisfaction of the Development Officer;
- b) Site shall not be used for Vehicle Sales- Seasonal, Vehicle Service - Major, Vehicle Service - Minor, Gas Bar, Vehicle Rental or Vehicle Sales;
- c) All necessary permits are obtained included building and sign permits;
- d) Detailed parking and landscaping plan be submitted with any building permit, to the satisfaction of the Development Officer.

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 November 18, 2021, with respect to an application from John Bigger, to rezone from Future Development (FD) to Commercial Corridor Zone 2 (COR-2) to permit additional uses consistent and compatible with the surrounding area on property identified as 539 & 541 Riverside Drive.

Yours truly,



Julie Brown-Snook,
Secretary, Planning Advisory Committee

cc: John Bigger, Suite 205, 364 York Street, Fredericton, NB E3A 8S6