



**To: Rodney Blanchard and Members of the Planning Advisory Committee**

**From: Tony Dakiv, Senior Planner**

**Date: March 4, 2021**

**Subject: Municipal Plan Implementation: Zoning By-law Amendments**

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## **I. INTRODUCTION**

Zoning By-law Z-5 was adopted in June 2013 with a number of subsequent housekeeping amendments approved since that time. The last round of housekeeping amendments approved in September 2020 represented the first set of amendments aimed in part, at implementing the new Municipal Plan. This represents the second and more substantive set of amendments geared to implementing the new Municipal Plan. In addition, a few minor housekeeping amendments have also been included.

On November 19, 2020, the Development Committee was briefed on various Municipal Plan policy areas that allow for further implementation through future Zoning Bylaw amendments. The following Municipal Plan policy areas were identified: Shaping Growth, Housing, Urban Design, Climate Change and Mobility and Transportation.

The amendments geared to Shaping Growth primarily involve a review of the zoning maps to further refine and adjust the zoning to better reflect Municipal Plan and Growth Strategy policy direction. This includes aligning the zoning with the Growth Boundary as well as recognizing long standing uses. The amendments also include efforts to provide a more appropriate transition in zoning adjacent to certain residential areas and allowing lot consolidation along major streets within the South Core to accommodate the potential for new infill development.

With regard to Housing, additional flexibility has been built into the definition of affordable housing which will also see a significant reduction in the minimum lot area requirement across all zones for affordable housing dwelling units. The amendments also include establishing cluster housing as a new residential use with its own set of development standards. Standards are provided for short term rentals focusing on the requirement for owner occupancy in residential zones. Emergency shelter has been added as a new use within the City Centre zone with corresponding use rules.

The focus for implementing some of the Urban Design policy direction was to look at how to integrate new larger scale infill development in both the established and new neighborhood settings in a more sensitive manner. New and more refined building massing, height and design standards have been incorporated into the multi-residential, mixed-use and institutional zones. The height for corner buildings along Main Street was increased along with a step back requirement in concert the Main Street Built Form Design Guidelines.

In the established neighborhoods new multi-residential builds will require a more sensitive transition in building height and massing when adjacent to a low rise residential area. Additional privacy screening and window treatment requirements have also been incorporated to help reduce overlooking issues in these situations. For the newly developing residential areas, new standards have been incorporated to ensure a more appropriate transition in built form is achieved between the edges of existing neighborhoods and areas earmarked for future multi-residential development on MR-3 zoned lands. The amendments mandate an appropriate mix of different multi-residential built forms, while at the same time, restricting apartment buildings or stacked townhouse buildings from locating next to any existing houses.

Climate Change implementation is focused on flood resiliency. The zoning maps include the 2018 flood line used to identify residential zoned properties in flood prone areas. New flood mitigation requirements have been incorporated providing regulations for new residential buildings or additions within those flood prone areas. In addition, a review of the EOS zone boundary was undertaken in relation to the latest available provincial flood data sets.

Parking reductions have been incorporated as a means to implement some of the Mobility and Transportation policy direction. Affordable housing projects will see a new reduction of the standard parking requirement as well as a reduction of the amount of area required for the future parking option. In addition, greater flexibility has been built into the parking reduction for transit service proximity.

The following chart contains a summary of the proposed zoning by-law text amendments. The chart identifies the applicable section being amended, the detailed text as it would appear in Zoning By-law Z-5 and the rationale for the changes. Following the chart are the proposed rezonings required to update the Zoning Maps (Schedule 11). Please consider this memorandum as written request for the concurrence of PAC to adopt the following amendments to Zoning By-law Z-5:

## II. ANALYSIS

### *Amendments to Zoning By-law Z-5*

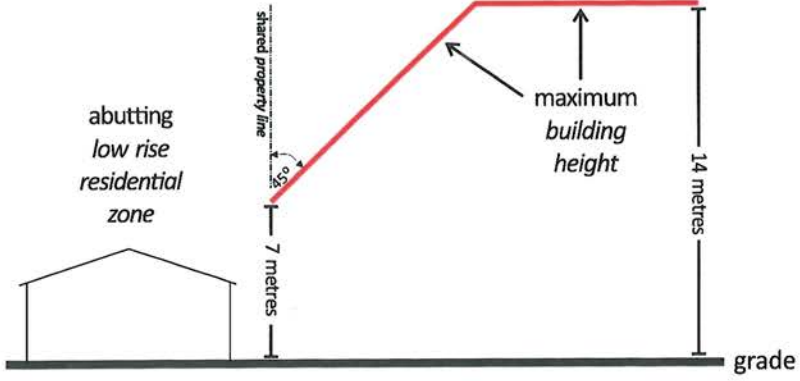
The following text amendments are proposed to Zoning By-law Z-5:

1.	Section 2.1(3) <b>Powers of Council</b>	Add: <b>(g) Density Bonus Provision</b> This bylaw provides density bonus provisions in lieu of an "incentive or bonus zoning agreement" as outlined in Section 96 of the <i>Community Planning Act</i> .	Acknowledges current bonus density allowances in zoning bylaw in relation to the CPA incentive agreement provision.
2.	Section 2.2(2) <b>OTHER BY-LAWS, PERMITS AND LICENSES</b>	(a) Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any By-law of the City of Fredericton in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the City of Fredericton. In the event of conflict between this By-law and any other By-law (except <del>the Capital City</del> <i>Imagine Fredericton: The Municipal Plan</i> ), the most restrictive By-law shall prevail.	Update title.
3.	Section 3(6) <b>Definitions</b>	<b>Affordable Housing</b> means <i>dwelling units</i> constructed under the Province of New Brunswick's Affordable Housing Program, Canada Mortgage and Housing Corporation's Rental Construction Financing Initiative or other similar government program.	Updates and adds flexibility to definition for eligible affordable housing programs.
4.	Section 3(38) <b>Definitions</b>	Add new definition: <b>Cluster Housing</b> means a comprehensively designed grouping of residential <i>buildings</i> containing one, two or three <i>dwelling units</i> that surround a single contiguous open space and may include a building(s) for shared community services. ( <i>groupes d'habitations</i> )	Adds new cluster housing use.
5.	Section 3(68) <b>Definitions</b>	Add new definition: <b>Emergency Shelter</b> means a use that provides transitional housing for people in need of shelter and may include health, counseling and other programs and services as well as food preparation, kitchen and eating area.	Adds emergency shelter as a new use.

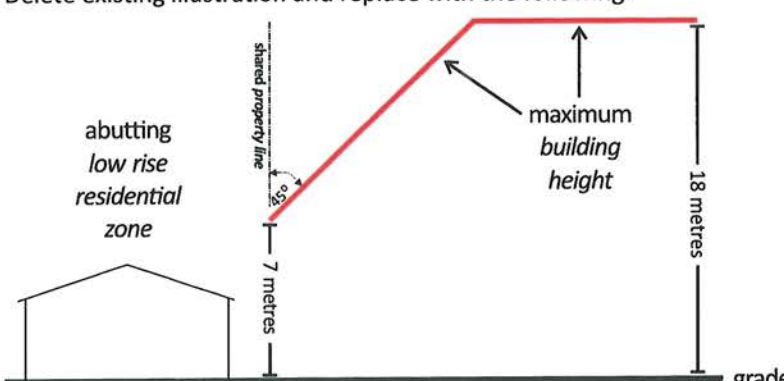
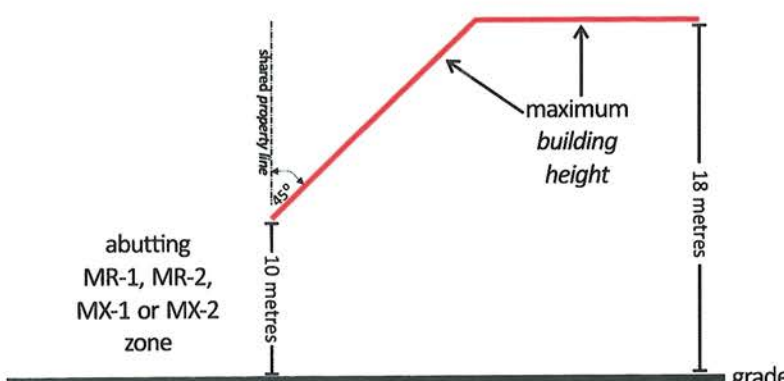
6.	Section 3(76) <b>Definitions</b>	<b>Floodplain</b> means an area of land below the <del>100-year</del> 2018 flood line as established by provincial statutes and regulations. ( <i>plaine d'inondation</i> )	Updates flood limit definition with most accurate provincial data.
7.	Section 3(115) <b>Definitions</b>	<b>Low Density Rise Residential Zone</b> means the R-1, R-1N, R-2, R-3, R-4, R-5, TP-2, TP-3, TP-4, TP-6, RMH and RMHP zones, as further defined in this By-law. ( <i>zone résidentielle à faible densité</i> )	Aligns definition with Growth Strategy and Municipal Plan terminology.
8.	Section 3(122) <b>Definitions</b>	<b>Micro-brewery/distillery</b> means a use where the production and packaging of beverages of low alcoholic content takes place and may include distribution, retail or wholesale, on or off the premises, with a capacity of not more than 8000 hectolitres per year. ( <i>microbrasserie</i> ) beer, cider, wine or spirits, or a combination thereof, are manufactured in the following quantities per calendar year: (a) No more than 800,000 litres of beer or cider; (b) No more than 100,000 litres of wine; and (c) No more than 75,000 litres of spirits.	Updates and clarifies definition to include cider and spirits.
9.	Section 4.1 <b>Regulations Applying to All Uses</b>	Add: <b>(19) Unserviced Lots</b>  Any proposed subdivision of land which does not connect to municipal water and sanitary sewer services shall be limited to a minimum lot area of 4 hectares except subdivision for residential purposes located outside of the Growth Boundary which shall be limited to a maximum of 4 lots with a minimum individual lot area of 1.6 hectares each.	Implements Growth Strategy and Municipal Plan policy for unserviced subdivision.
10.	Section 5.2(12)(d) <b>Required Parking</b>	<b>Change of Use</b> (i) When a building or part of a building outside the Central Business District (CBD) is converted from one use to another use, parking spaces in addition to those already existing on site shall be provided in the amount the required parking for the proposed use exceeds that required for the previous use.	Clarification.
11.	Section 5.2(12)(e) Table (i) <b>Required Parking</b>	Add: <b>(E) Cluster Housing</b> 1sp / unit	Parking requirement for cluster housing
12.	Section 5.2(12)(f)(i) <b>Required Parking</b>	For the purpose of this section, the Central Business District is defined as the area within and bounded by the centre line of Saint John Street, the centre line of Brunswick Street, the centre line of Smythe Street, and the Saint John River, as shown on Schedule 1.	Corrected to reflect that City Centre and Central Business District boundaries are the same.
13.	Section 5.2(12)(g) <b>Parking reductions for development outside the Central Business District</b>	(ii) The required parking for a residential use located within 76.2 metres of a transit stop 150m of a street where transit service operates measured to the nearest property line may be reduced by 10%; OR (iii) The required parking for a building containing affordable housing dwelling units may be reduced by 30% of the required parking for those affordable housing dwelling units. (iv) The required parking for a building containing affordable housing dwelling units may be reduced by 40 60% of the required parking for those affordable housing dwelling units subject to the following: (A) An area of land shall be provided on the site equal to the area required for the parking lot containing the reduced amount of parking stalls; (B) The area of land provided shall be landscaped area in addition to the	(ii) Provides more flexible transit parking reduction. Increases affordable housing incentive by providing a new unconditional parking reduction (iii)

		<p>minimum <i>landscaped area</i> requirement of the zone; and</p> <p>(C) The area of land provided shall be located in a manner contiguous to the <i>parking lot</i> being provided or in a location suitable to provide the required <i>parking</i> in compliance with the requirements of Section 5.2(12).</p>	and increasing the conditional reduction (iv).
14.	Section 7.1 <b>GENERAL PROVISIONS</b>	<p><b>7.1(1) UNSERVICED RESIDENTIAL LOTS</b></p> <p><del>(a) Any proposed subdivision of land which does not connect to municipal water and sanitary sewer services shall be limited to a maximum of 4 lots with a minimum individual lot area of 1.6 hectares each.</del></p> <p><b>7.1(1) Floodplain</b></p> <p>(a) Residential <i>buildings</i> located within the <i>floodplain</i> as shown on the zoning maps (Schedule 11) shall be designed:</p> <ul style="list-style-type: none"> <li>(i) to prevent structural damage by flood waters;</li> <li>(ii) with the top of any floor at a geodetic elevation above 9 metres;</li> <li>(iii) so that all electrical and mechanical equipment are located at a geodetic elevation above 9 metres.</li> </ul>	Implements Municipal Plan flood resiliency policy for residential buildings.
15.	Section 7.1(4) <b>Lot Consolidation in the Town Plat</b>	(a) Increasing <i>lot area</i> and <i>lot frontage</i> to obtain additional <i>density</i> rights through consolidation of land is not permitted within the Residential Town Plat Planning Area (Schedule 6) <b>except for lots fronting on Smythe Street, York Street or Regent Street.</b>	Implements Growth Strategy and Municipal Plan policy for infill potential along major streets in Town Plat .
16.	Section 7.1(8) <b>GENERAL PROVISIONS</b>	<p>Add:</p> <p><b>7.1(8) Affordable Housing</b></p> <p>(a) No more than 50% of the number of <i>dwelling units</i> in a <i>building</i> shall be considered as <i>affordable housing dwelling units</i>.</p>	Maintains the current and reasonable mix of market to affordable housing units in a building given the flexibility added to the definition of affordable housing.
17.	Section 7.1(9) <b>GENERAL PROVISIONS</b>	<p>Add:</p> <p><b>7.1(9) Short Term Rental Accommodation</b></p> <p>(a) A <i>dwelling unit</i> in a <i>residential zone</i> may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:</p> <ul style="list-style-type: none"> <li>(i) the owner resides in the <i>dwelling</i>;</li> <li>(ii) there is no <i>group home, home occupation, or child care centre – medium</i> operating within the same dwelling, and</li> <li>(iii) no more than 3 rooms in a <i>single detached dwelling</i> is used for short term rental accommodation.</li> </ul> <p>(b) A <i>dwelling unit</i> in a <i>commercial zone</i> that permits a <i>hotel/motel</i> may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:</p> <ul style="list-style-type: none"> <li>(i) there is no <i>group home, home occupation, or child care centre – medium</i> operating within the same dwelling.</li> </ul>	Allows short term rentals in residential buildings where there is owner occupancy.

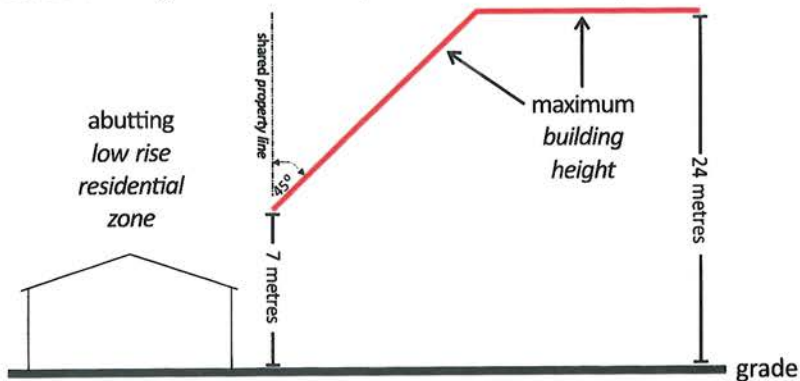
18.	Section 7.2(1) <b>Minimum Ground Floor Area and Dimensions</b>	Add: (c) The minimum floor area and dimension standards outlined in (a) and (b) above do not apply to <i>cluster housing</i> .	Allows small dwelling unit size necessary for cluster housing.
19.	Section 7.3 <b>SPECIAL LAND USE REQUIREMENTS</b>	Add new section:  <b>7.3(10) Cluster Housing</b> (a) <b>General Provisions:</b> Where permitted, <i>cluster housing</i> shall: (i) not have any <i>dwelling unit</i> located wholly or partially above another <i>dwelling unit</i> ;  (b) <b>Standards:</b> Where permitted, <i>cluster housing</i> shall: (i) comprise a minimum of 4 and a maximum of 12 residential <i>buildings</i> ; (ii) not exceed a minimum ground floor area of 70m <sup>2</sup> for each <i>dwelling unit</i> ; (iii) provide direct exposure to the common open space on at least one <i>façade</i> for each <i>dwelling unit</i> ; (iv) provide a common open space that: (A) has a minimum area of 20m <sup>2</sup> per <i>dwelling unit</i> ; (B) has no dimension less than 6m; (C) is centrally located in a single contiguous area; (D) is <i>landscaped area</i> .	Provides basic minimum development standards for cluster housing.
20.	Section 7.3 <b>SPECIAL LAND USE REQUIREMENTS</b>	Add new section:  <b>7.3(11) Emergency Shelter</b> (a) <b>General Provisions:</b> Where permitted, an <i>emergency shelter</i> shall: (i) have staff providing supervision of the people being accommodated at all times the <i>use</i> operates.	Mandates 24 hour supervision for emergency shelters.
21.	Section 8.7 (2) <b>USES</b> (b) <b>Conditional Uses</b>  Section 8.7(3)(c) <b>USE RULES</b>  Section 8.1 <b>Comparative Use Chart</b>	Add:  <i>Cluster Housing</i>  <i>Cluster housing</i> and townhouses shall comply with the MR-1 zone standards (Section 9.2(4)).  Add Cluster Housing to <b>Residential Group</b> and add "C" under R-5 column.	Introduces cluster housing as a conditional use in the R-5 zone.

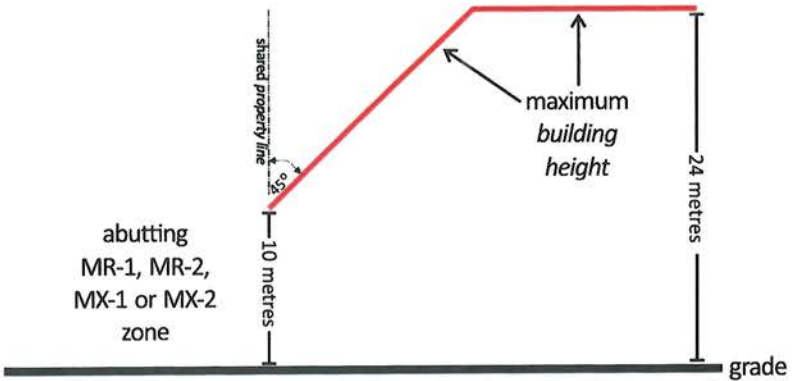
22.	<p>Section 9.2(2) <b>USES</b> (a) <b>Permitted Uses</b></p> <p>Section 9.2(4)(2) <b>STANDARDS</b></p> <p>Section 9.1 <b>Comparative Use Chart</b></p>	<p>Add: <i>Cluster Housing</i></p> <p><i>Cluster housing or Townhouse building(s) with driveways or required parking spaces accessed directly from a private road</i></p> <p>Add Cluster Housing to <b>Residential Group</b> and add "P" under MR-1 column.</p>	<p>Introduces cluster housing as a permitted use in the MR-1 zone.</p>
23.	<p>Section 9.3(1)(c) <b>PURPOSE</b></p>	<p>(c) <i>provides for allows buildings of low-rise and mid-rise building height. and medium density.</i></p>	<p>Aligns purpose statement language in MR-2 zone with Growth Strategy and Municipal Plan.</p>
24.	<p>Section 9.3(4)(b) <b>Density Bonus</b></p>	<p>(ii) For any <i>affordable housing dwelling unit:</i></p> <p>MAX 87 224 dwelling units per hectare (MIN 115 45m<sup>2</sup> per dwelling unit)</p>	<p>Provides significant density increase for affordable housing units in MR-2 zone.</p>
25.	<p>Section 9.3(4)(e) <b>Building Height (MAX)</b></p>	<p>Add: (i) 14 metres (ii) <i>Where the lot abuts a low rise residential zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.</i></p> <p>Add illustration:</p> 	<p>Adds height plane requirement to MR-2 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.</p>
26.	<p>Section 9.3(4)(f) <b>Building Design</b></p>	<p>Add: (f) <b>Building Location and Design</b> (vi) <i>Where the lot abuts a low rise residential zone, the building footprint shall not extend past 65% of the lot depth.</i> (vii) <i>Where the side property line abuts a low rise residential zone, any window on the side façade shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the window is located above the first storey and beyond the rear façade of any</i></p>	<p>Addresses building depth and overlooking impacts in the MR-2 zone for more sensitive integration of new infill development within</p>

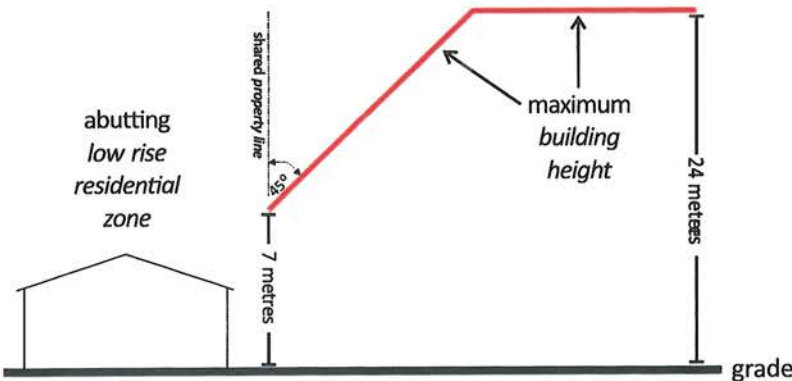
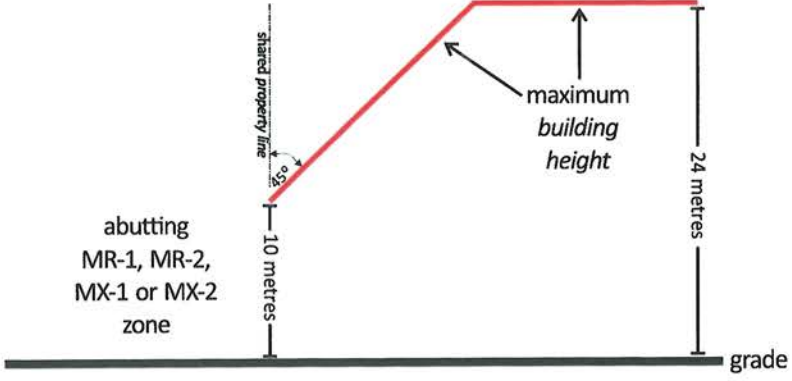
		adjacent <i>dwelling unit</i> . (viii) Where the <i>side property line abuts a low rise residential zone</i> , any <i>balcony</i> on the <i>side façade</i> shall provide visual privacy screening along its full length when the <i>balcony</i> is located beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i> .	established neighbourhoods.
27.	Section 9.3(4)(g) <b>Landscaped Area</b>	<b>Landscaped Area</b> (i) The minimum <i>landscaped area</i> required at <i>grade</i> is <del>45 m<sup>2</sup> per dwelling unit</del> 35% of the <i>lot area</i> (ii) In accordance with Section 4.2(2)	Consistency with other multi-residential zones.
28.	Section 9.3(4)(1)(b) <b>Building Setbacks</b>	(ii) from a <i>side property line</i> : (A) where the <i>side property line abuts an R-1, R-1N, R-2, or R-3 zone</i> : (iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : (iv) from a <i>rear property line</i> : (A) where the <i>rear property line abuts an R-1, R-1N, R-2, or R-3 low rise residential zone</i> :	Provides a more reasonable side yard given the new height plane and building footprint requirements. Consistent reference to the low rise residential zone.
29.	Section 9.3(4)(2)(b) <b>Building Setbacks</b>	(ii) from any other <i>property line</i> : (A) where the <i>rear property line abuts an R-1, R-1N, R-2, or R-3 low rise residential zone</i> :	Consistent reference to the low rise residential zone.
30.	Section 9.4(4) <b>STANDARDS</b>	(a) <del>Low Density Residential Component (MAX)</del> <b>Building Mix and Transition</b> (i) All <i>development</i> shall be comprised of a combination of different <i>residential permitted uses</i> . (ii) <i>Townhouses</i> or <i>stacked townhouses</i> shall comprise a minimum of 35% of the total number of <i>dwelling units</i> on a <i>site</i> . (iii) <i>Semi-detached</i> and <i>duplex dwellings</i> shall comprise a maximum of 25% of the total number of <i>dwelling units</i> on a <i>site</i> . (iv) <i>Duplex, semi-detached dwellings</i> or <i>townhouses</i> shall be located adjacent to any abutting <i>low density residential zone</i> .	Provides a more sensitive integration of new multi-residential development in the MR-3 zone when adjacent to existing new neighbourhood areas.
31.	Section 9.5(1)(c) <b>PURPOSE</b>	(c) provides for <del>buildings of medium density</del> <i>mid-rise building</i> height. and <del>high density</del>	Aligns purpose statement language in MR-4 zone with Municipal Plan.
32.	Section 9.5(4)(b) <b>Density Bonus</b>	(ii) For any <i>affordable housing dwelling unit</i> : MAX <del>140</del> 224 <i>dwelling units</i> per hectare (MIN <del>72</del> 45m <sup>2</sup> per <i>dwelling unit</i> )	Provides significant density increase for affordable housing units in MR-4 zone.
33.	Section 9.5(4)(e) <b>Building Location and Design</b>	(iv) Where the <i>lot</i> abuts a <i>low rise residential zone</i> , the <i>building footprint</i> shall not extend past 65% of the <i>lot depth</i> . (v) Where the <i>side property line abuts a low rise residential zone</i> , any <i>window</i> on the <i>side façade</i> shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the <i>window</i> is located above the first <i>storey</i> and beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i> .	Addresses building depth and overlooking impacts in the MR-4 zone for more sensitive integration of

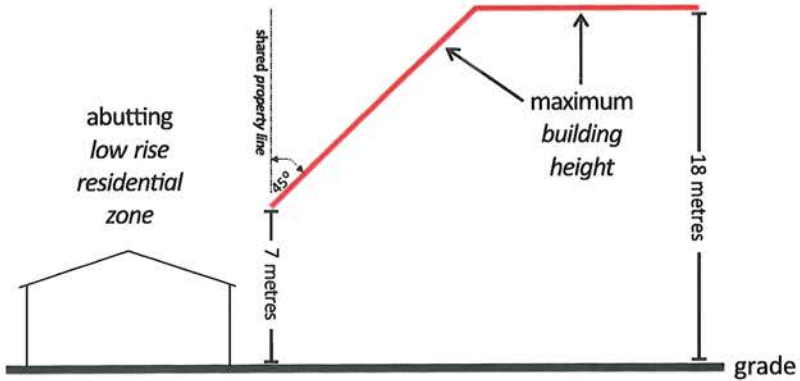
		<p>(vi) Where the <i>side property line abuts a low rise residential zone</i>, any <i>balcony on the side façade</i> shall provide visual privacy screening along its full length when the <i>balcony</i> is located beyond the rear <i>façade</i> of any adjacent <i>dwelling unit</i>.</p>	<p>new infill development within established neighbourhoods.</p>
<p>34.</p>	<p>Section 9.5(4)(f) <b>Building Setbacks</b></p>	<p>(ii) from a <i>side property line</i>: 2 metres except: (A) where <i>side property line abuts a low density rise residential zone</i>: 4-3 metres</p>	<p>Provides a more reasonable side yard in the MR-4 zone given the new height plane and building footprint requirements. Consistent reference to the low rise residential zone.</p>
<p>35.</p>	<p>Section 9.5(4)(g) <b>Building Height</b></p>	<p>(ii) Where the <i>lot abuts a low rise residential zone</i>, except the MR-4 or MR-5 zone, <i>building height</i> is measured beginning at a point <math>\pm 0</math> 7 metres above <i>grade</i> at the <i>shared property line</i> and increases proportionally at a 45 degree angle to a the maximum <i>building height allowed</i>. of 18 metres above <i>grade</i> at a distance of 12 metres or more from the <i>shared property line</i>.</p> <p>Delete existing illustration and replace with the following:</p>  <p>Add:</p> <p>(iii) Where the <i>lot abuts an MR-1, MR-2, MX-1 or MX-2 zone</i>, <i>building height</i> is measured beginning at a point 10 metres above <i>grade</i> at the <i>shared property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height allowed</i>.</p> <p>Add new illustration:</p> 	<p>Adds height plane requirement to MR-4 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.</p>

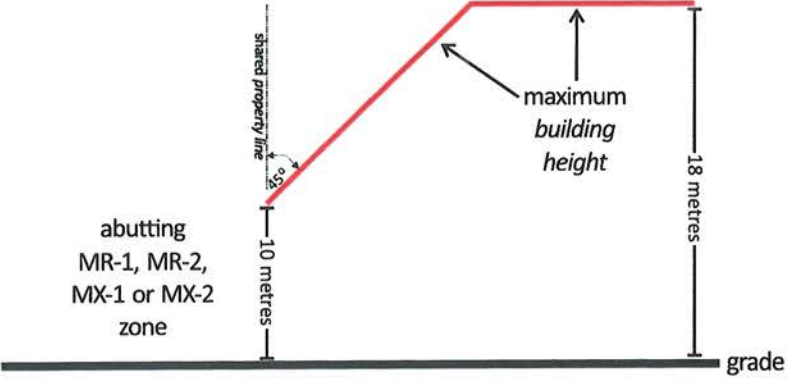
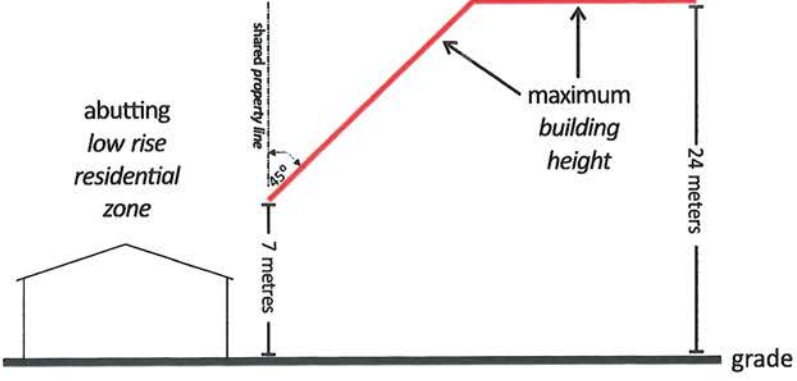
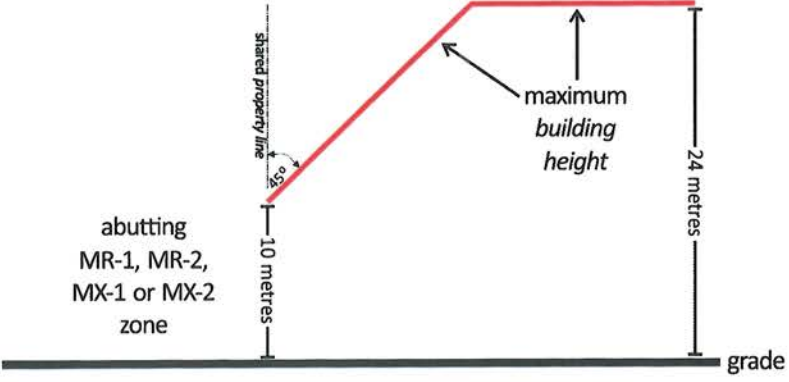


36.	Section 9.6(1)(c) <b>PURPOSE</b>	(c) provides for <i>buildings</i> of high-rise building height. and high density.	Aligns purpose statement language in MR-5 zone with Growth Strategy and Municipal Plan.
37.	Section 9.6(4)(e) <b>Building Location and Design</b>	<p>(iv) Where the lot abuts a low rise residential zone, the building footprint shall not extend past 65% of the lot depth.</p> <p>(v) Where the side property line abuts a low rise residential zone, any window on the side façade shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the window is located above the first storey and beyond the rear façade of any adjacent dwelling unit.</p> <p>(vi) Where the side property line abuts a low rise residential zone, any balcony on the side façade shall provide visual privacy screening along its full length when the balcony is located beyond the rear façade of any adjacent dwelling unit.</p>	Addresses building depth and overlooking impacts in the MR-5 zone for more sensitive integration of new infill development within established neighbourhoods.
38.	Section 9.6(4)(f) <b>Building Setbacks</b>	<p>(ii) from a side property line:</p> <p>(A) where side property line abuts a low density rise residential zone:</p>	Provides a more reasonable side yard in MR-5 zone given the new height plane and building footprint requirements. Consistent reference to the low rise residential zone.
39.	Section 9.6(4)(g) <b>Building Height</b>	<p>(ii) Where the lot abuts a low rise residential zone, except the MR-4 or MR-5 zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to a the maximum building height allowed. of 24 metres above grade at a distance of 16 metres or more from the shared property line.</p> <p>Delete existing illustration and replace with the following:</p>  <p>The diagram illustrates the building height measurement rule. It shows a cross-section of a lot abutting a low-rise residential zone. A vertical dashed line represents the 'shared property line'. A horizontal line indicates 'grade'. A vertical dimension of '7 metres' is shown from the grade to the starting point of the building height measurement on the shared property line. From this point, a red line representing the building height increases at a 45-degree angle. A vertical dimension of '24 metres' is shown from the grade to the top of the building. A horizontal dimension of '16 metres' is shown from the shared property line to the point where the building height reaches 24 metres. The text 'Delete existing illustration and replace with the following:' is placed above the diagram.</p>	Adds height plane requirement to MR-5 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.

		<p><b>Add:</b></p> <p>(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.</p> <p><b>Add new illustration:</b></p>  <p>The diagram illustrates the building height measurement for a lot abutting an MR-1, MR-2, MX-1, or MX-2 zone. A horizontal line represents the ground level ('grade'). A vertical line segment of 10 metres extends upwards from the grade to a point on the 'shared property line'. From this point, a red line rises at a 45-degree angle to a horizontal line representing the 'maximum building height'. A vertical dimension line on the right indicates that the total height from the grade to the top of the building is 24 metres.</p>	
40.	<p>Section 11.8(4)(f) <b>Building Height</b></p> <p>Section 11.8(4)(g) <b>Building Entrance and Facade</b></p>	<p>(f) <b>Building Height (MAX)</b> (i) 12 metres, except: (ii) 18 metres within a distance of 30 metres from a street line intersection along Main Street.</p> <p><b>Add:</b></p> <p>(v) Buildings that are more than four (4) storeys in height shall incorporate a continuous step-back at the fourth or fifth storey level to a minimum depth of 2.0 metres on any facade that faces a public street.</p>	<p>Implements the Main Street Built Form Design Guidelines height policy (COR-2 zone).</p>
41.	<p>Section 11.13(4)(e) <b>Building Setbacks</b></p>	<p>(i) from a property line that abuts a public street: 3 metres</p> <p>(ii) from any other property line: 3 metres except: (A) where the property line abuts a low rise residential zone: 10 metres</p>	<p>Consistent reference to the low rise residential zone.</p>
42.	<p>Section 11.13(4)(h) <b>Building Height</b></p>	<p>(ii) Where the lot abuts a low rise residential zone, except the MR-4 or MR-5 zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to a the maximum building height allowed. of 24 metres above grade at a distance of 16 metres or more from the shared property line.</p>	<p>Adds height plane requirement to MX-3 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.</p>

		<p>Delete existing illustration and replace with the following:</p>  <p>abutting low rise residential zone</p> <p>shared property line</p> <p>7 metres</p> <p>45°</p> <p>maximum building height</p> <p>24 metres</p> <p>grade</p> <p>Add:</p> <p>(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.</p> <p>Add new illustration:</p>  <p>abutting MR-1, MR-2, MX-1 or MX-2 zone</p> <p>shared property line</p> <p>10 metres</p> <p>45°</p> <p>maximum building height</p> <p>24 metres</p> <p>grade</p>	
43.	Section 11.11(4)(e) Density (Lot Area per Dwelling Unit)	(ii) For affordable housing units: MAX <del>71</del> 224 dwelling units per hectare (MIN <del>140</del> 45m <sup>2</sup> per dwelling unit)	Provides significant density increase for affordable housing units in MX-1 zone.
44.	Section 11.12(4)(d) Density (Lot Area per Dwelling Unit)	(ii) For affordable housing units: MAX <del>71</del> 224 dwelling units per hectare (MIN <del>140</del> 45m <sup>2</sup> per dwelling unit)	Provides significant density increase for affordable units in MX-2 zone.

45.	Section 11.13(4)(d) <b>Density (Lot Area per Dwelling Unit)</b>	(ii) For <i>affordable housing units</i> : MAX <del>120</del> 224 dwelling units per hectare (MIN <del>83</del> 45m <sup>2</sup> per dwelling unit)	Provides significant density increase for affordable housing units in MX-3 zone.
46.	Section 11.14(2)(a) <b>Permitted Uses</b>  Section 11.1 <b>Comparative Use Chart</b>	Add: <i>Emergency Shelter</i>  Add Emergency Shelter to the <b>Supervised Living Group</b> and add "P" under CC column.	Adds emergency shelter as a use in the CC zone.
47.	Section 11.14(4)(a) <b>Build Setbacks</b>	(ii) from a <i>side property line</i> :  (iii) from a <i>side property line</i> that abuts a <i>flanking street</i> on a <i>corner lot</i> :  MIN 0 metres and MAX <del>3</del> 2 metres, except 3.6 metres for driveway  MIN 0 metres and MAX <del>3</del> 2 metres, except 3.6 metres for driveway	Minimize gaps along the street in the downtown in keeping with Built Form Design Guidelines.
48.	Section 12.2(4)(e) <b>Building Height</b>	(ii) Where the <i>lot</i> abuts a <i>low rise residential zone</i> , except the MR-4 or MR-5 zone, <i>building height</i> is measured beginning at a point 10 7 metres above <i>grade</i> at the <i>shared property line</i> and increases proportionally at a 45 degree angle to a the maximum <i>building height allowed</i> . of 18 metres above <i>grade</i> at a distance of 12 metres or more from the <i>shared property line</i> .  Delete existing illustration and replace with the following:    Add:  (iii) Where the <i>lot</i> abuts an MR-1, MR-2, MX-1 or MX-2 zone, <i>building height</i> is measured beginning at a point 10 metres above <i>grade</i> at the <i>shared property line</i> and increases proportionally at a 45 degree angle to the maximum <i>building height allowed</i> .	Adds height plane requirement to I-1-1 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.


		<p>Add new illustration:</p>  <p>Diagram description: A red line represents the building height profile. It starts at a point 10 metres above the 'grade' line at the 'shared property line'. From this point, the line rises at a 45-degree angle. The total height of the building is labeled as '18 metres'. The peak of the building is labeled 'maximum building height'. The area to the left of the shared property line is labeled 'abutting MR-1, MR-2, MX-1 or MX-2 zone'.</p>	
<p>49.</p>	<p>Section 12.3(4)(e) <b>Building Height</b></p>	<p>(ii) Where the lot abuts a <i>low rise residential zone</i>, except the MR-4 or MR-5 zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to a maximum building height allowed of 24 metres above grade at a distance of 16 metres or more from the shared property line.</p> <p>Delete existing illustration and replace with the following:</p>  <p>Diagram description: A red line represents the building height profile. It starts at a point 7 metres above the 'grade' line at the 'shared property line'. From this point, the line rises at a 45-degree angle. The total height of the building is labeled as '24 metres'. The peak of the building is labeled 'maximum building height'. The area to the left of the shared property line is labeled 'abutting low rise residential zone' and includes a small house icon.</p> <p>Add:</p> <p>(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.</p> <p>Add new illustration:</p>  <p>Diagram description: A red line represents the building height profile. It starts at a point 10 metres above the 'grade' line at the 'shared property line'. From this point, the line rises at a 45-degree angle. The total height of the building is labeled as '24 metres'. The peak of the building is labeled 'maximum building height'. The area to the left of the shared property line is labeled 'abutting MR-1, MR-2, MX-1 or MX-2 zone'.</p>	<p>Adds height plane requirement to I-2 zone for more sensitive integration of new infill development in established neighbourhoods. Limits building height to 3 storeys at the side yard setback within low rise areas.</p>

50.	Section 14.4(2)(a) <b>Permitted Uses</b>  Section 14.1 <b>Comparative Use Chart</b>	Add: (30) <i>Sales Centre – Model Home</i> and renumber accordingly Add: Sales Centre – Model Home to <b>Sales Group</b> and P to GI column	Use is similar and compatible with other uses in the GI zone.
51.	Section 14.3(2)(a) <b>Permitted Uses</b>  Section 14.1 <b>Comparative Use Chart</b>	Add: (25) <i>Personal Service - Appearance</i> and renumber accordingly Add: Personal Service – Appearance to <b>Services Group</b> and P to BI column	Use is similar and compatible with other uses in the BI zone.


### III. RECOMMENDATION

- A. It is recommended that the text amendments to By-law Z-5, A Zoning By-law for the City of Fredericton, as outlined in attached Schedule A be approved.
  
- B. It is recommended that the amendments to the Zoning Maps (Schedule 11) of By-law Z-5, A Zoning By-law for the City of Fredericton, as outlined in Schedule B be approved.

Prepared By:

  
Tony Dakiv, MCIP  
Senior Planner  
Community Planning

Approved By:

  
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Manager  
Community Planning

# Schedule A

1. Section 2.1(3);

**(g) Density Bonus Provision**

This bylaw provides density bonus provisions in lieu of an “incentive or bonus zoning agreement” as outlined in Section 96 of the *Community Planning Act*.

2. Section 2.2(2)

(a) Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of any By-law of the City of Fredericton in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the City of Fredericton. In the event of conflict between this By-law and any other By-law (except the Capital City *Imagine Fredericton: The Municipal Plan*), the most restrictive By-law shall prevail.

3. Section 3(6):

**Affordable Housing** means *dwelling units* constructed under the Province of New Brunswick’s Affordable Housing Program, Canada Mortgage and Housing Corporation’s Rental Construction Financing Initiative or other similar government program.

4. Section 3(38):

**Cluster Housing** means a comprehensively designed grouping of residential *buildings* containing one, two or three *dwelling units* that surround a single contiguous open space and may include a building(s) for shared community services. (*groupes d’habitations*)

5. Section 3(68):

**Emergency Shelter** means a use that provides transitional housing for people in need of shelter and may include health, counseling and other programs and services as well as food preparation, kitchen and eating area.

6. Section 3 (76)

**Floodplain** means an area of land below the ~~100-year~~ 2018 flood line as established by provincial statutes and regulations. (*plaine d’inondation*)

7. Section 3(115):

**Low Density Rise Residential Zone** means the R-1, R-1N, R-2, R-3, R-4, R-5, TP-2, TP-3, TP-4, TP-6, RMH and RMHP zones, as further defined in this By-law. (*zone résidentielle à faible densité*)

8. Section 3(122):

**Micro-brewery/distillery** means a use where the production and packaging of beverages of low alcoholic content takes place and may include distribution, retail or wholesale, on or off the premises, with a capacity of not more than 8000 hectolitres per year. (*microbrasserie*)  
beer, cider, wine or spirits, or a combination thereof, are manufactured in the following quantities per calendar year:

- (a) No more than 800,000 litres of beer or cider;
- (b) No more than 100,000 litres of wine; and
- (c) No more than 75,000 litres of spirits.

9. Section 4.1:

**(19) Unserviced Lots**

Any proposed subdivision of land which does not connect to municipal water and sanitary sewer services shall be limited to a minimum *lot area* of 4 hectares except subdivision for residential purposes located outside of the Growth Boundary which shall be limited to a maximum of 4 *lots* with a minimum individual *lot area* of 1.6 hectares each.

10. Section 5.2(12)(d):

**Change of Use**

(i) When a *building* or part of a *building* outside the Central Business District (CBD) is converted from one *use* to another *use*, *parking* spaces in addition to those already existing on *site* shall be provided in the amount the required *parking* for the proposed *use* exceeds that required for the previous *use*.

11. Section 5.2(12)(e) Table (i):

(E) Cluster Housing                      1sp / unit

12. Section 5.2(12)(f)(i)

For the purpose of this section, the Central Business District is defined as the area within and bounded by the centre line of Saint John Street, the centre line of Brunswick Street, the centre line of Smythe Street, and the Saint John River. as shown on Schedule 1.

13. Section 5.2(12)(g)

(ii) The required *parking* for a residential *use* located within 76.2 metres of a transit stop 150m of a street where transit service operates measured to the nearest *property line* may be reduced by 10%; OR

(iii) The required *parking* for a *building* containing *affordable housing dwelling units* may be reduced by 30% of the required *parking* for those *affordable housing dwelling units*.

(iv) The required *parking* for a *building* containing *affordable housing dwelling units* may be reduced by 40% of the required *parking* for those *affordable housing dwelling units* subject to the following:

(A) An area of land shall be provided on the *site* equal to the area required for the *parking lot* containing the reduced amount of *parking* stalls;

(B) The area of land provided shall be *landscaped area* in addition to the minimum *landscaped area* requirement of the zone; and

(C) The area of land provided shall be located in a manner contiguous to the *parking lot* being provided or in a location suitable to provide the required *parking* in compliance with the requirements of Section 5.2(12).

14. Section 7.1

~~7.1(1) UNSERVICED RESIDENTIAL LOTS~~

~~(a) Any proposed subdivision of land which does not connect to municipal water and sanitary sewer services shall be limited to a maximum of 4 *lots* with a minimum individual *lot area* of 1.6 hectares each.~~

**7.1(1) Floodplain**

(a) Residential *buildings* located within the *floodplain* as shown on the zoning maps (Schedule 11) shall be designed:

(i) to prevent structural damage by flood waters;

(ii) with the top of any floor at a geodetic elevation above 9 metres;

(iii) so that all electrical and mechanical equipment are located at a geodetic elevation above 9 metres.



15. Section 7.1(4)

(a) Increasing *lot area* and *lot frontage* to obtain additional *density* rights through consolidation of land is not permitted within the Residential Town Plat Planning Area (Schedule 6) except for *lots* fronting on Smythe Street, York Street or Regent Street.

16. Section 7.1(8)

**7.1(8) Affordable Housing**

(a) No more than 50% of the number of *dwelling units* in a *building* shall be considered as *affordable housing dwelling units*.

17. Section 7.1(9)

**7.1(9) Short Term Rental Accommodation**

(a) A *dwelling unit* in a *residential zone* may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:

- (i) the owner resides in the *dwelling*;
- (ii) there is no *group home, home occupation, or child care centre – medium* operating within the same *dwelling*, and
- (iii) no more than 3 rooms in a *single detached dwelling* is used for short term rental accommodation.

(b) A *dwelling unit* in a *commercial zone* that permits a *hotel/motel* may be used in whole or in part to provide sleeping accommodation for a period of less than 28 days for payment provided that:

- (i) there is no *group home, home occupation, or child care centre – medium* operating within the same *dwelling*.

18. Section 7.2(1)

(c) The minimum floor area and dimension standards outlined in (a) and (b) above do not apply to *cluster housing*.

19. Section 7.3

**7.3(10) Cluster Housing**

(a) **General Provisions:** Where permitted, *cluster housing* shall:

- (i) not have any *dwelling unit* located wholly or partially above another *dwelling unit*;

(b) **Standards:** Where permitted, *cluster housing* shall:

- (i) comprise a minimum of 4 and a maximum of 12 residential *buildings*;
- (ii) not exceed a minimum ground floor area of 70m<sup>2</sup> for each *dwelling unit*;
- (iii) provide direct exposure to the common open space on at least one *façade* for each *dwelling unit*;
- (iv) provide a common open space that:
  - (A) has a minimum area of 20m<sup>2</sup> per *dwelling unit*;
  - (B) has no dimension less than 6m;
  - (C) is centrally located in a single contiguous area;
  - (D) is *landscaped area*.

20. Section 7.3

**7.3(11) Emergency Shelter**

(a) **General Provisions:** Where permitted, an *emergency shelter* shall:

- (i) have staff providing supervision of the people being accommodated at all times the *use* operates.

21. Section 8.7(2)

**Cluster Housing**

Section 8.7(3)(c)

**Cluster housing and Townhouses** shall comply with the MR-1 zone standards (Section 9.2(4)).

Section 9.1

Add Cluster Housing to **Residential Group** and add "C" under R-5 column.

22. Section 9.2(2)

**Cluster Housing**

Section 9.2(4)(2)

**Cluster housing or Townhouse building(s) with driveways or required parking spaces accessed directly from a private road**

Section 9.1

Add Cluster Housing to **Residential Group** and add "P" under MR-1 column.

23. Section 9.3(1)

(c) **provides for** ~~allows buildings of low-rise and mid-rise building height, and medium-density.~~

24. Section 9.3(4)(b)

(ii) For any *affordable housing dwelling unit*:

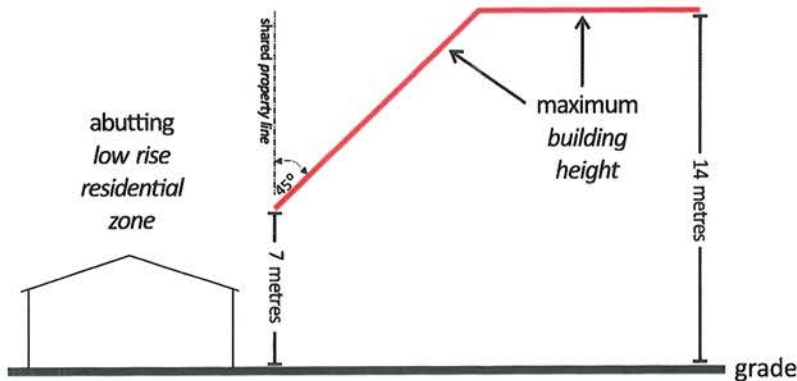
MAX ~~87~~ **224** dwelling units per hectare (MIN ~~115~~ **45**m<sup>2</sup> per dwelling unit)

25. Section 9.3(4)(e)

(i) 14 metres

(ii) Where the lot abuts a *low rise residential zone*, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.

Add illustration:



26. Section 9.3(4)

(f) **Building Location and Design**

(vi) Where the lot abuts a *low rise residential zone*, the building footprint shall not extend past 65% of the lot depth.

(vii) Where the *side property line abuts a low rise residential zone*, any window on the side façade shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the window is located above the first storey and beyond the rear façade of any adjacent dwelling unit.

(viii) Where the *side property line abuts a low rise residential zone*, any *balcony* on the *side façade* shall provide *visual privacy screening* along its full length when the *balcony* is located beyond the *rear façade* of any adjacent *dwelling unit*.

27. Section 9.3(4)

(g) **Landscaped Area**

- (i) The minimum *landscaped area* required at *grade* is ~~45 m<sup>2</sup> per dwelling unit~~ *35% of the lot area*  
(ii) In accordance with Section 4.2(2)

28. Section 9.3(4)(1)(b)

- (ii) from a *side property line*: 3 metres, except:  
(A) where the ~~*side property line abuts an R-1, R-1N, R-2, or R-3 zone*~~ 6 metres  
(iii) from a *side property line* that abuts a flanking *street* on a *corner lot*: 6 metres  
(iv) from a *rear property line*: 6 metres, except:  
(A) where the ~~*rear property line abuts an R-1, R-1N, R-2, or R-3*~~ *low rise residential zone*: 7.5 metres

29. Section 9.3(4)(2)(b)

- (ii) from any other *property line*: 4 metres, except:  
(A) where the ~~*rear property line abuts an R-1, R-1N, R-2, or R-3*~~ *low rise residential zone*: 7.5 metres

30. Section 9.4(4)

(a) ~~Low Density Residential Component (MAX)~~ **Building Mix and Transition**

- (i) All *development* shall be comprised of a combination of different residential *permitted uses*.  
(ii) *Townhouses* or *stacked townhouses* shall comprise a minimum of 35% of the total number of *dwelling units* on a *site*.  
(iii) *Semi-detached* and *duplex dwellings* shall comprise a maximum of 25% of the total number of *dwelling units* on a *site*.  
(iv) *Duplex, semi-detached dwellings* or *townhouses* shall be located adjacent to any abutting *low density residential zone*.

31. Section 9.5(1)

- (c) provides for ~~*buildings of medium*~~ *mid-rise building* height. and ~~*high density*~~.

32. Section 9.5(4)(b)

- (ii) For any *affordable housing dwelling unit*: MAX ~~140~~ *224* *dwelling units* per hectare  
(MIN ~~72~~ *45* m<sup>2</sup> per *dwelling unit*)

33. Section 9.5(4)(e)

(iv) Where the *lot* abuts a *low rise residential zone*, the *building footprint* shall not extend past 65% of the *lot depth*.

(v) Where the *side property line abuts a low rise residential zone*, any *window* on the *side façade* shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the *window* is located above the first *storey* and beyond the *rear façade* of any adjacent *dwelling unit*.

(vi) Where the *side property line abuts a low rise residential zone*, any *balcony on the side façade shall provide visual privacy screening along its full length when the balcony is located beyond the rear façade of any adjacent dwelling unit.*

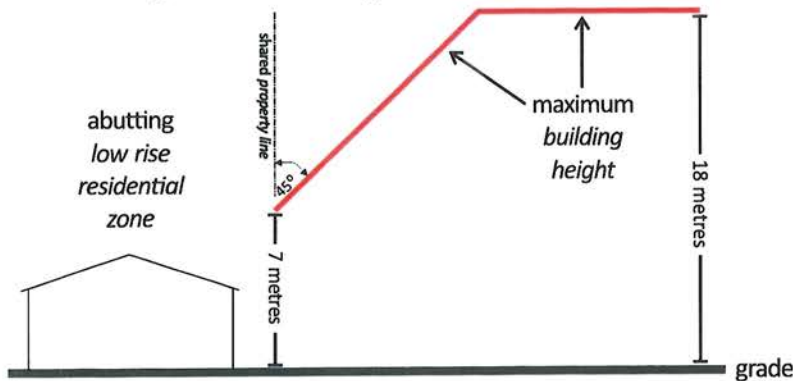
34. Section 9.5(4)(f)

- (ii) from a *side property line*: 2 metres except:
  - (A) where *side property line abuts a low density rise residential zone*: 4.3 metres

35. Section 9.5(4)(g)

(ii) Where the *lot abuts a low rise residential zone, except the MR-4 or MR-5 zone*, building height is measured beginning at a point ~~10~~ 7 metres above *grade* at the *shared property line* and increases proportionally at a 45 degree angle to a the maximum *building height allowed*. ~~of 18 metres above grade at a distance of 12 metres or more from the shared property line.~~

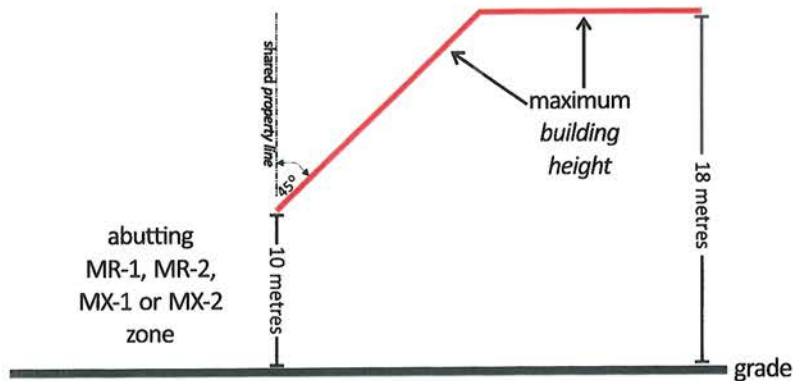
Delete existing illustration and replace with the following:



Add:

(iii) Where the *lot abuts an MR-1, MR-2, MX-1 or MX-2 zone*, building height is measured beginning at a point 10 metres above *grade* at the *shared property line* and increases proportionally at a 45 degree angle to the maximum *building height allowed*.

Add new illustration:



36. Section 9.6(1)

(c) provides for *buildings of high-rise building height and high density.*

37. Section 9.6(4)(e)

(iv) Where the lot abuts a low rise residential zone, the building footprint shall not extend past 65% of the lot depth.

(v) Where the side property line abuts a low rise residential zone, any window on the side façade shall be entirely translucent or located a minimum of 1.5 metres above the finished floor to the bottom of the sill when the window is located above the first storey and beyond the rear façade of any adjacent dwelling unit.

(vi) Where the side property line abuts a low rise residential zone, any balcony on the side façade shall provide visual privacy screening along its full length when the balcony is located beyond the rear façade of any adjacent dwelling unit.

38. Section 9.6(4)(f)

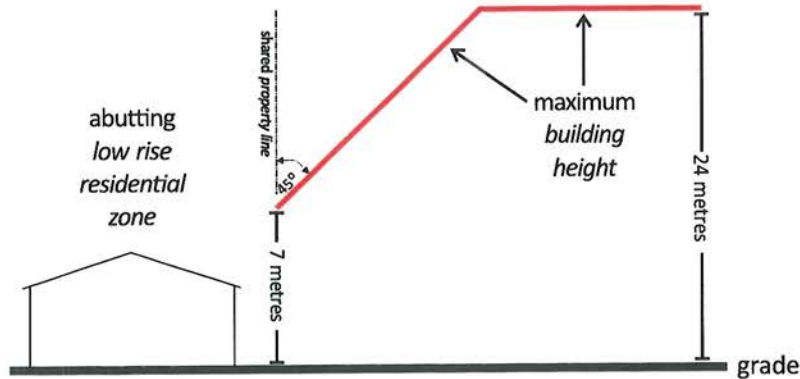
(ii) from a side property line: 2 metres except:

(A) where side property line abuts a low density rise residential zone: 4 3 metres

39. Section 9.6(4)(g)

(ii) Where the lot abuts a low rise residential zone, except the MR 4 or MR 5 zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to a maximum building height allowed of 24 metres above grade at a distance of 16 metres or more from the shared property line.

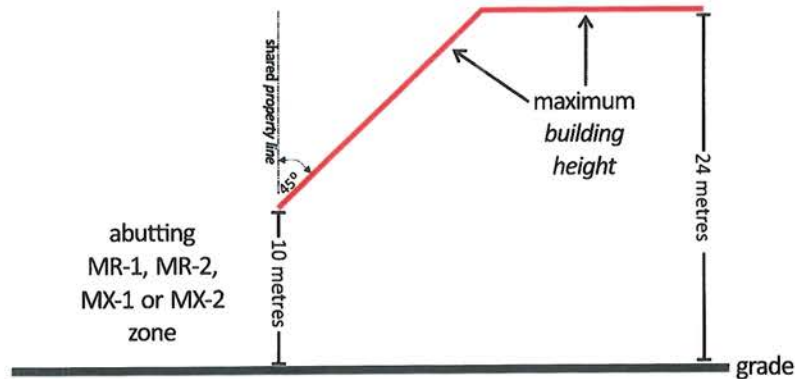
Delete existing illustration and replace with the following:



Add:

(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.

Add new illustration:



40. Section 11.8(4)(f)

- Building Height (MAX)**
- (i) 12 metres, except:
  - (ii) 18 metres within a distance of 30 metres from a *street line* intersection along Main Street.

Section 11.8(4)(g)

- (v) *Buildings* that are more than four (4) *storeys* in *height* shall incorporate a continuous step-back at the fourth or fifth *storey* level to a minimum depth of 2.0 metres on any *façade* that faces a public *street*.

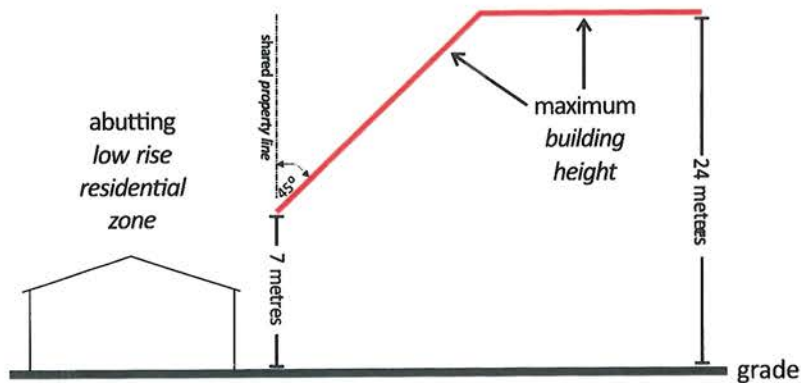
41. Section 11.13(4)(e)

- (i) from a *property line* that abuts a public *street*: 3 metres
- (ii) from any other *property line*: 3 metres except:
  - (A) where the *property line* abuts a *low rise residential zone*: 10 metres

42. Section 11.13(4)(h)

- (ii) Where the *lot* abuts a *low rise residential zone*, ~~except the MR-4 or MR-5 zone~~, *building height* is measured beginning at a point 7 metres above *grade* at the shared *property line* and increases proportionally at a 45 degree angle to a the maximum *building height* allowed. of 24 metres above *grade* at a distance of 16 metres or more from the shared *property line*.

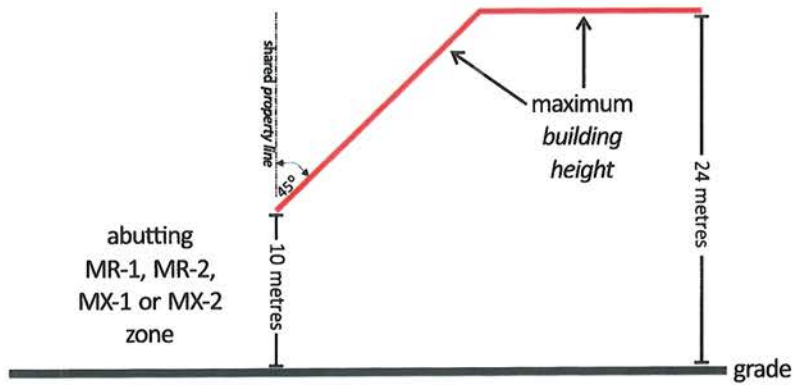
Delete existing illustration and replace with the following:



Add:

- (iii) Where the *lot* abuts an MR-1, MR-2, MX-1 or MX-2 *zone*, *building height* is measured beginning at a point 10 metres above *grade* at the shared *property line* and increases proportionally at a 45 degree angle to the maximum *building height* allowed.

Add new illustration:



43. Section 11.11(4)(e)

(ii) For *affordable housing units*: MAX ~~71~~ 224 dwelling units per hectare (MIN ~~140~~ 45m<sup>2</sup> per dwelling unit)

44. Section 11.12(4)(d)

(ii) For *affordable housing units*: MAX ~~71~~ 224 dwelling units per hectare (MIN ~~140~~ 45m<sup>2</sup> per dwelling unit)

45. Section 11.13(4)(d)

(ii) For *affordable housing units*: MAX ~~120~~ 224 dwelling units per hectare (MIN ~~83~~ 45m<sup>2</sup> per dwelling unit)

46. Section 11.14(2)(a)

#### Emergency Shelter

Section 11.1

Add Emergency Shelter to the **Supervised Living Group** and add "P" under CC column.

47. Section 11.14(4)(a)

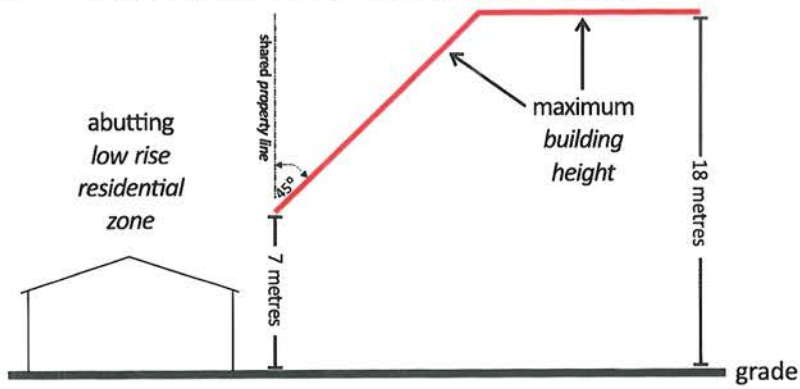
(ii) from a *side property line*: MIN 0 metres and MAX ~~3~~ 2 metres, except 3.6 metres for driveway

(iii) from a *side property line* that abuts a flanking *street* on a *corner lot*: MIN 0 metres and MAX ~~3~~ 2 metres, except 3.6 metres for driveway

48. Section 12.2(4)(e)

(ii) Where the *lot* abuts a *low rise residential zone*, ~~except the MR-4 or MR-5 zone~~, building height is measured beginning at a point ~~10~~ 7 metres above *grade* at the *shared property line* and increases proportionally at a 45 degree angle to a the maximum *building height allowed*. ~~of 18 metres above grade at a distance of 12 metres or more from the shared property line.~~

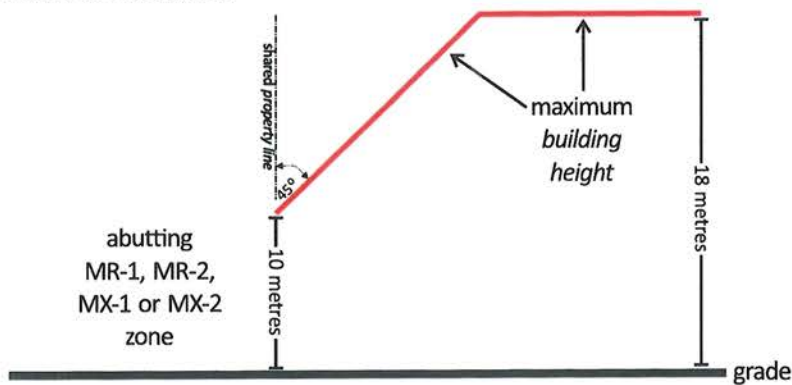
Delete existing illustration and replace with the following:



Add:

(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.

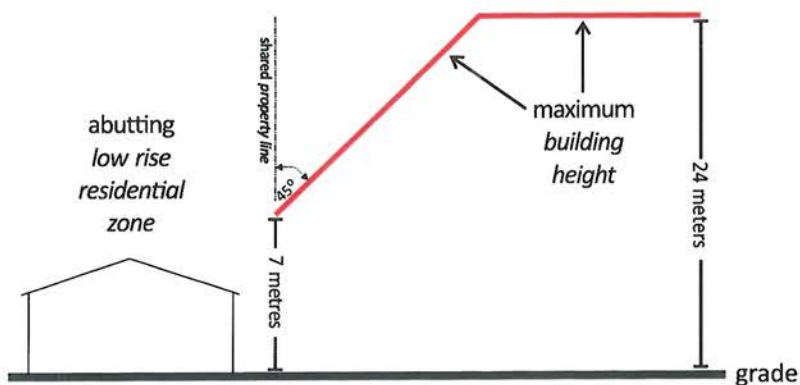
Add new illustration:



49. Section 12.3(4)(e)

(ii) Where the lot abuts a low rise residential zone, except the MR-4 or MR-5 zone, building height is measured beginning at a point 7 metres above grade at the shared property line and increases proportionally at a 45 degree angle to a maximum building height allowed of 24 metres above grade at a distance of 16 metres or more from the shared property line.

Delete existing illustration and replace with the following:

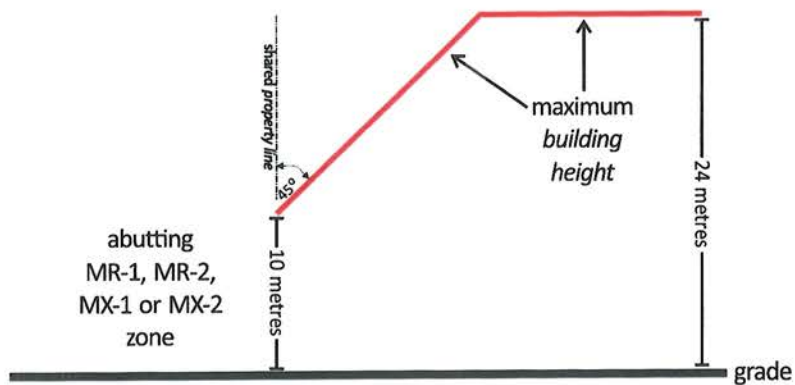




Add:

(iii) Where the lot abuts an MR-1, MR-2, MX-1 or MX-2 zone, building height is measured beginning at a point 10 metres above grade at the shared property line and increases proportionally at a 45 degree angle to the maximum building height allowed.

Add new illustration:



50. Section 14.4(2)(a)

**Sales Centre – Model Home**

Section 14.1

Add Sales Centre – Model Home to **Sales Group** and P to GI column

51. Section 14.3(2)(a)

(25) **Personal Service - Appearance**

Section 14.1

Add Personal Service – Appearance to **Services Group** and P to BI column

## Schedule B


	<b>Address / Location</b>	<b>Current Zone</b>	<b>Proposed Zone</b>	<b>Map Number</b>
1	West of Serenity Lane - PIDs 75295345, 75417840, 75287805, 01510122, and a portion of PIDs 75353862, 75353854, 75444455, 75383398, 01501188, 01501337	R-5	FD	I
2	50 Knowledge Park Drive - Portion of PIDs 01481381, 75473918	EC	RT	II
3	Alison Boulevard - PIDs 75407767, 75407734, 75407098, 75407106, 75407114, 75407122, 75457408, 75407080, 01474956, 75407742, 75405415, 75405431, 75405423	R-LF	BI	III
4	Wilsey Road - PIDs 01473982, 01474733	GI	BI	IV
5	Between Vanier Highway and Route 8 behind the Cityview Motel - PID 01482579 and Portion of PIDs 01504471, 75516120, 75010074, 75516112	MR-3	INF	V
6	184 Dundonald Street, 505 and 515 Northumberland Street	MX-2	MR-2	VI
7	Silverwood - south - Portion of PIDs 75532101, 75532150, 75313213	FD	R-2	VII
8	1521 Woodstock Road - PID 75339689	P	R-1	VIII
9	203 Waggoners Lane	MX-3	MR-4	IX
10	Ring Road near Claudie Road and Sunset Drive - PID 75410472, 75410498, 75410480	R-2	EOS, GI	X
11	Portion of PIDs 01488931, 01489244	NC(H)	FD	XI
12	1580 Saint Mary's Street	FD	P	XII
13	1576 Saint Mary's Street	INF	P	XIII
14	1570 Saint Mary's Street - Portion of PID 75305979	FD	P	XIV
15	478 Saint Mary's Street - Portion of PID 75401612	FD	GI	XV
16	Cliffe Street to Two Nations Crossing - PID 75136721	FD	INF	XVI
17	Cliffe Street to Two Nations Crossing - PID 01422930	FD	INF	XVII
18	610 Cliffe Street - PID 75530261 and Portion of 75478792	I-1	R-5(H)	XVIII
19	31 Ramsay Street	R-2(H)	R-2	XIX
20	West of Veterans Court - Portion of PID 01547090	I-1	R-5(H)	XX
21	Bridge Street - PID 75498915, Portion of PID 75498923, 75497859	MR-2	MR-2(H)	XXI
22	Bridge Street - PID 75417568, Portion of PID 75498923, 75497859, 75498915	NC	NC(H)	XXII
23	10 Elliot Street	R-2(H)	R-2	XXIII
24	40 Elliot Street	R-2(H)	R-2	XXIV
25	Marysville By-Pass PID 01561885	R-2	INF	XXV
26	Portion of PIDs 75490367, 75385963, 01532225, 75402289	R-2, GI	EOS	XXVI
27	Northbrook Heights – Portion of PID 75506998	FD	I-1	XXVII
28	Bridge Street - Portion of PID 01551449	MR-2	MR-2(H)	XXVIII
29	Experimental Farm (south end) - Portion of PID 01473990	GI	AG-X	XXIX



Scale: 1:7,500



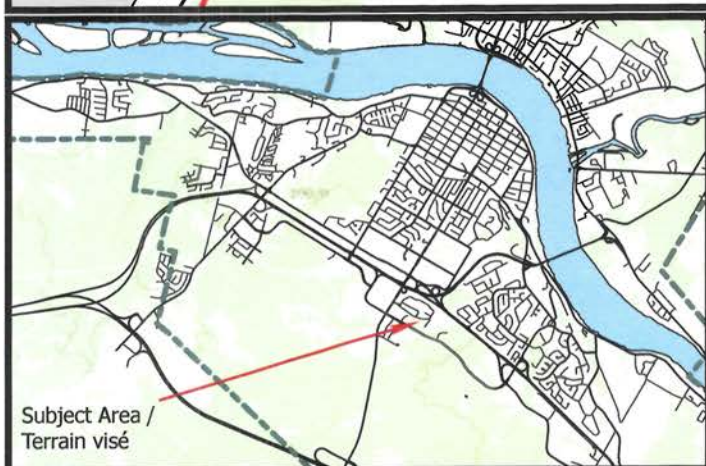
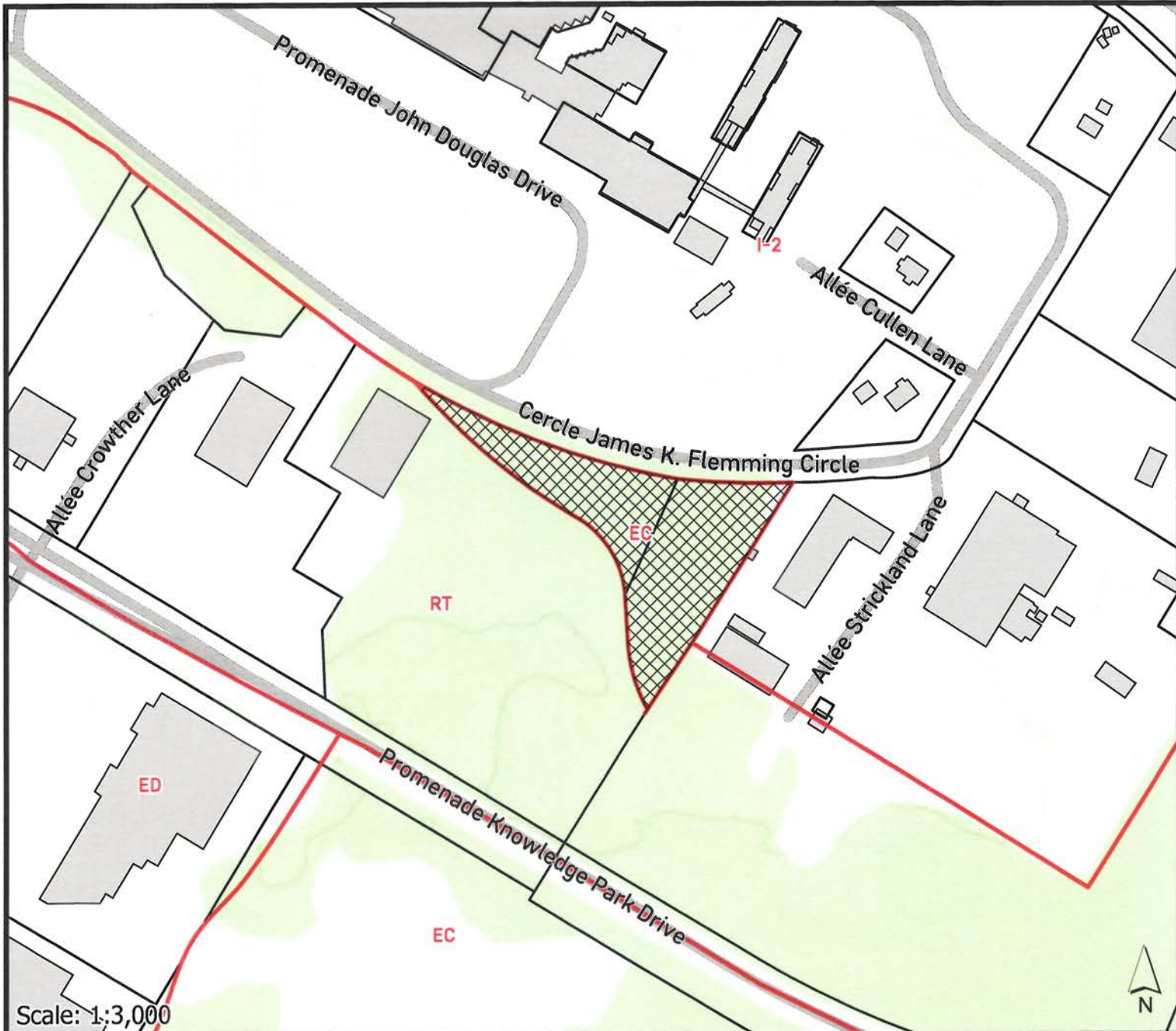
Subject Area / Terrain visé


 Subject Area / Propriété Visé  
 Rezone from R-5 to FD.  
 Modification du zonage de R-5 à FD.



**Community Planning  
Planification urbaine**

Map \ carte # I  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

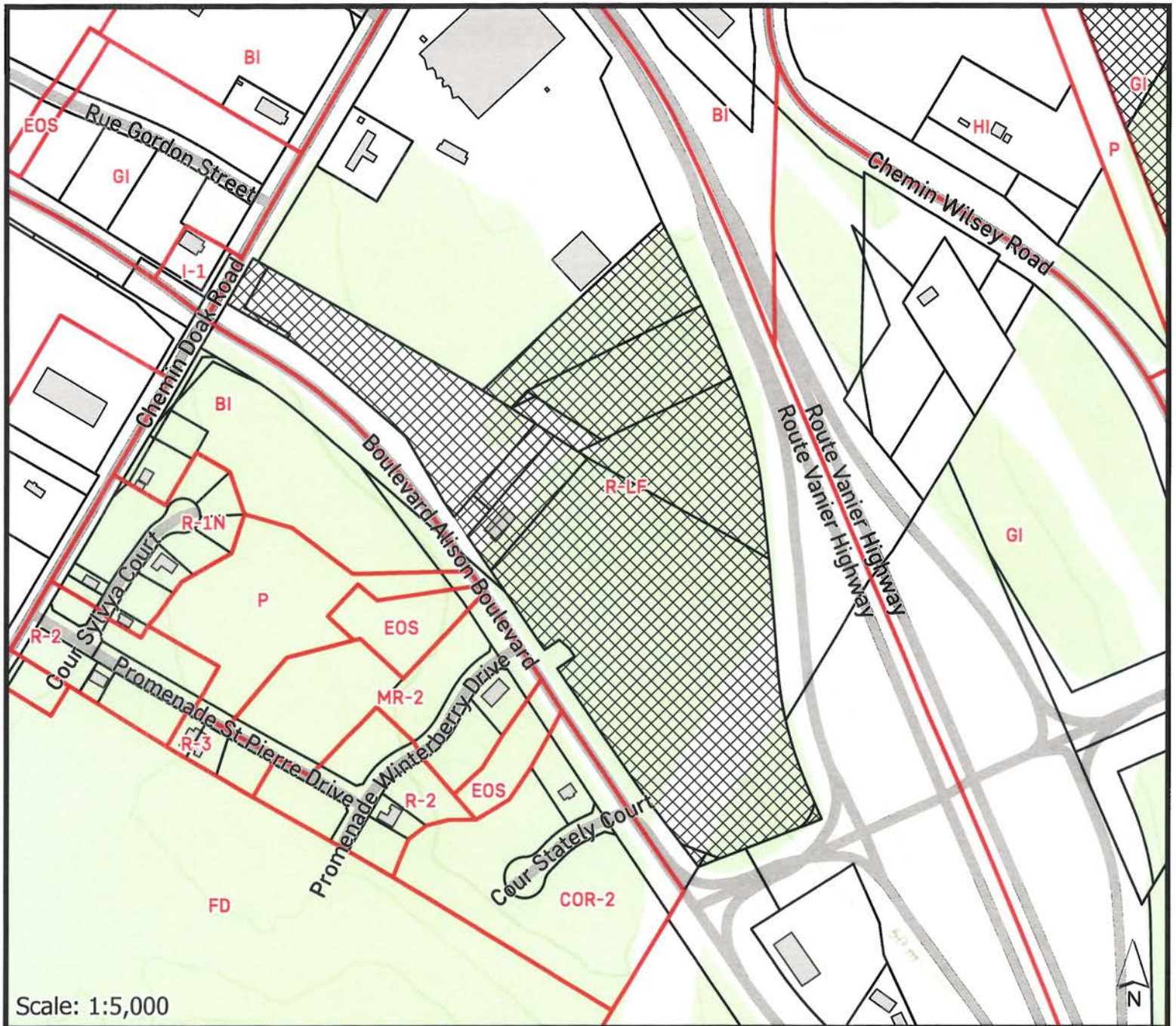
Rezone from EC to RT.

Modification du zonage de EC à RT.

**Fredericton**

**Community Planning  
Planification urbaine**


Map \ carte # II  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:5,000



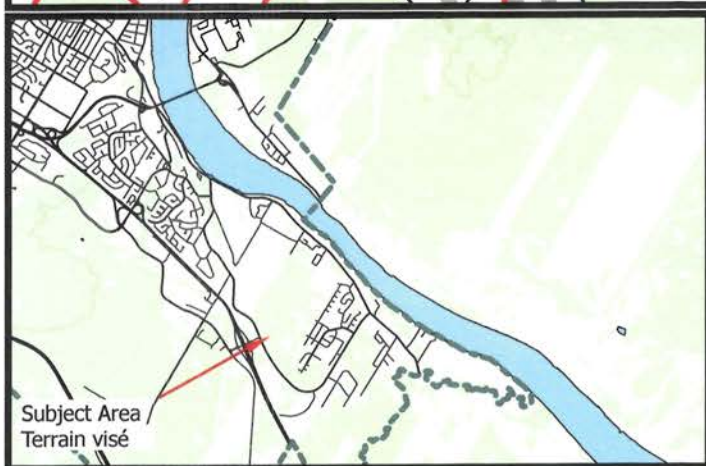
Subject Area / Terrain visé


 Subject Area / Propriété Visé  
 Rezone from R-LF to BI.  
 Modification du zonage de R-LF à BI.



**Community Planning  
Planification urbaine**

Map \ carte # III  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021

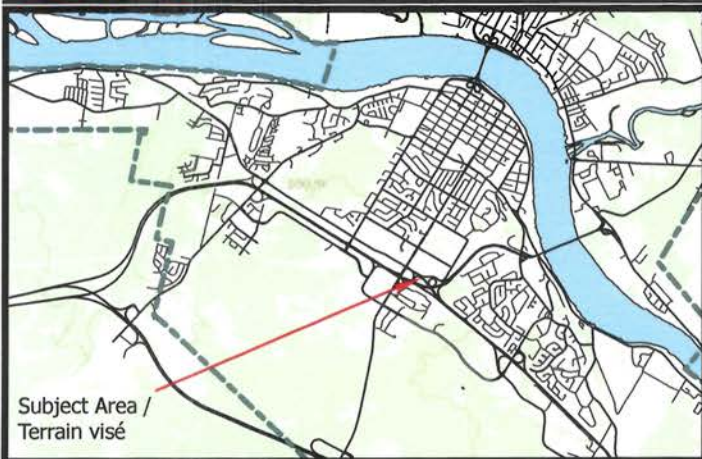
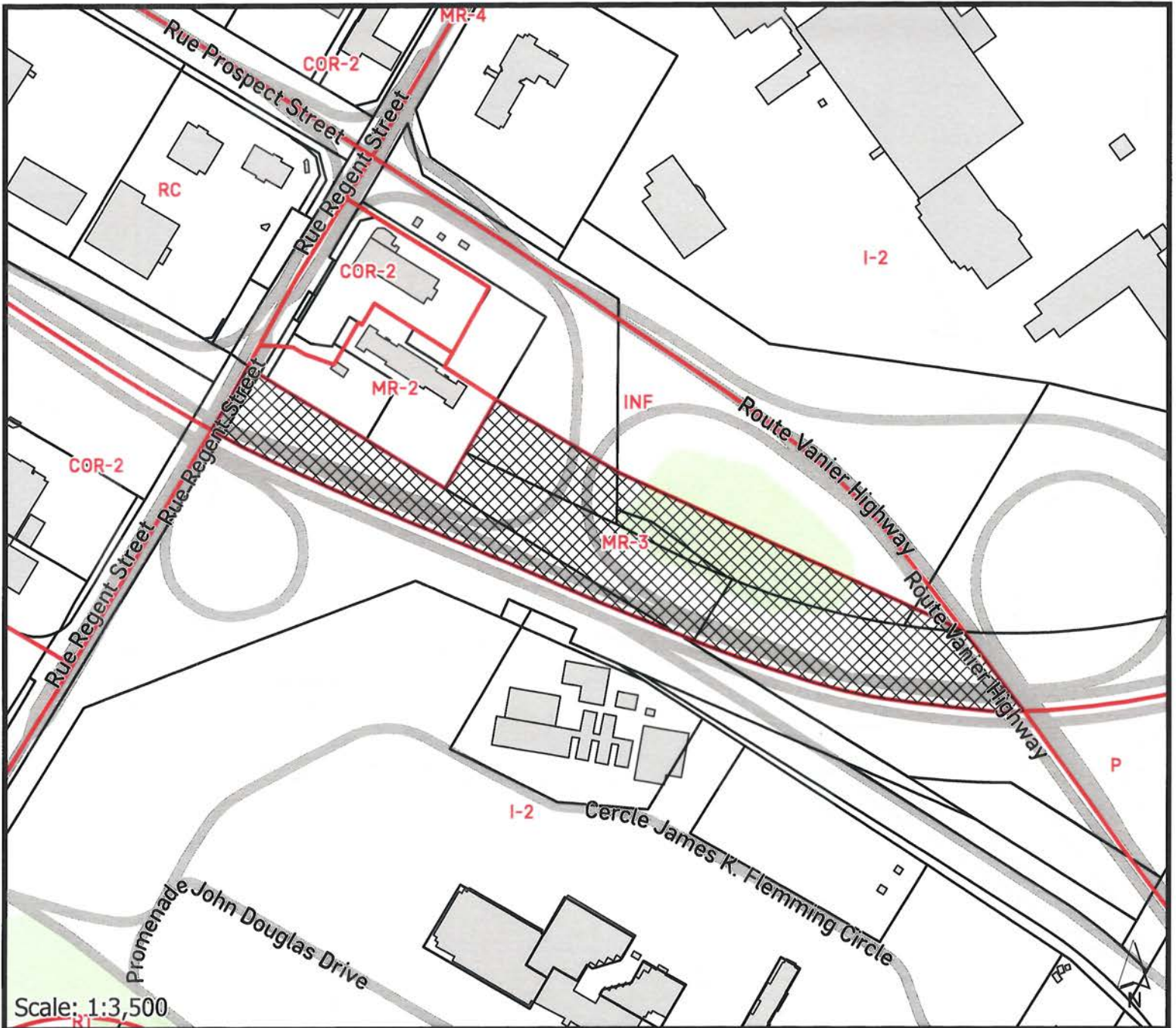



 Subject Area / Propriété Visé  
 Rezone from GI to BI.  
 Modification du zonage de GI à BI.



**Community Planning  
Planification urbaine**

Map \ carte # IV  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

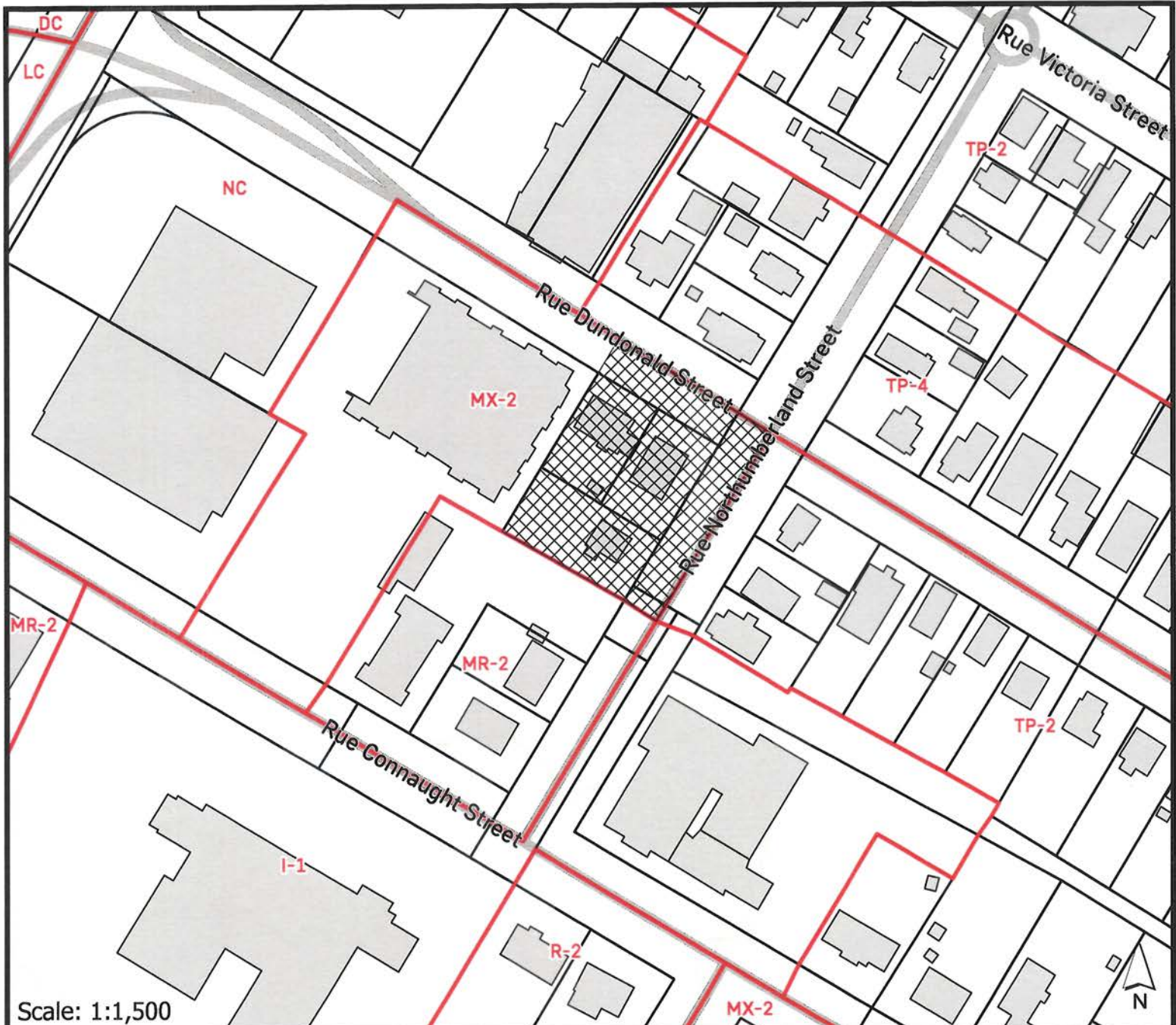
Rezone from MR-3 to INF.

Modification du zonage de MR-3 à INF.



**Community Planning**  
**Planification urbaine**

Map \ carte # V  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:1,500



Subject Area / Propriété Visé

Rezone from MX-2 to MR-2.

Modification du zonage de MX-2 à MR-2.



**Community Planning  
Planification urbaine**

Map \ carte # VI  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021






Scale: 1:5,500



Subject Area / Terrain visé


 Subject Area / Propriété Visé  
 Rezone from FD to R-2.  
 Modification du zonage de FD à R-2.



**Community Planning**  
**Planification urbaine**

Map \ carte # VII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

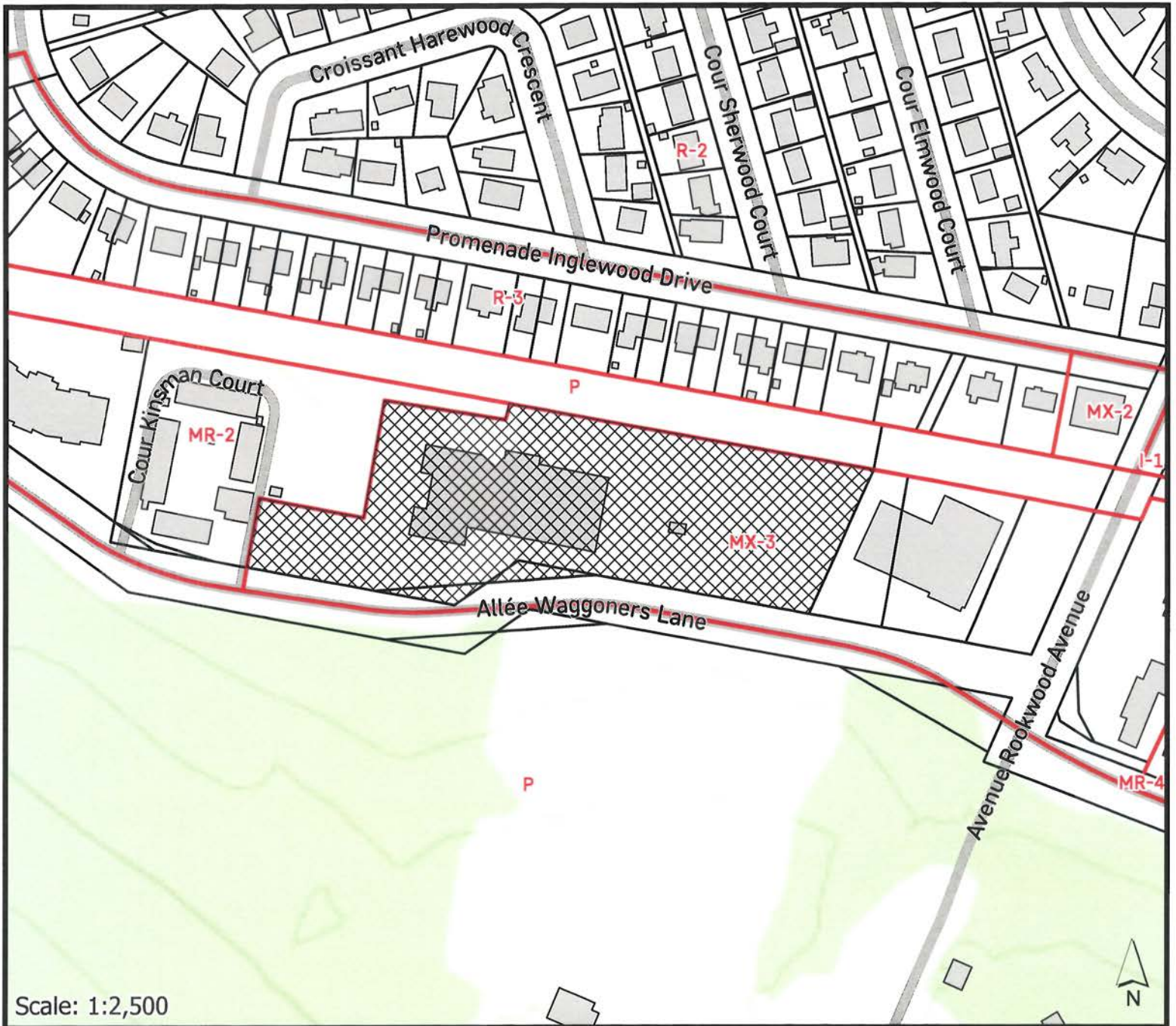
Rezone from P to R-1.

Modification du zonage de P à R-1.

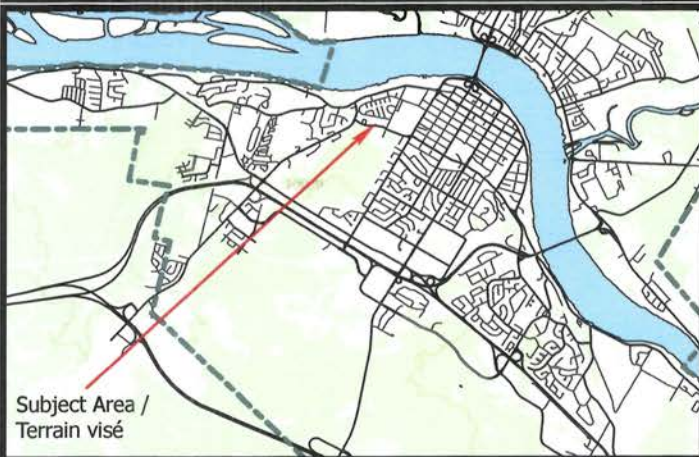
**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # VIII  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:2,500



Subject Area /  
Terrain visé



Subject Area / Propriété Visé

Rezone from MX-3 to MR-4.

Modification du zonage de MX-3 à MR-4.

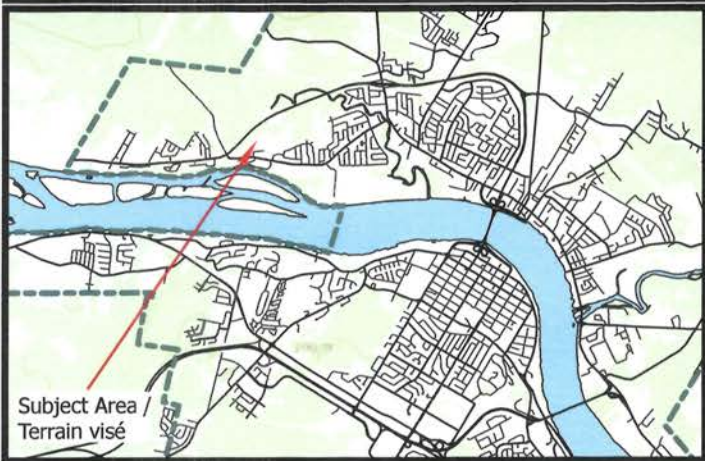
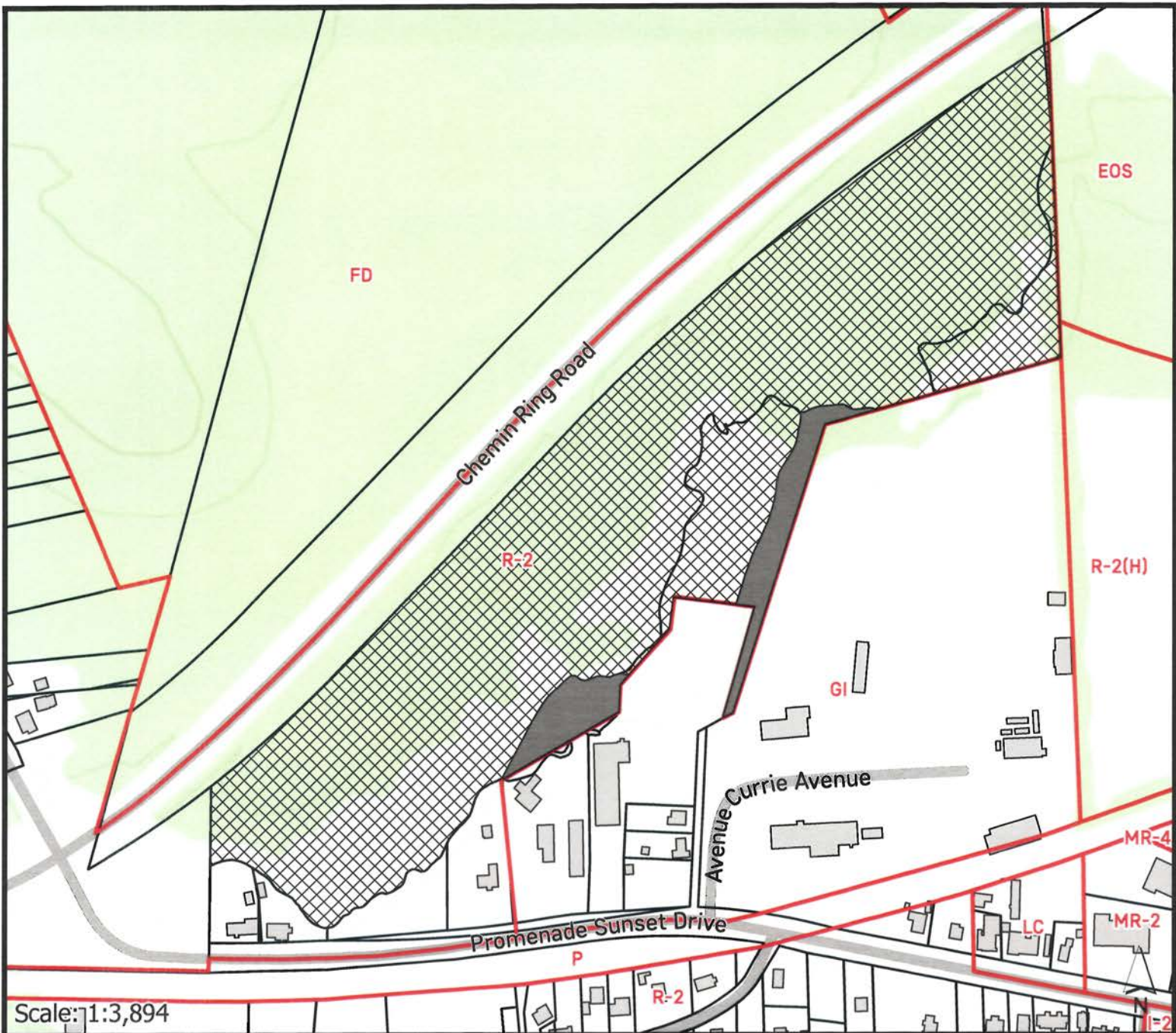
**Fredericton**



**Community Planning  
Planification urbaine**

Map \ carte # IX

File \ fiche: PR-09-2021

Date \ date: mars \ March 19, 2021



	Rezone from R-2 to EOS. Modification du zonage de R-2 à EOS.
	Rezone from R-2 to GI. Modification du zonage de R-2 à GI.



**Community Planning  
Planification urbaine**


Map \ carte # X  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:2,500



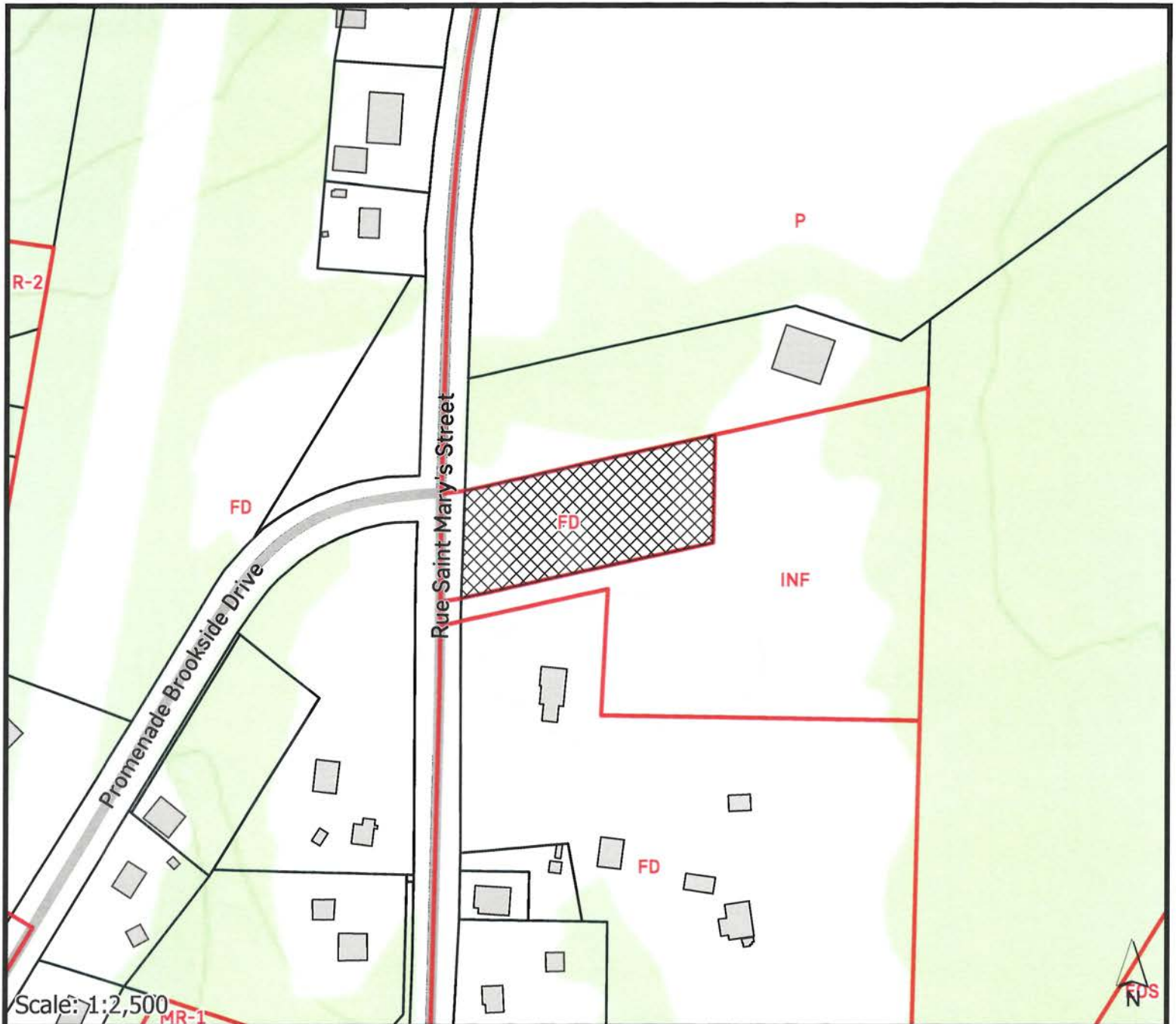
Subject Area / Terrain visé


 Subject Area / Propriété Visé  
 Rezone from NC(H) to FD.  
 Modification du zonage de NC(H) à FD.

**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XI  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021

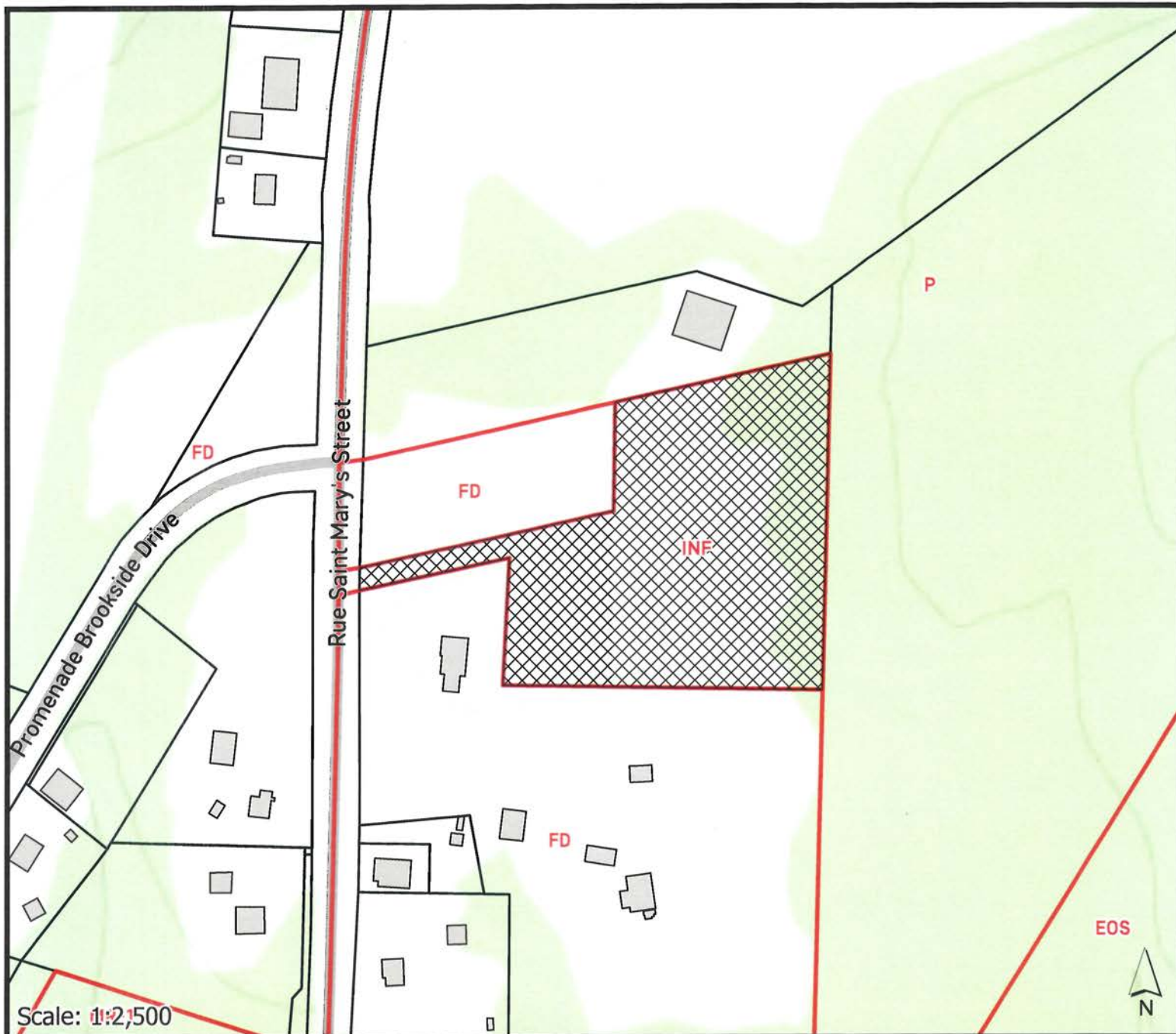



 Subject Area / Propriété Visé  
 Rezone from FD to P.  
 Modification du zonage de FD à P.

**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



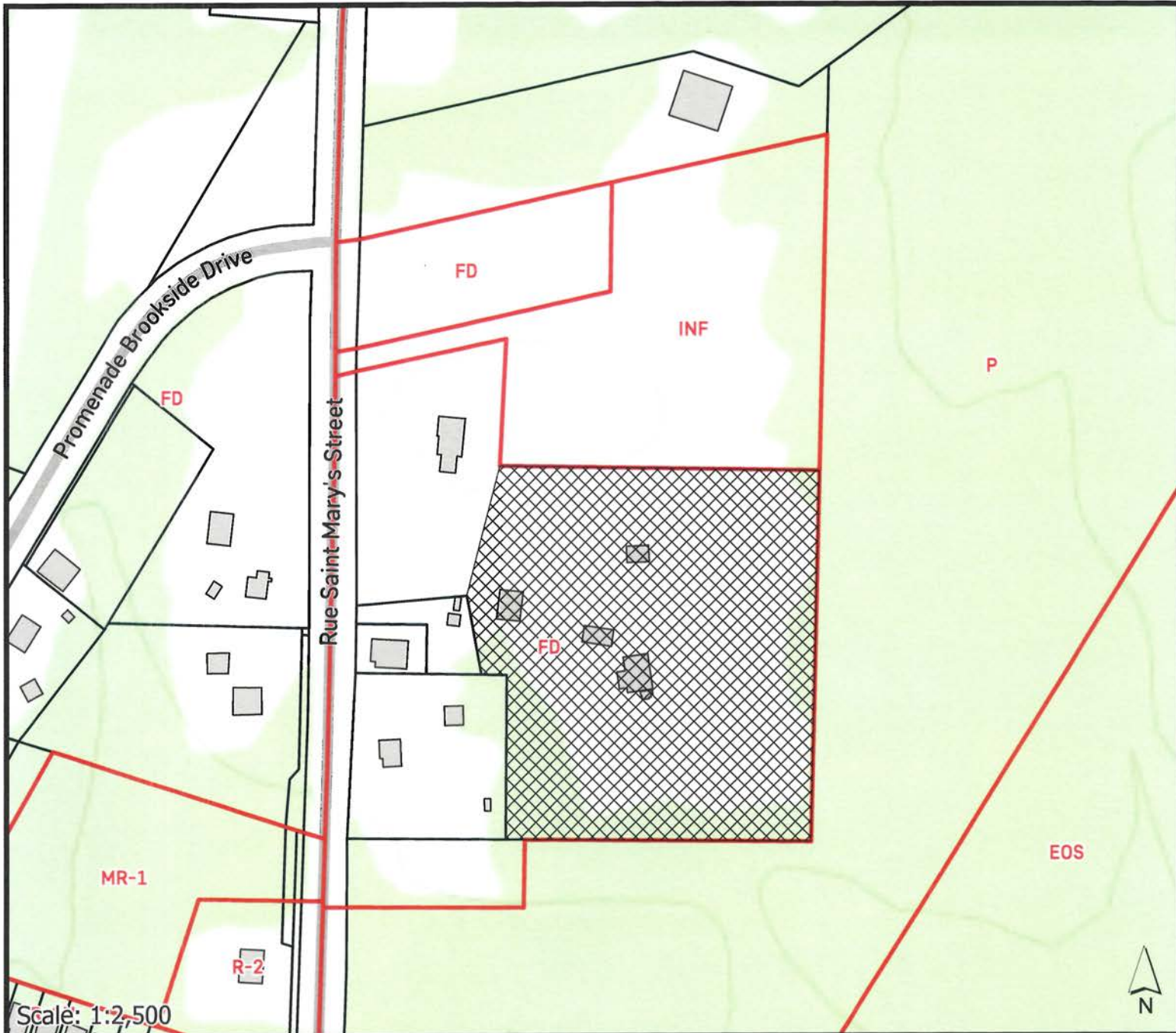
 Subject Area / Propriété Visé

Rezone from INF to P.  
Modification du zonage de INF à P.

**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XIII  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Subject Area / Propriété Visé

Rezone from FD to P.

Modification du zonage de FD à P.

**Fredericton**

**Community Planning  
Planification urbaine**


Map \ carte # XIV

File \ fiche: PR-09-2021

Date \ date: mars \ March 19, 2021



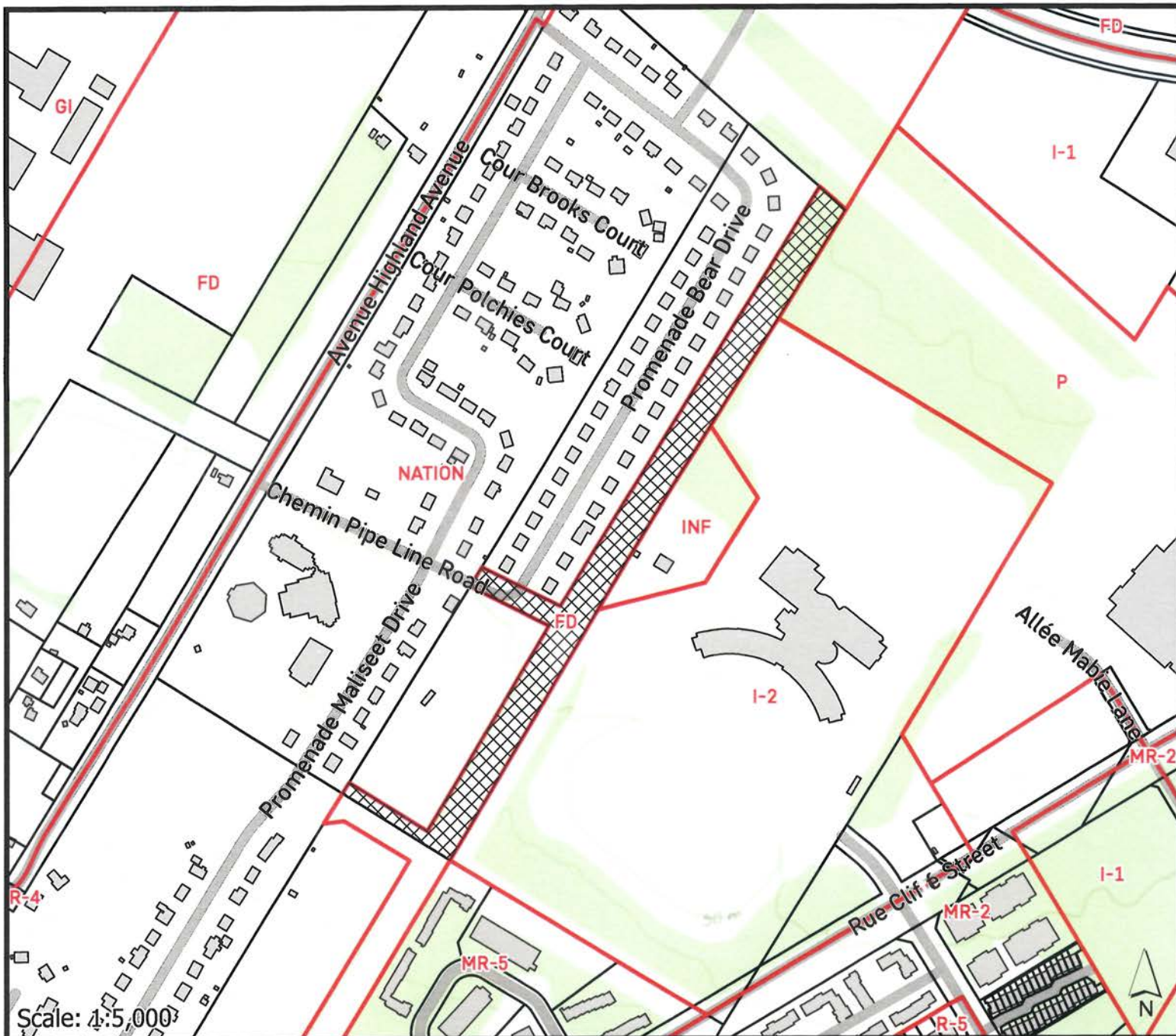


 Subject Area / Propriété Visé  
 Rezone from FD to GI.  
 Modification du zonage de FD à GI.



**Community Planning**  
**Planification urbaine**

Map \ carte # XV  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:5,000



Subject Area / Propriété Visé

Rezone from FD to INF.

Modification du zonage de FD à INF.

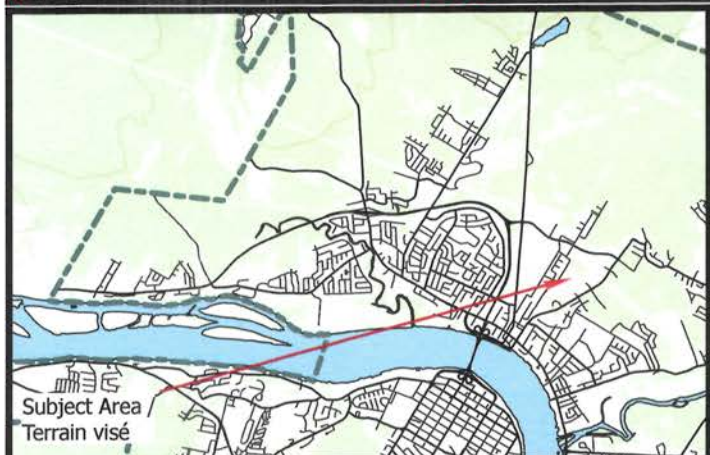
**Fredericton**


**Community Planning  
Planification urbaine**

Map \ carte # XVI

File \ fiche: PR-09-2021

Date \ date: mars \ March 19, 2021

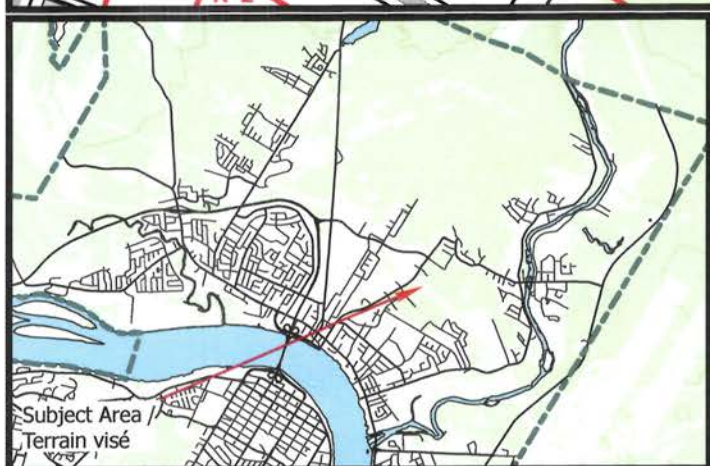
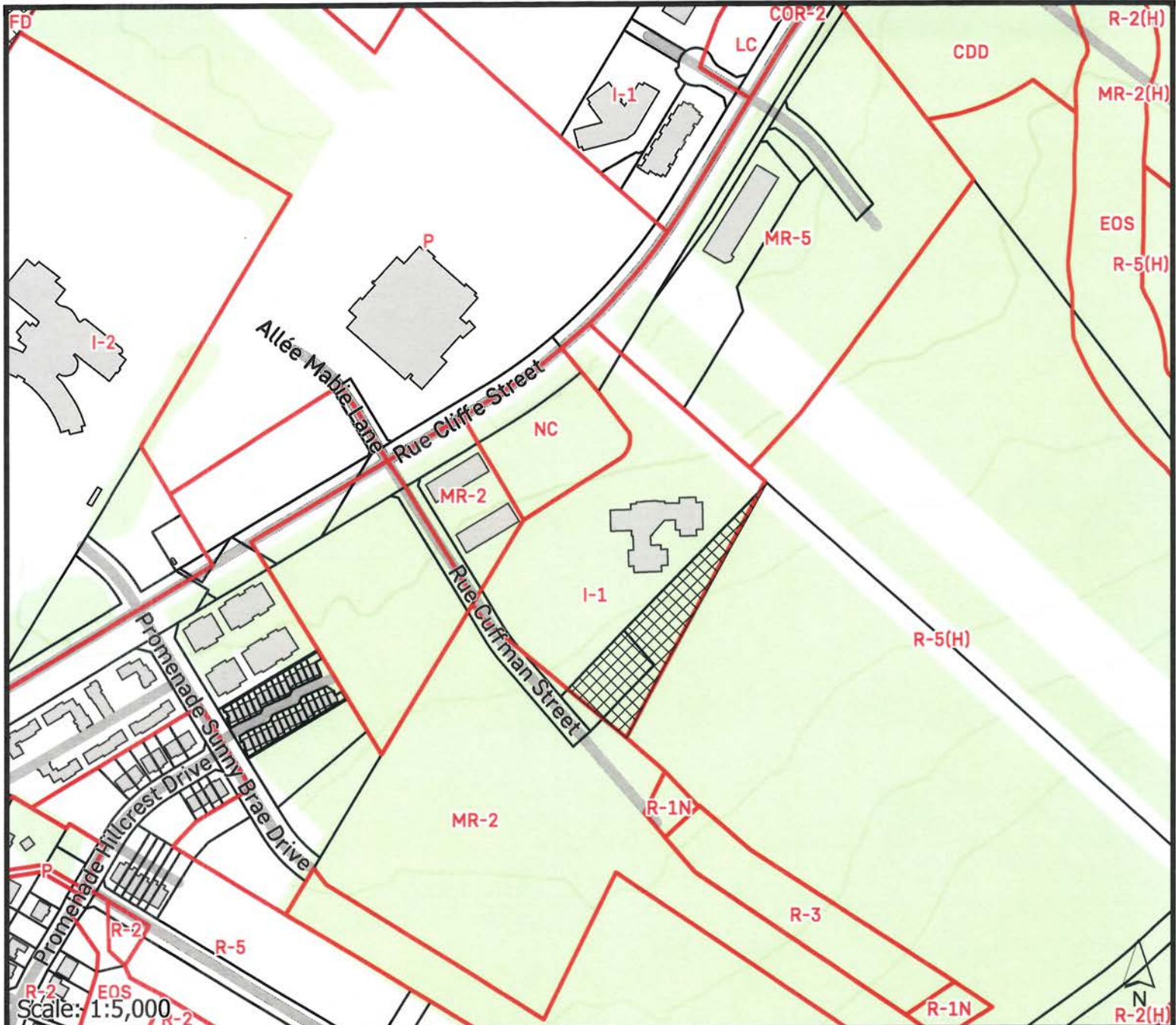



 Subject Area / Propriété Visé  
 Rezone from FD to INF.  
 Modification du zonage de FD à INF.

**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XVII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021

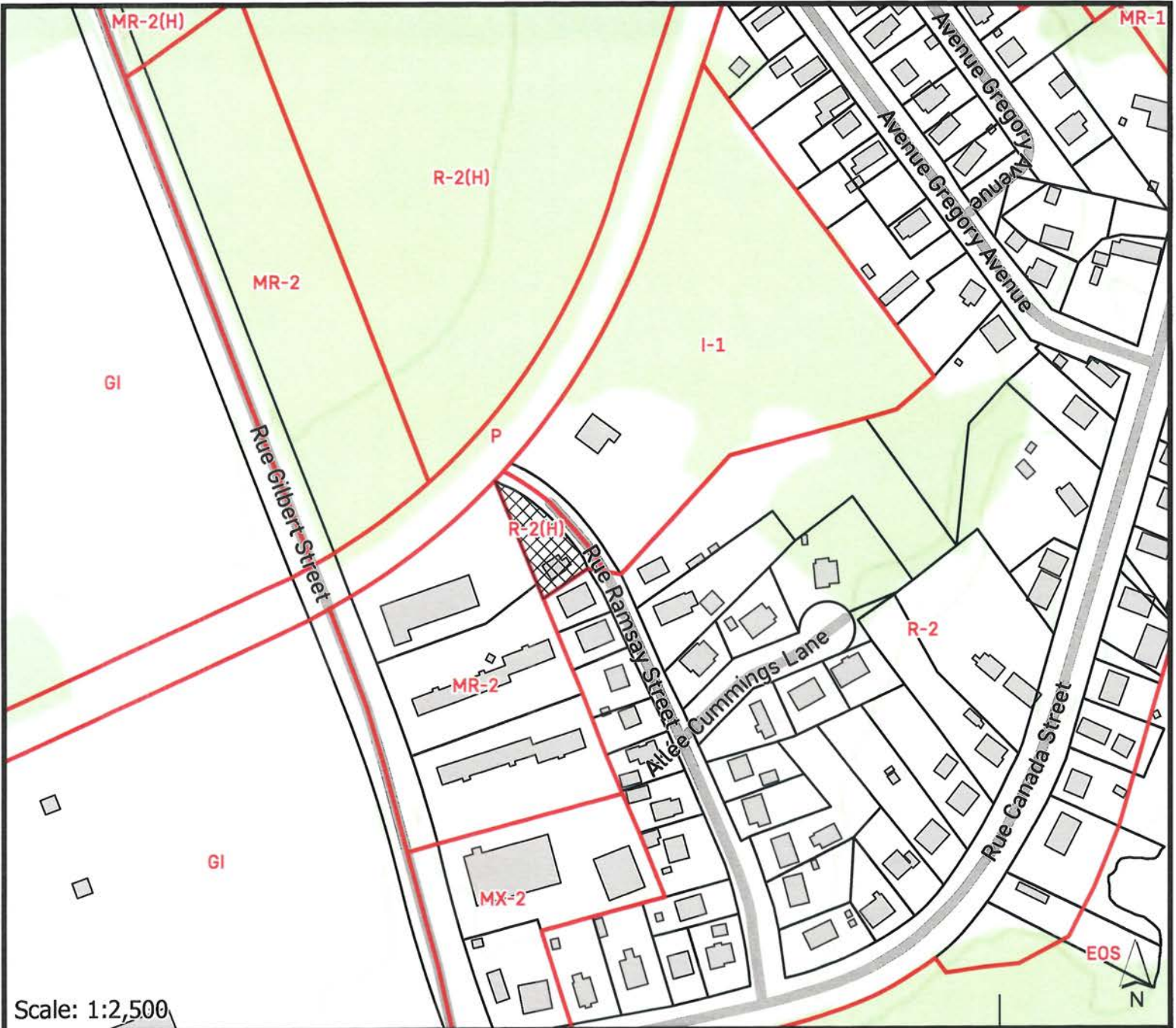


 Subject Area / Propriété Visé  
 Rezone from I-1 to R-5(H).  
 Modification du zonage de I-1 à R-5(H).

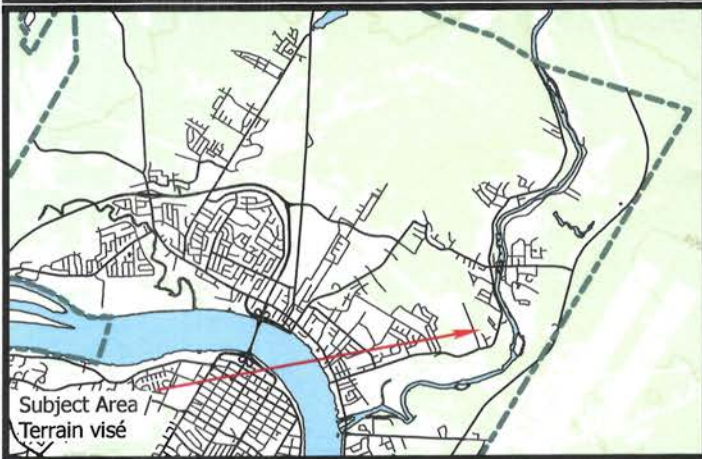



**Community Planning  
Planification urbaine**

Map \ carte # XVIII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:2,500

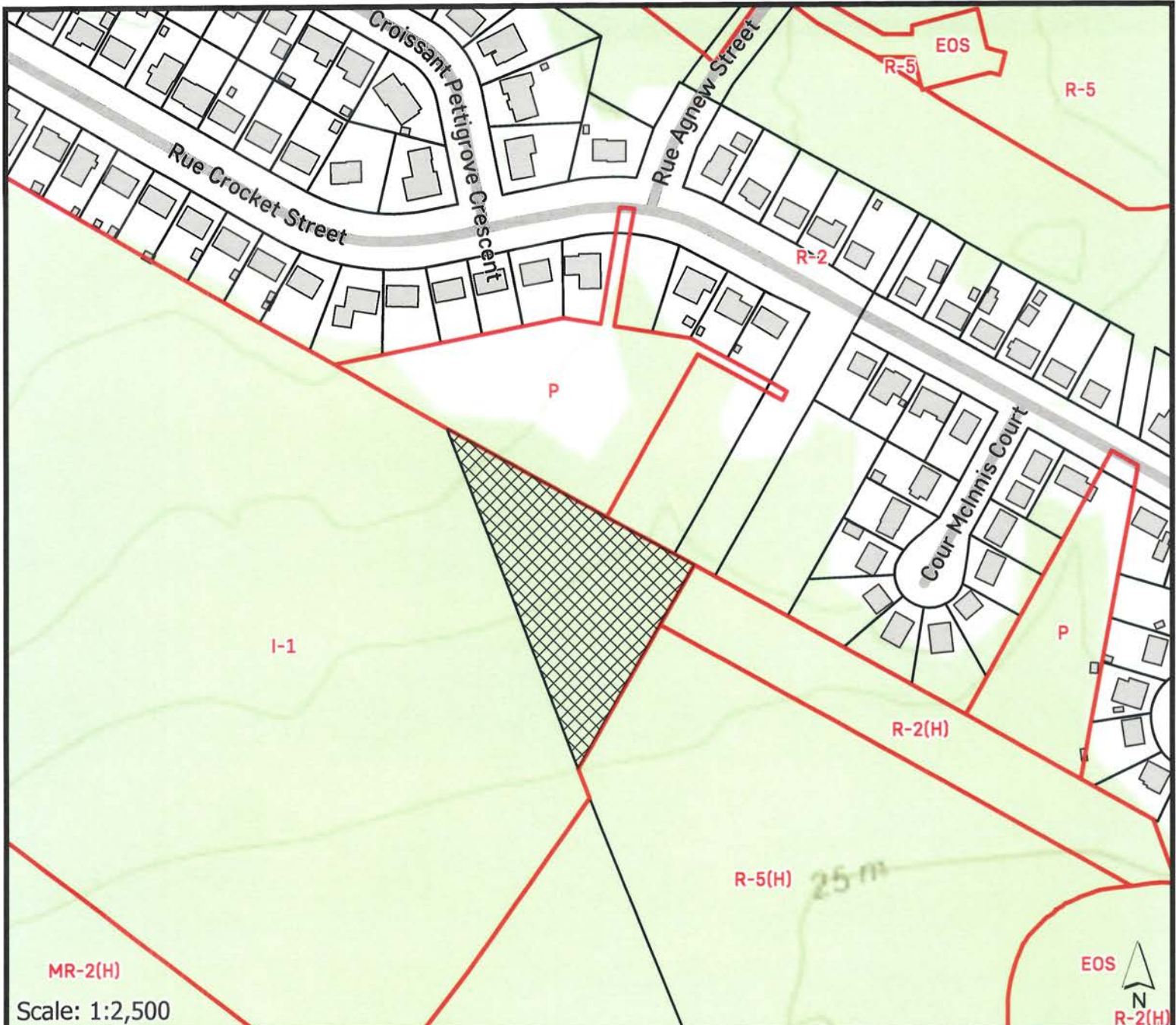


 Subject Area / Propriété Visé  
 Rezone from R-2(H) to R-2.  
 Modification du zonage de R-2(H) à R-2.

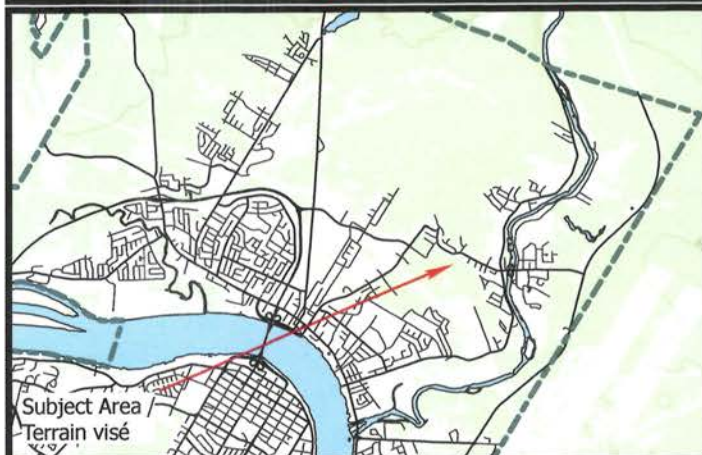



**Community Planning  
Planification urbaine**

Map \ carte # XIX  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:2,500

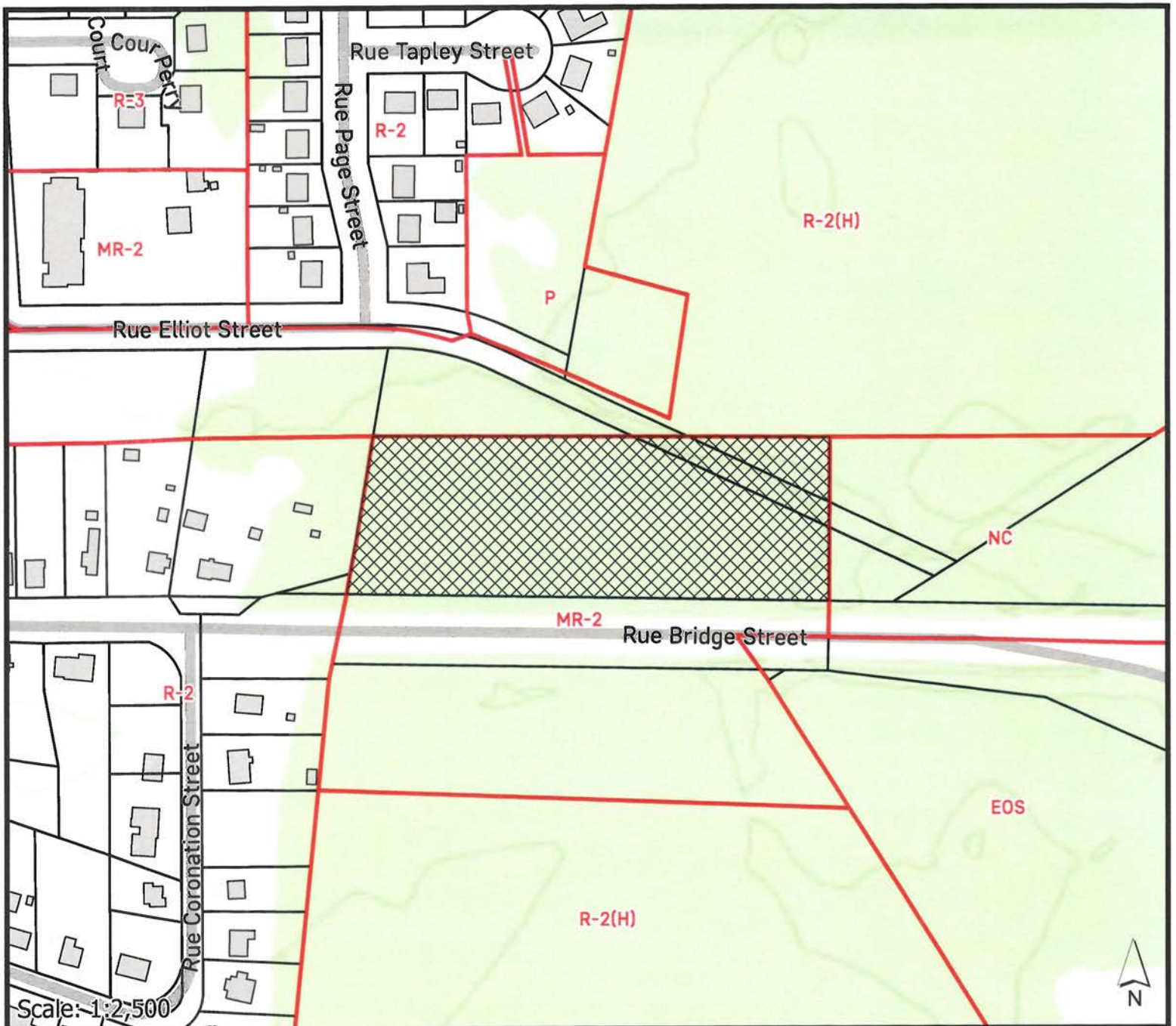


 Subject Area / Propriété Visé  
 Rezone from I-1 to R-5(H).  
 Modification du zonage de I-1 à R-5(H).

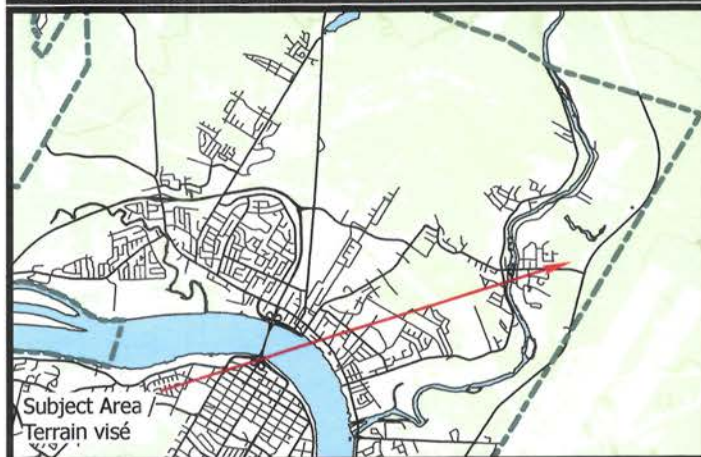



**Community Planning  
Planification urbaine**

Map \ carte # XX  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:2,500

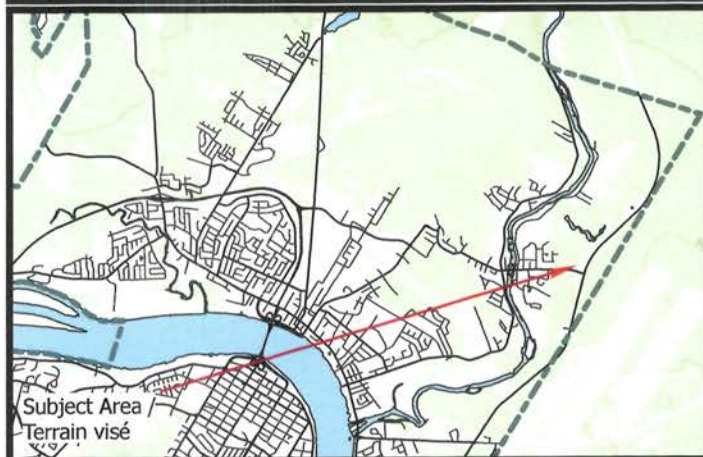
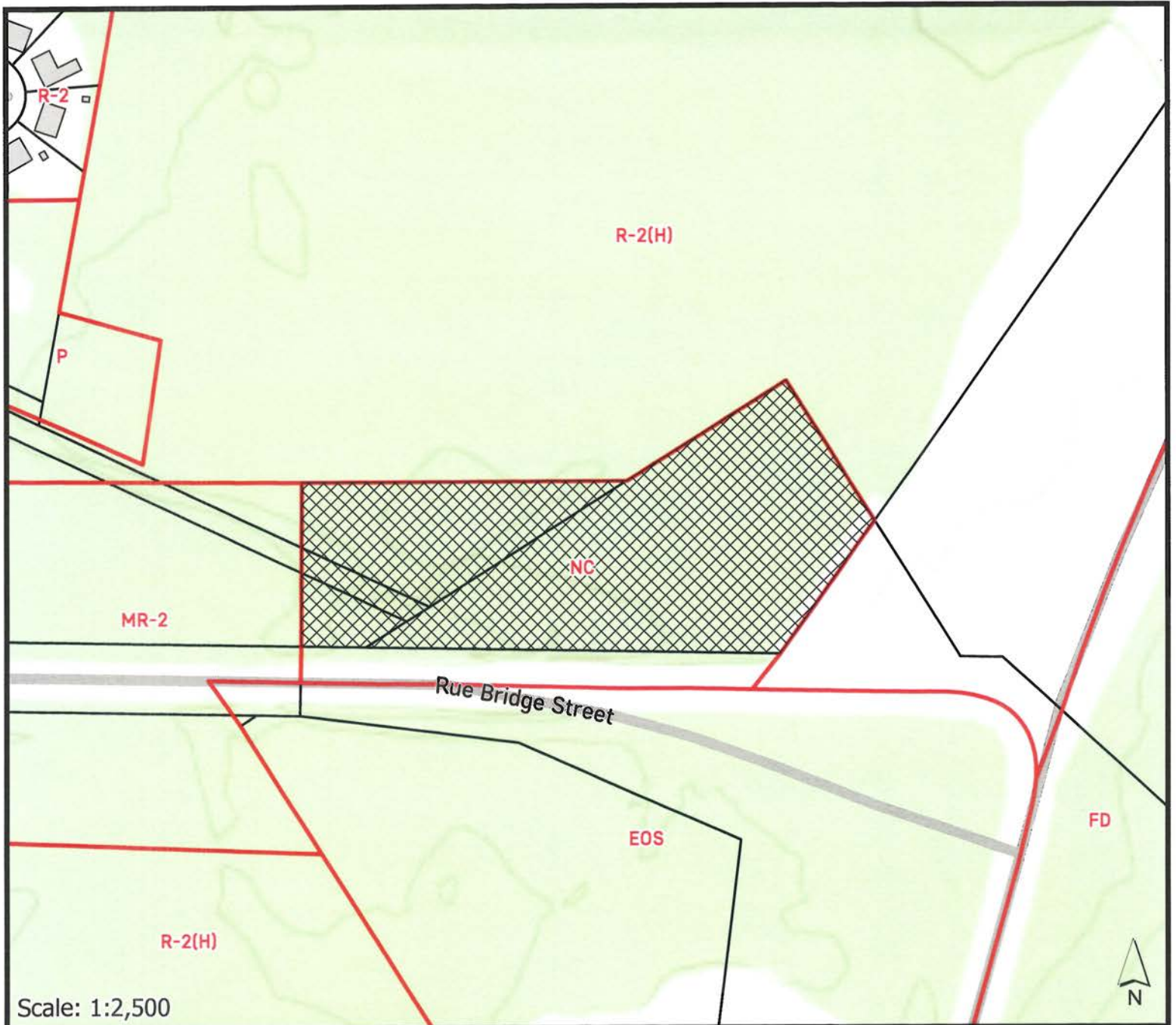



 Subject Area / Propriété Visé  
 Rezone from MR-2 to MR-2(H).  
 Modification du zonage de MR-2 à MR-2(H).

**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XXI  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

Rezone from NC to NC(H).

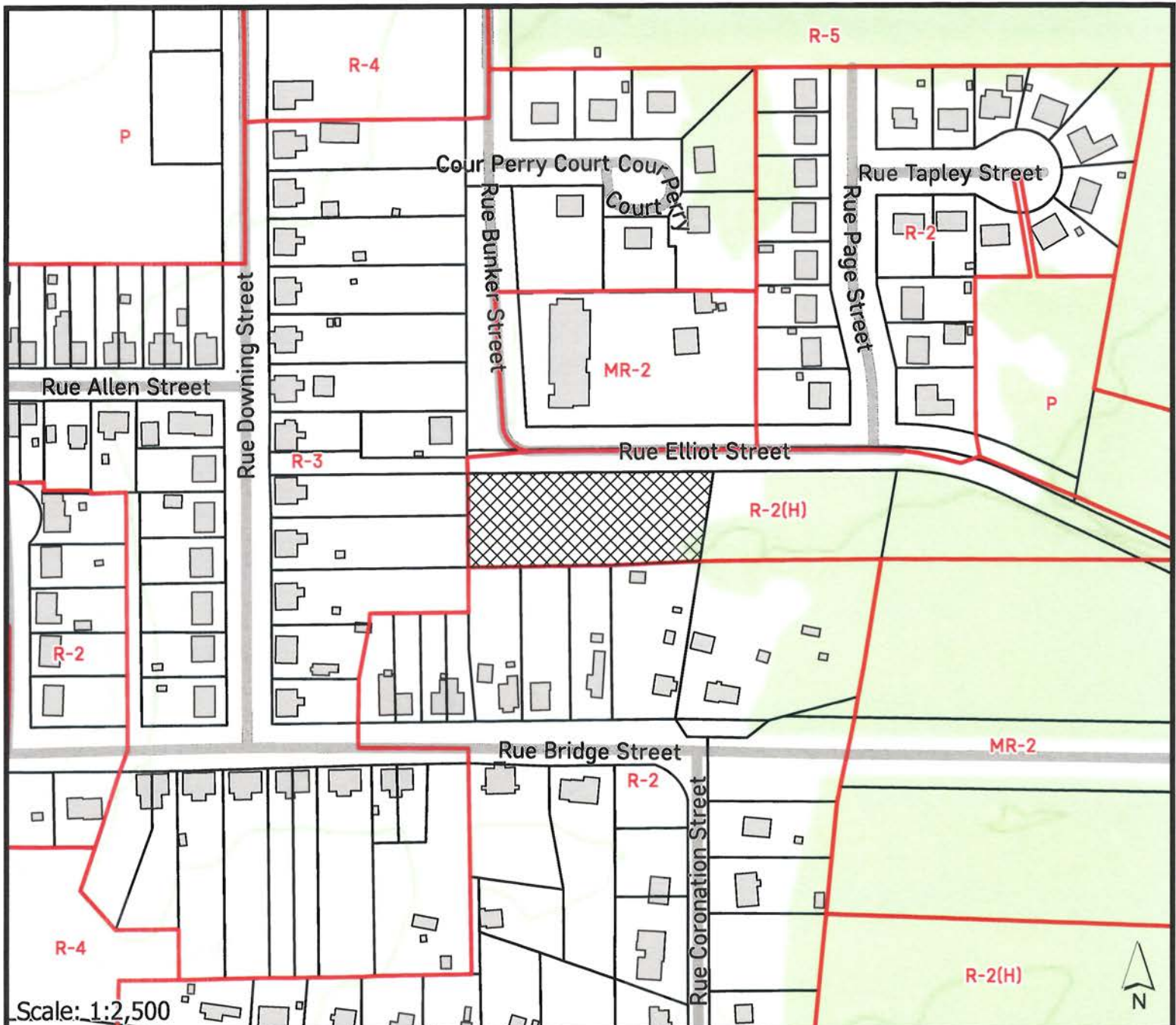
Modification du zonage de NC à NC(H).


**Fredericton**

**Community Planning  
Planification urbaine**

Map \ carte # XXII  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



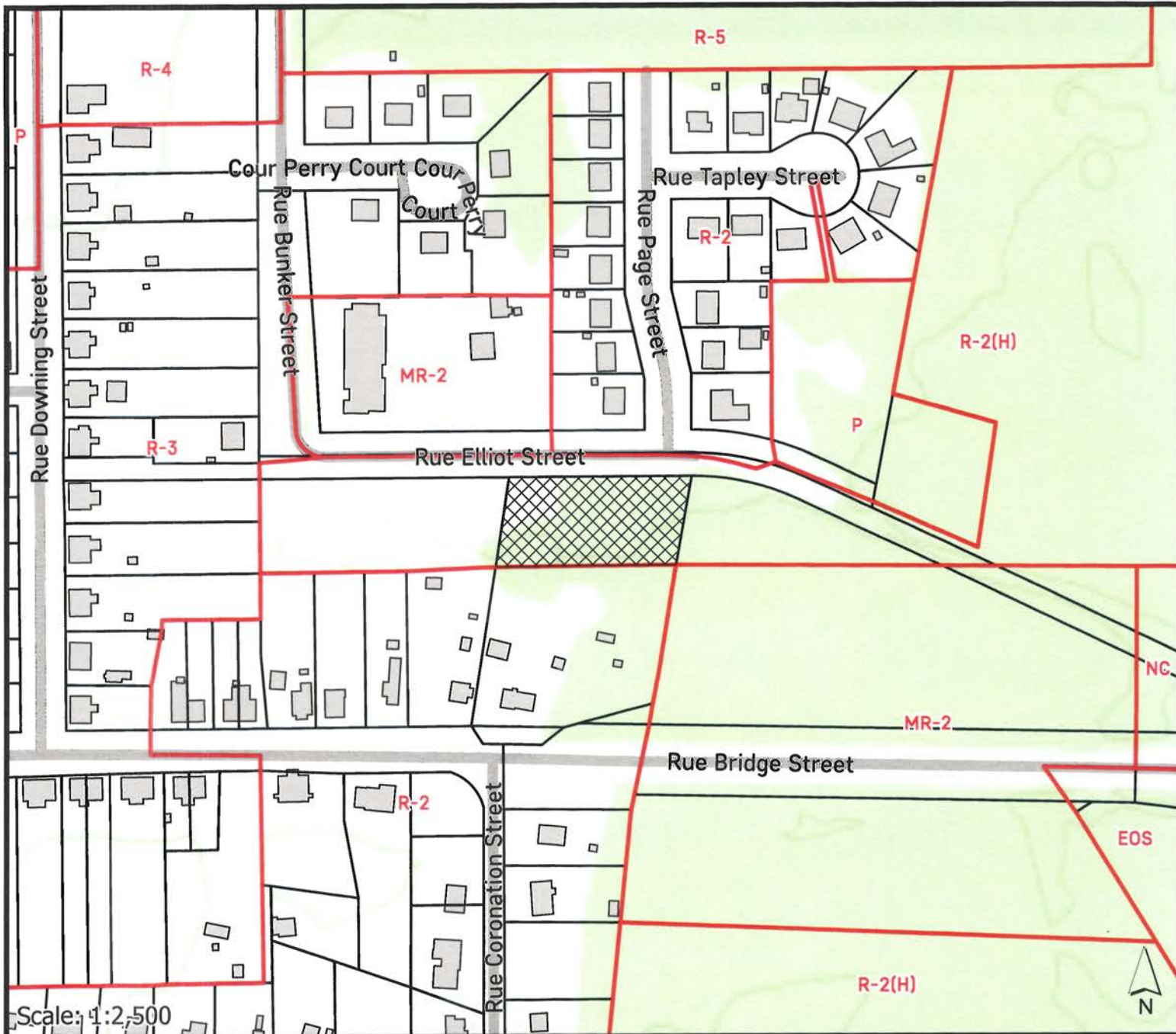


 Subject Area / Propriété Visé  
 Rezone from R-2(H) to R-2.  
 Modification du zonage de R-2(H) à R-2.

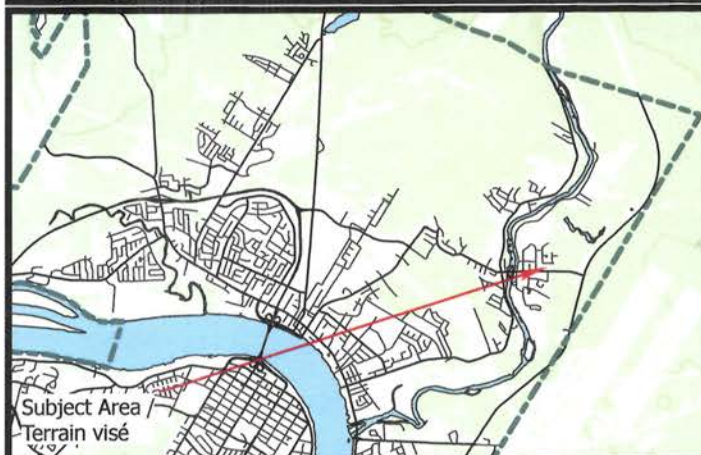



**Community Planning  
Planification urbaine**

Map \ carte # XXIII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:2,500

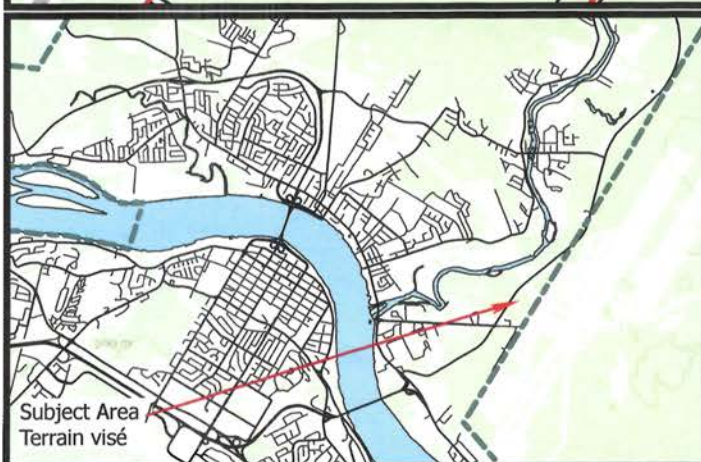
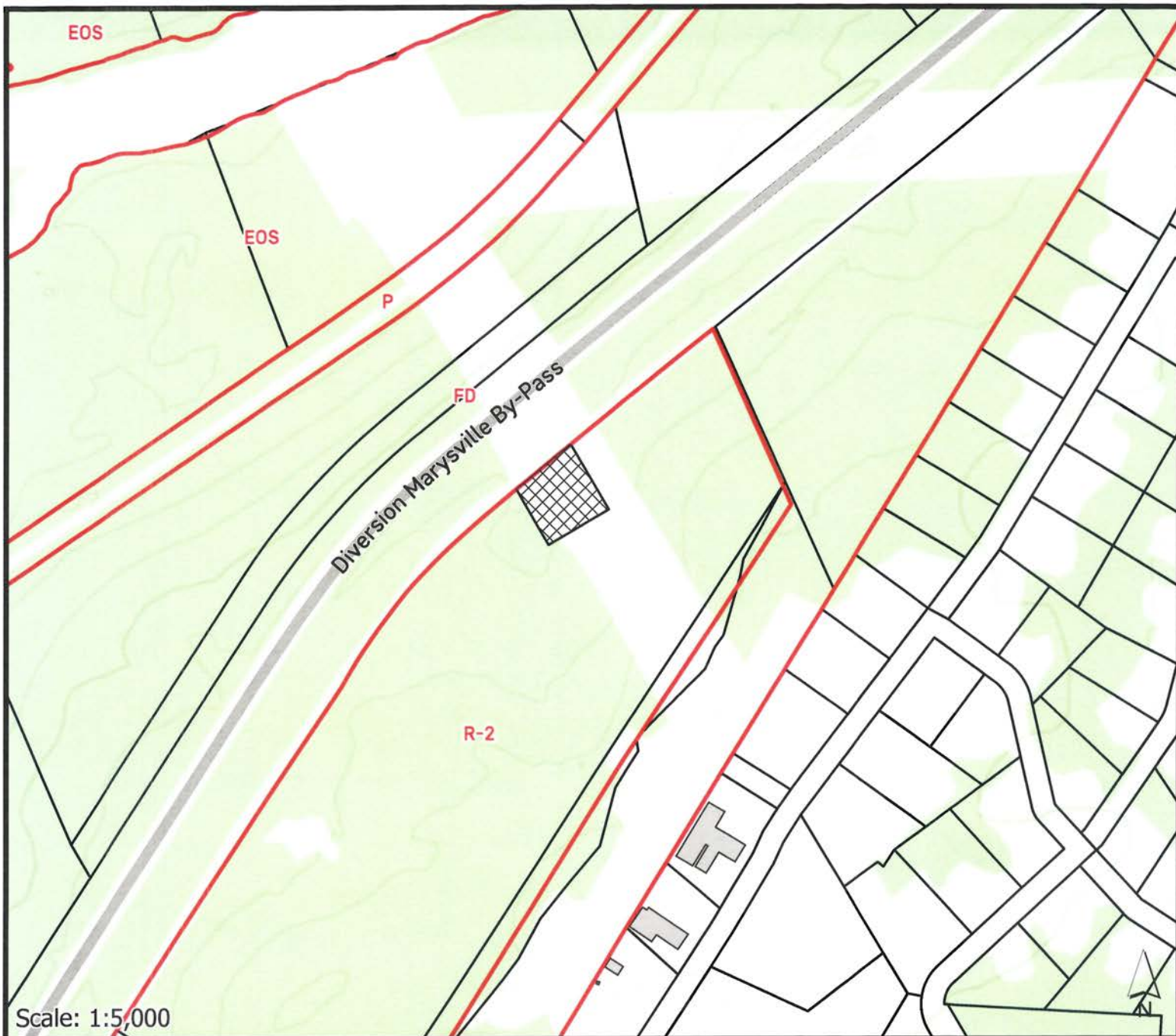



 Subject Area / Propriété Visé  
 Rezone from R-2(H) to R-2.  
 Modification du zonage de R-2(H) à R-2.



**Community Planning**  
**Planification urbaine**

Map \ carte # XXIV  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

Rezone from R-2 to INF.

Modification du zonage de R-2 à INF.



**Community Planning**  
**Planification urbaine**

Map \ carte # XXV  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:3,500

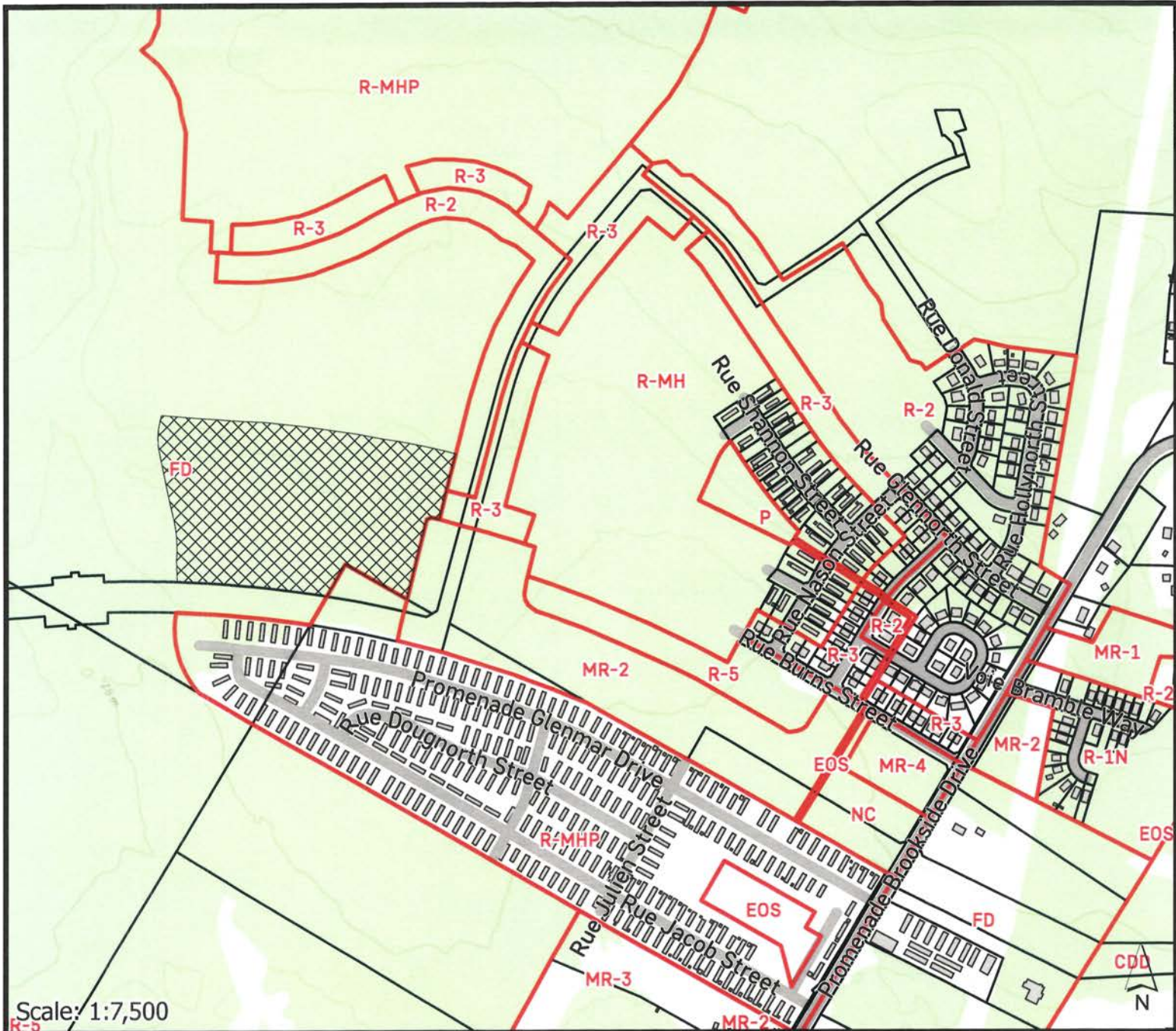


	<p>Rezone from GI to EOS Modification du zonage de GI à EOS.</p>
	<p>Rezone from R-2 to EOS. Modification du zonage de R-2 à EOS.</p>

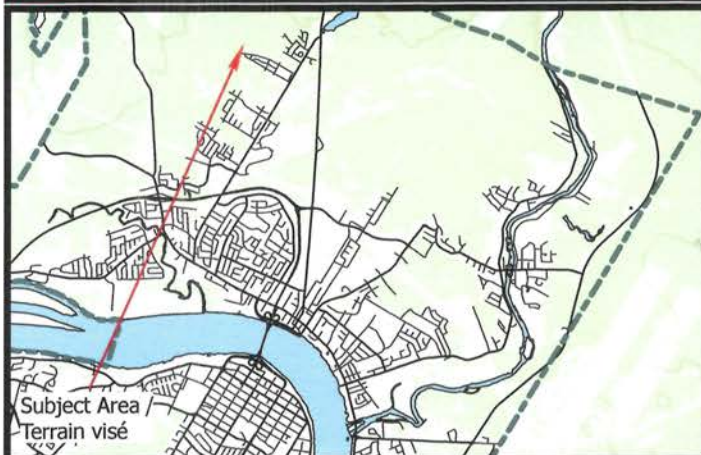



**Community Planning  
Planification urbaine**

Map \ carte # XXVI  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021



Scale: 1:7,500

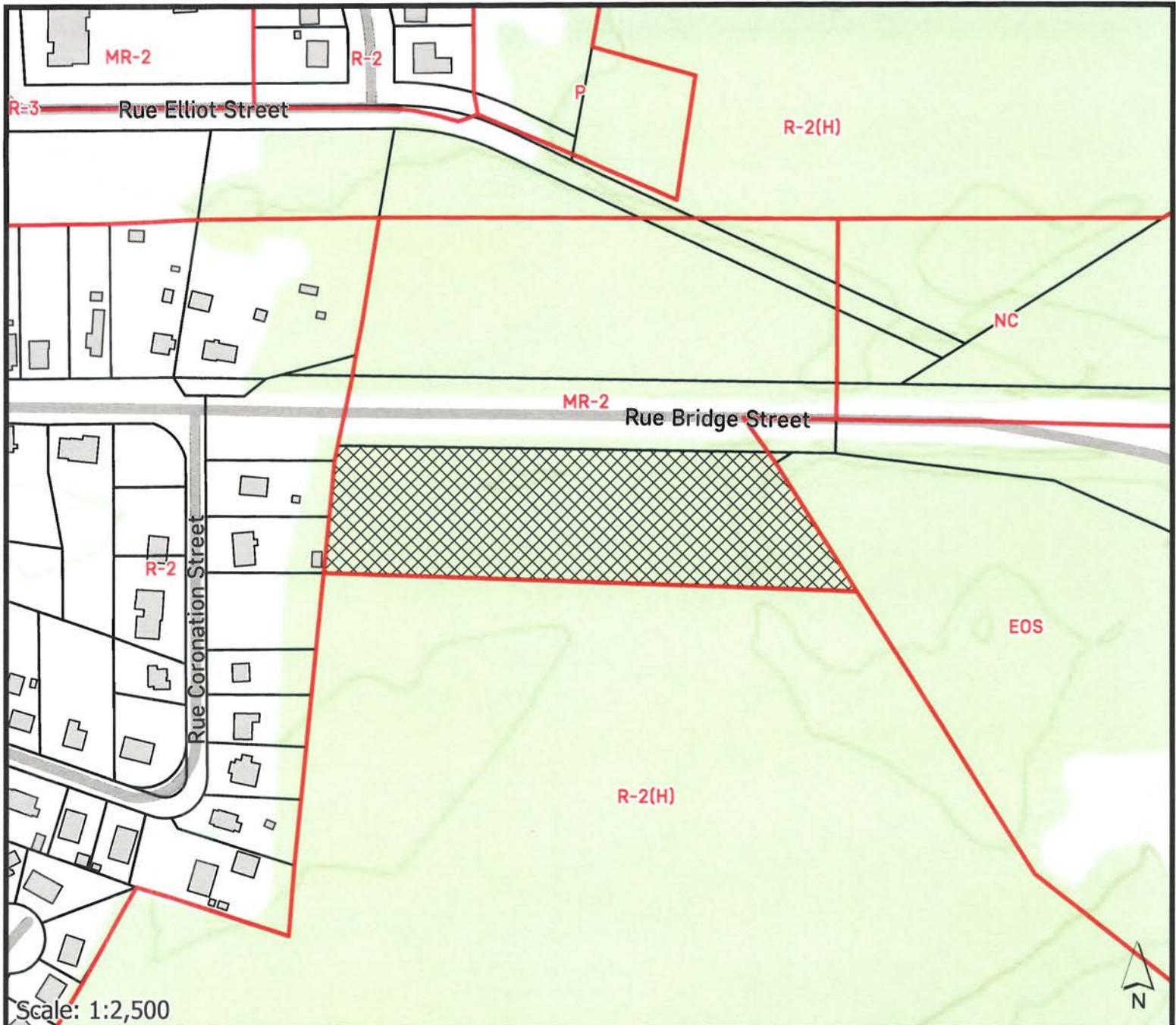


 Subject Area / Propriété Visé  
 Rezone from FD to I-1.  
 Modification du zonage de FD à I-1.

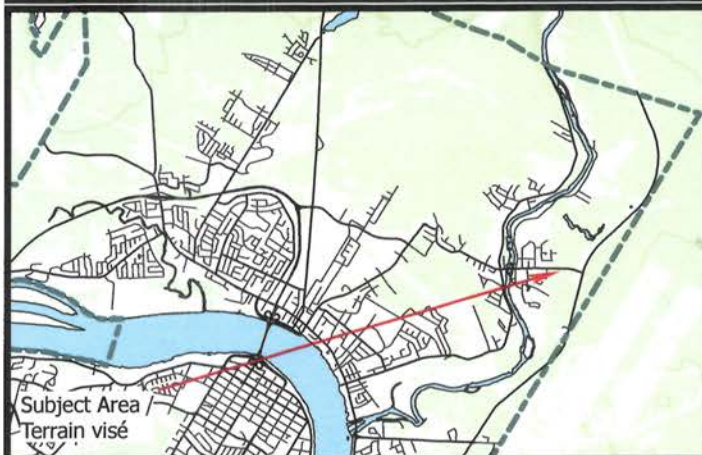


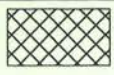
**Community Planning  
Planification urbaine**

Map \ carte # XXVII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



Scale: 1:2,500

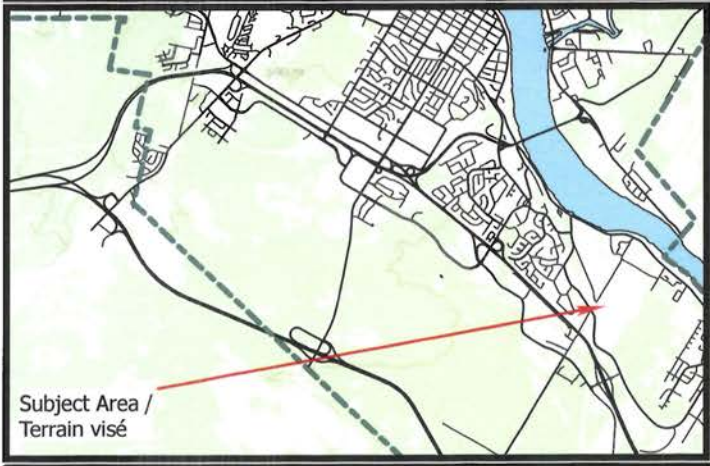
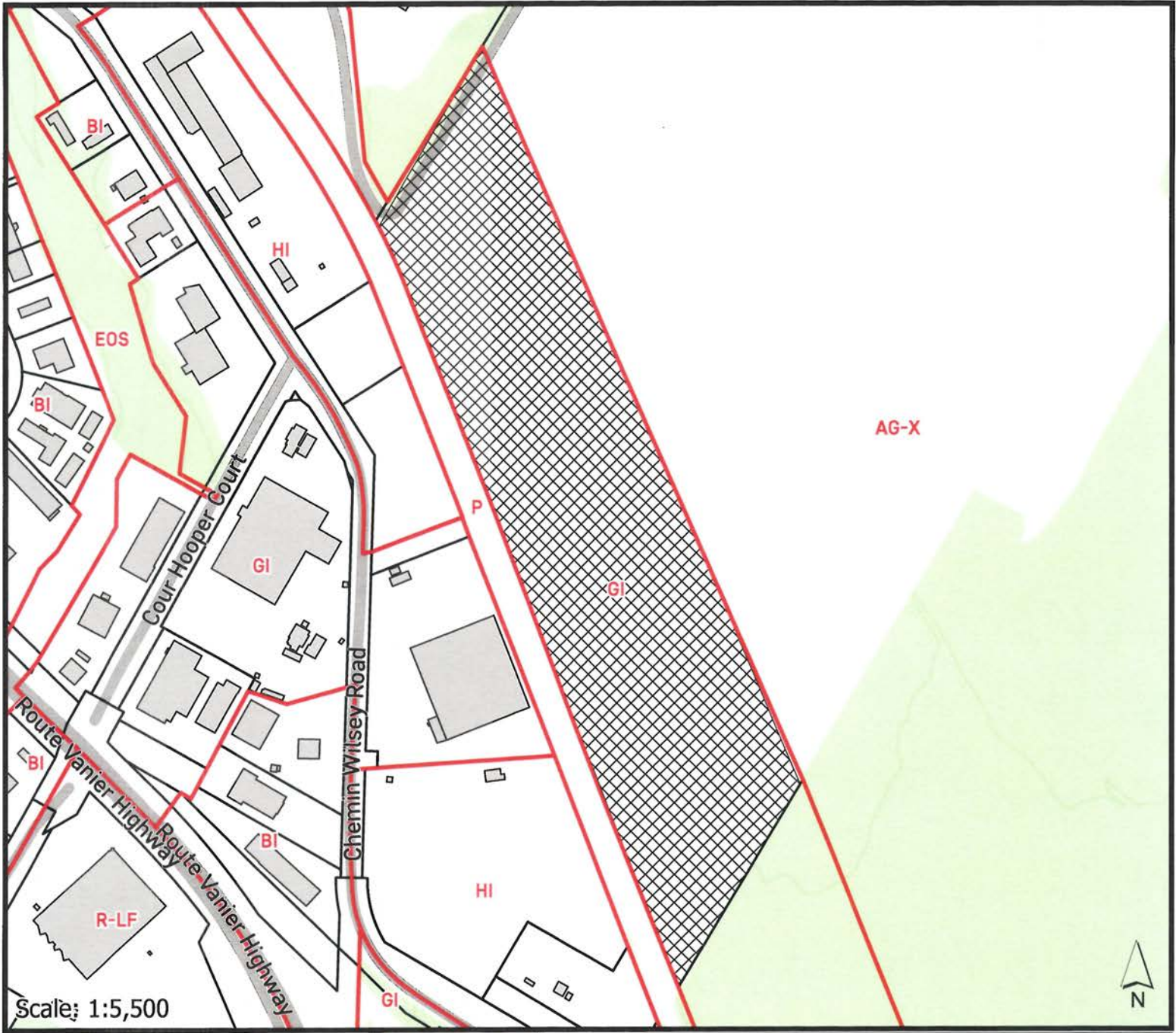



 Subject Area / Propriété Visé  
 Rezone from MR-2 to MR-2(H).  
 Modification du zonage de MR-2 à MR-2(H).



**Community Planning**  
**Planification urbaine**

Map \ carte # XXVIII  
 File \ fiche: PR-09-2021  
 Date \ date: mars \ March 19, 2021



 Subject Area / Propriété Visé

Rezone from GI to AG-X.

Modification du zonage de GI à AG-X.



**Community Planning**  
**Planification urbaine**

Map \ carte # XXIX  
File \ fiche: PR-09-2021  
Date \ date: mars \ March 19, 2021