

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

Date: November 18, 2021

Title: 115 Church Street

Description: Zone Amendment

The Planning Advisory Committee, at its meeting held on November 17, 2021, considered an application from Bella Properties Inc., for a zone amendment to permit seven (7) dwelling units in the City Centre Institutional Zone (CCI) on property identified as 115 Church Street and recommended **approval**, subject to terms and conditions.

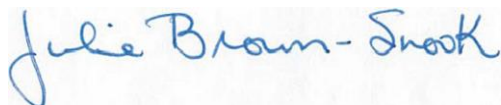
Terms and Conditions:

- a) Final exterior plans and detailing are subject to the satisfaction of the Community Heritage Officer;
- b) The Applicant is responsible for verifying the capacity and condition of water and sanitary sewer services to the building for the intended use. Backflow devices are required;
- c) No more than 6 dwelling units be permitted on the property, all dwelling units must be created within the main building on the property.

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 Bella Properties Inc., for a zone amendment to permit seven (7) dwelling units in the City Centre Institutional Zone (CCI) on property identified as 115 Church Street

Yours truly,



Julie Brown-Snook
Secretary, Planning Advisory Committee

cc: Bella Properties Ltd., 105-343 Argyle Street, Fredericton, NB E3B 1V1