

Fredericton

PLANNING ADVISORY COMMITTEE
AUGUST 21, 2024 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL AND WEB CONFERENCING

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – June 19, 2024

Special Meeting – July 10, 2024

Regular Meeting – July 17, 2024

B. ZONING APPLICATIONS

1. Exp Services Inc. c/o Frank Flanagan – Aiden Street and Hank Street

- Rezone a portion of PID 75506998 from Residential Zone Two (R-2) to Residential Zone Three (R-3) to permit semi detached dwellings;
- Tentative plan of subdivision to create 6 Residential Mini-Home (RMH) lots on an extension of Hank Street as well as 9 Residential Zone Two (R-2) lots and 9 Residential Zone Three (R-3) lots on an extension of Aiden Street.

C. SUBDIVISION APPLICATIONS

1. Hill Bros. Realty Ltd. c/o Scott Hill – Stonehill Lane

Tentative plan of subdivision to create 16 residential lots on an extension of Stonehill Lane.

D. VARIANCE APPLICATIONS

1. Taylor Holdings Ltd. – 79, 83-85 Sunset Drive

Temporary use variance to allow five shipping containers to be used as accessory buildings for the period of one year.

E. OLD BUSINESS

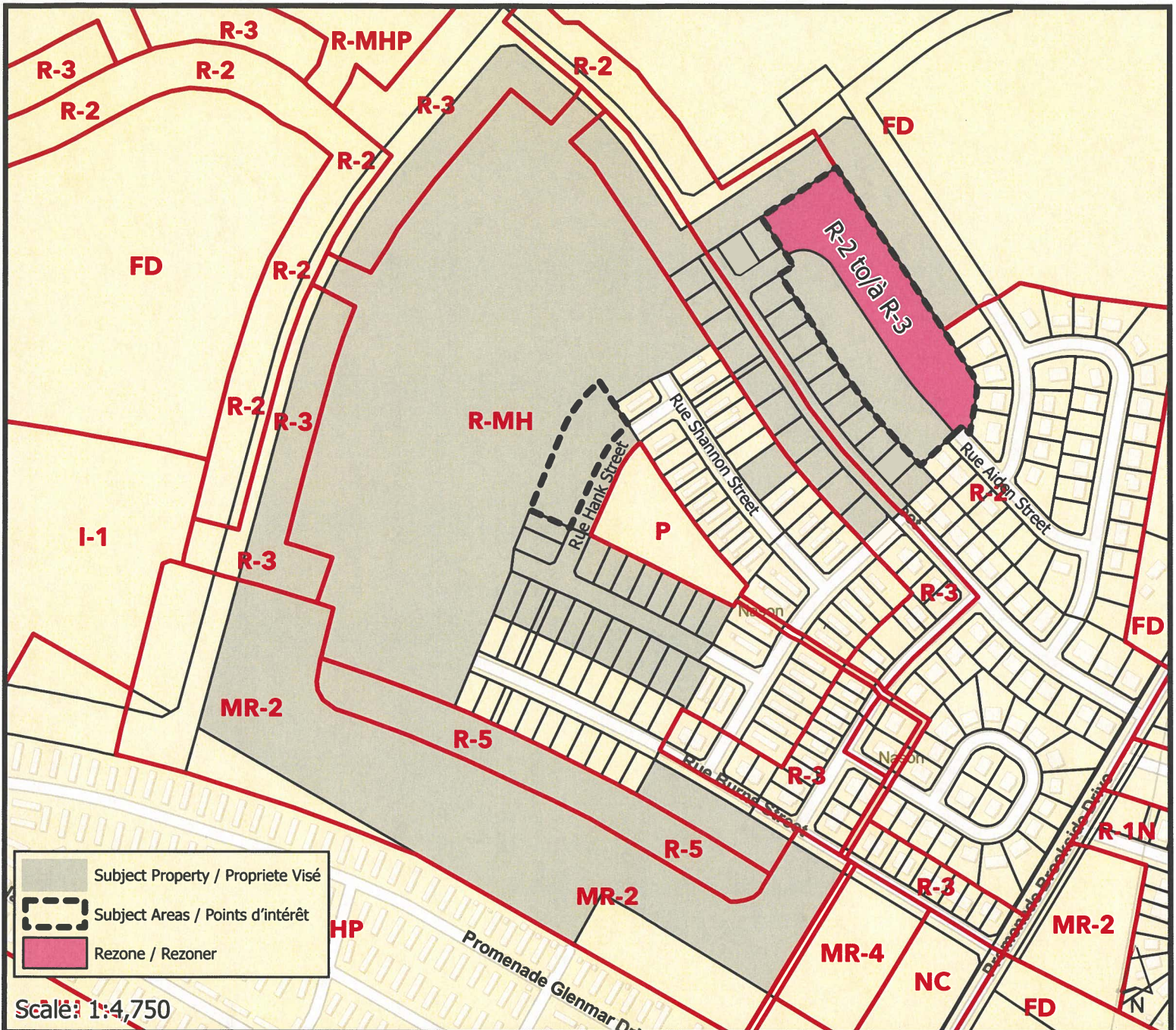
F. NEW BUSINESS

City of Fredericton - Proposed Street Name – Depot Court

G. BUILDING PERMITS

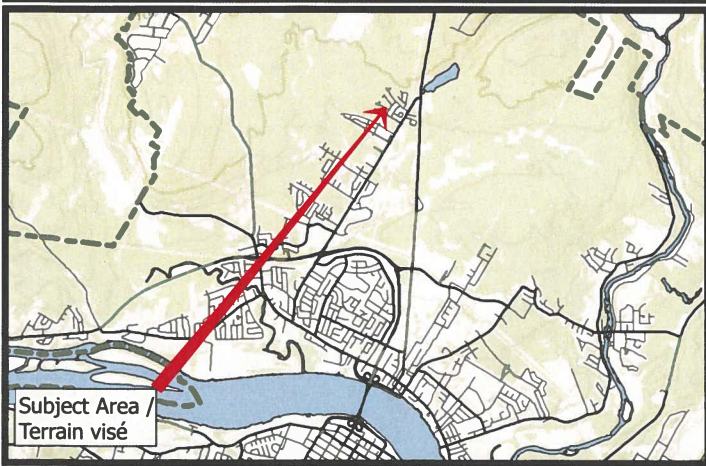
To receive building permits for June and July 2024

H. ADJOURNMENT



Subject Property / Propriete Visé
 Subject Areas / Points d'intérêt
 Rezone / Rezoner

Scale: 1:4,750

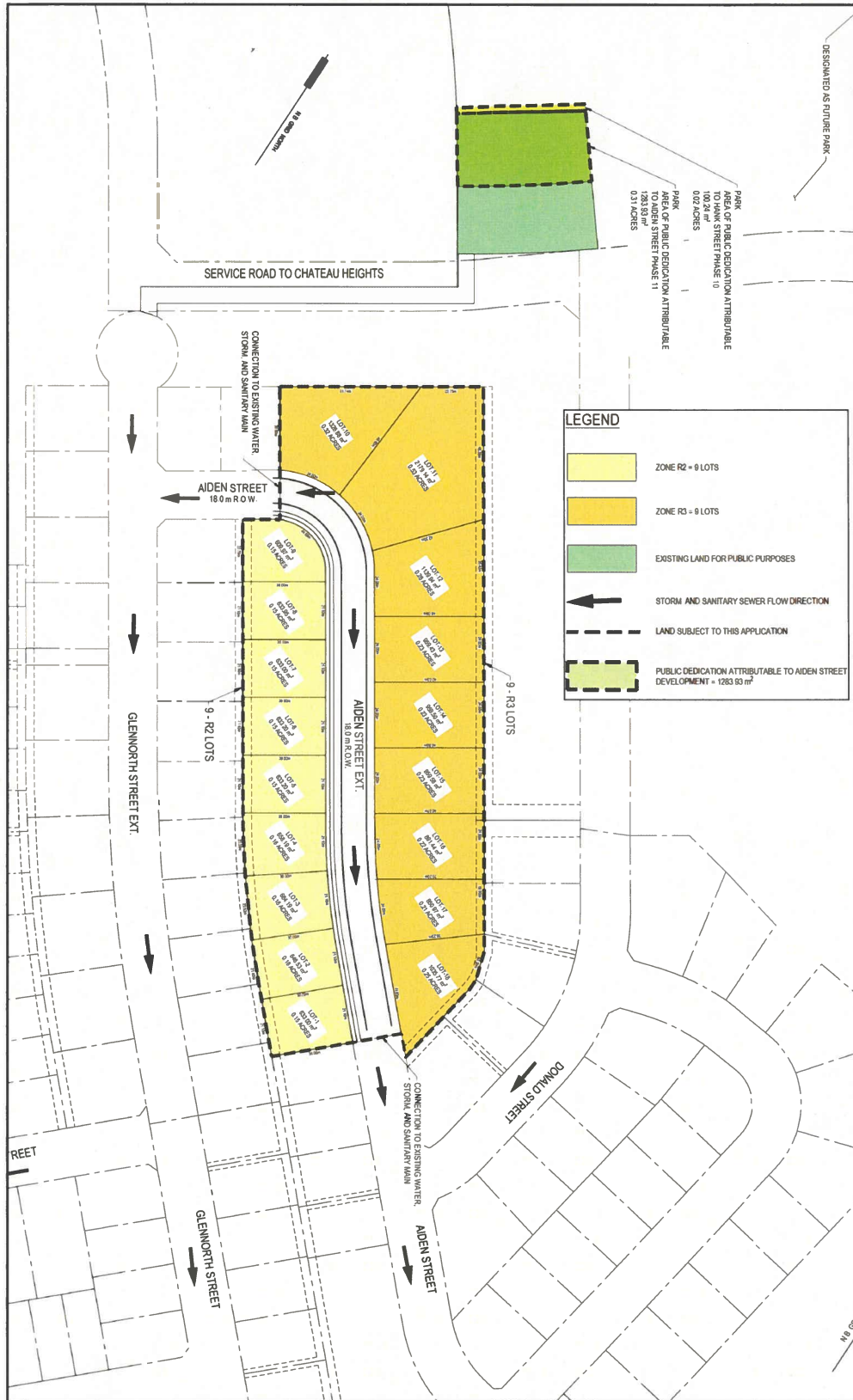


Subject Area / Terrain visé

Subject Property / Propriete Visé
 Rezone a portion of PID 75506998 from R-2 to R-3 to permit semi detached dwellings; Tentative plan of subdivision to create 6 R-MH lots on an extension of Hank Street as well as 9 R-2 lots and 9 R-3 lots on an extension of Aiden Street.
 Le rezonage d'une partie du NID 75506998 de zone R-2 à zone R-3 pour permettre la construction d'habitations jumelées. Un plan de lotissement provisoire visant à créer 6 lots de zone RMH dans le prolongement de la rue Hank ainsi que 9 lots de zone R-2 et 9 lots de zone R-3 dans le prolongement de la rue Aiden.

Fredericton
 Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-47-2024
 Date \ date: août \ August 21, 2024
 Subject \sujet: rue Aiden St / rue Hank St
 Exp Services Inc.
 c/o Frank Flanagan



**Tentative Plan of Subdivision - Aiden Street /
Plan provisoire de lotissement - rue Adien**

Fredericton

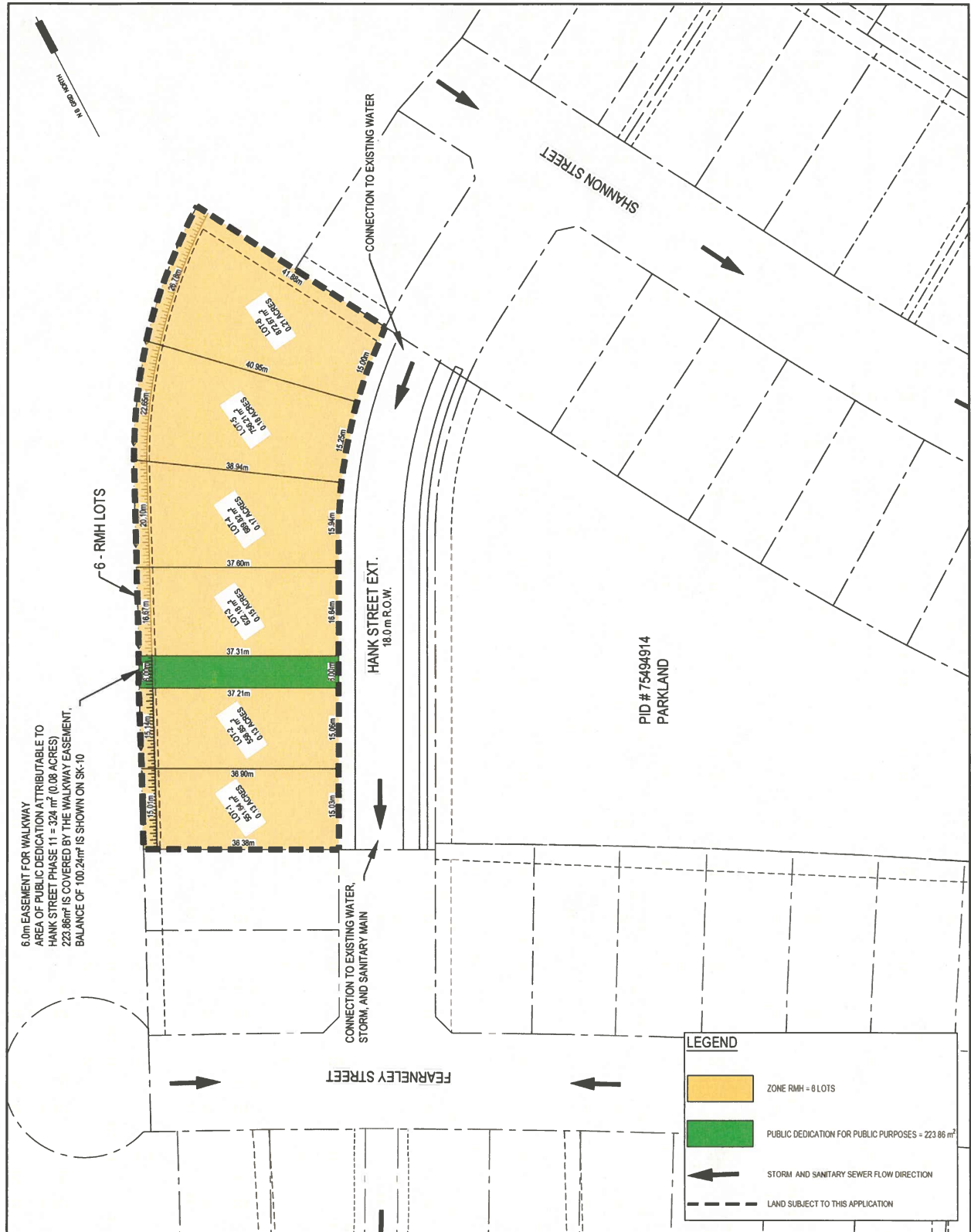
Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-47-2024

Date \ date: août \ August 21, 2024

Subject \ sujet: rue Aiden St / rue Hank St
Exp Services Inc.
c/o Frank Flanagan



**Tentative Plan of Subdivision - Hank Street /
Plan provisoire de lotissement - rue Hank**

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

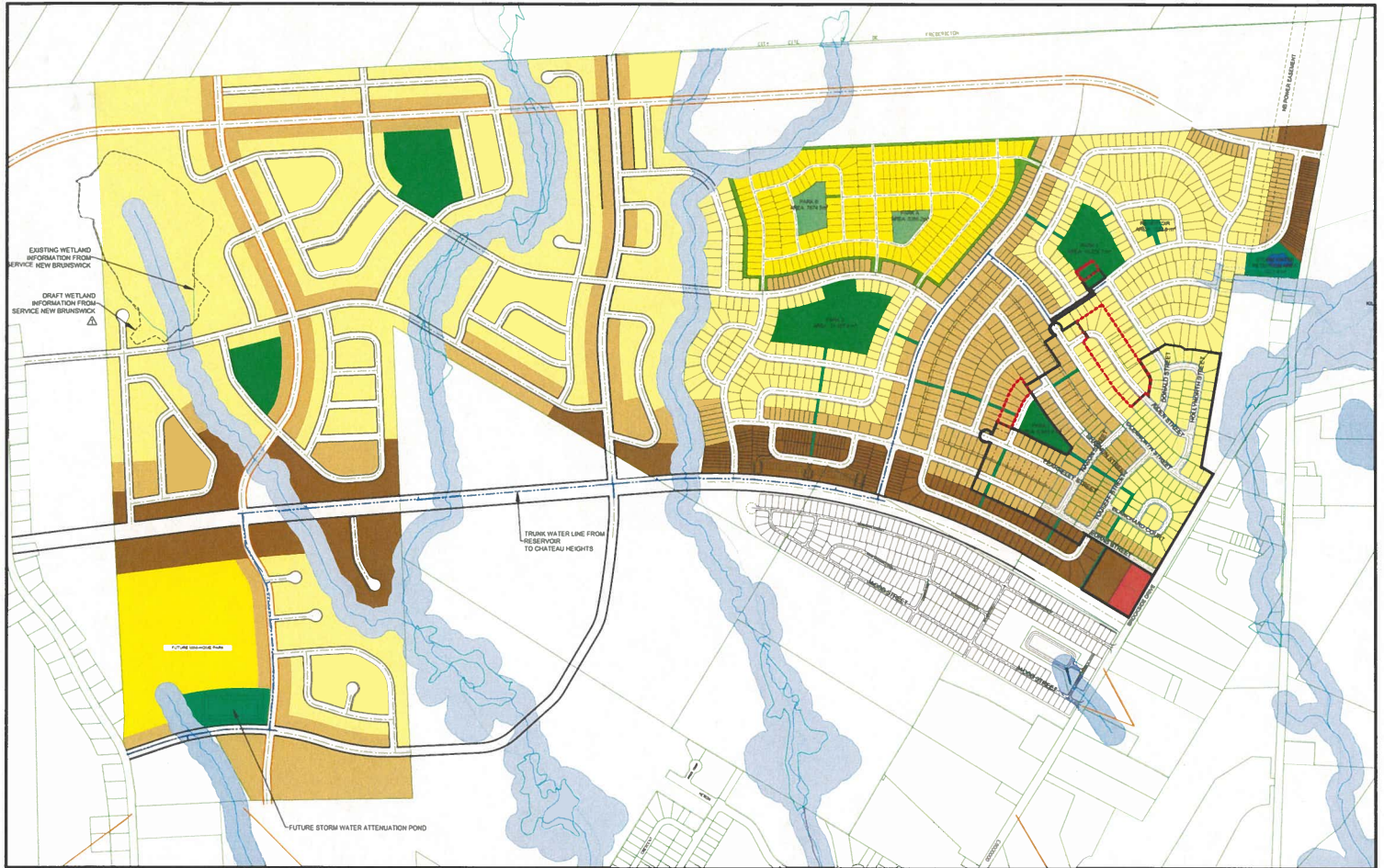
File \ fiche: PR-47-2024

Date \ date: août \ August 21, 2024

Subject \ sujet: rue Aiden St / rue Hank St

Exp Services Inc.

c/o Frank Flanagan



Proposed Land Use Type

- Low Density Residential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space

Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Phase 10 and 11 Application

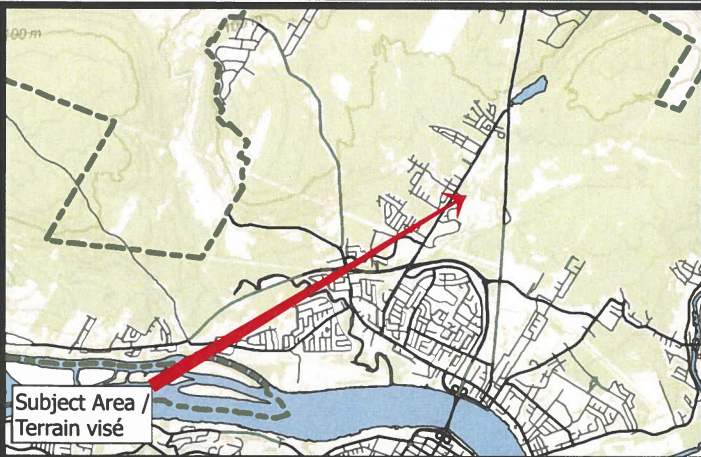
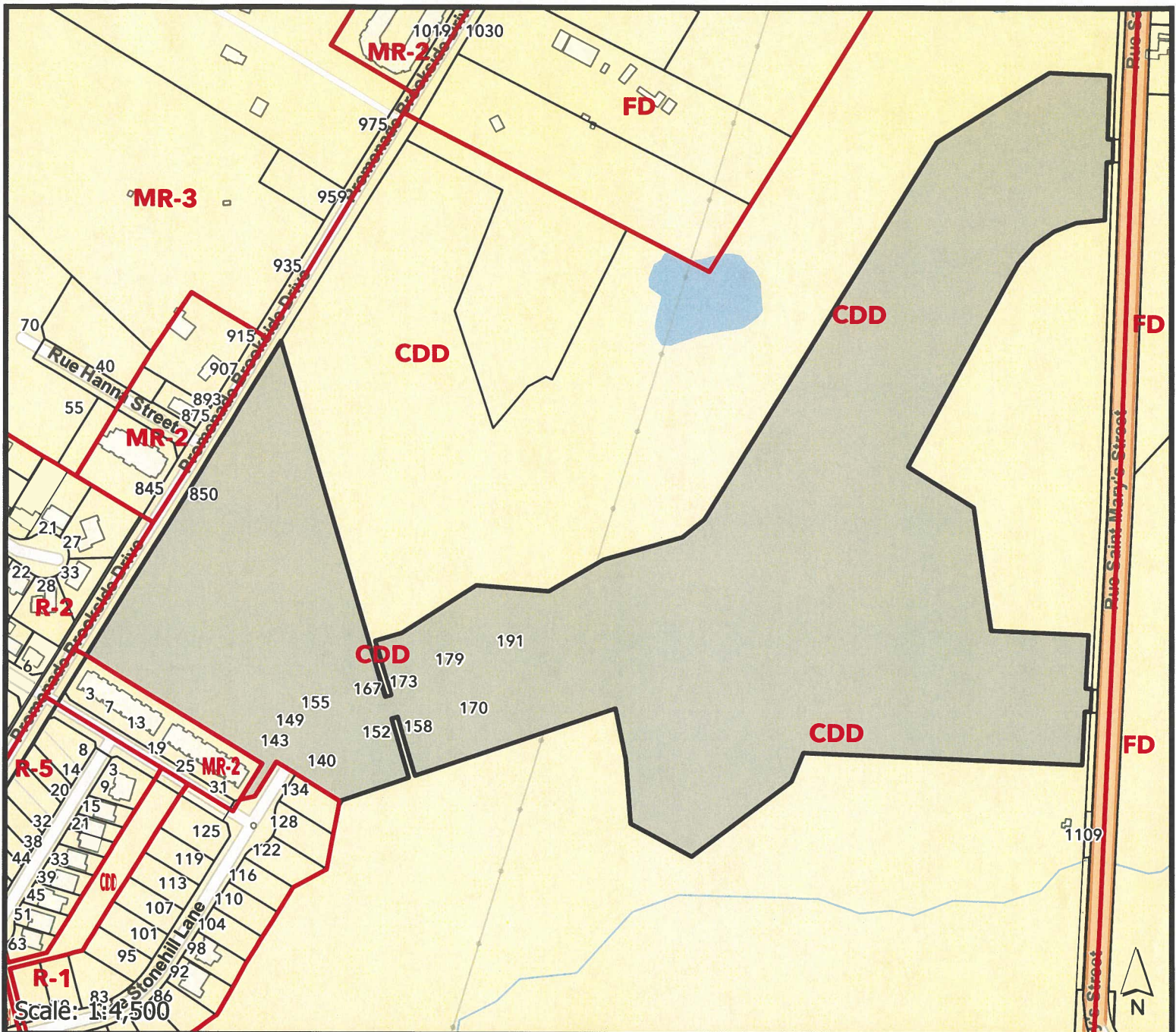
- Property Line
Property Identification Number (PID)
75261876
- Contours (Interval 1m) (source: City of Fredericton)
78
- Watercourse
- 30m Watercourse Buffer

Northbrook Master Plan / Plan directeur de Northbrook



Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-47-2024
Date \ date: août \ August 21, 2024
Subject \ sujet: rue Aiden St / rue Hank St
Exp Services Inc.
c/o Frank Flanagan



Subject Property / Propriete Visé
 Tentative plan of subdivision to create 16 residential lots
 on an extension of Stonehill Lane.

Plan provisoire de lotissement pour créer 16 lots
 résidentiels sur un prolongement de allée Stonehill.

Fredericton

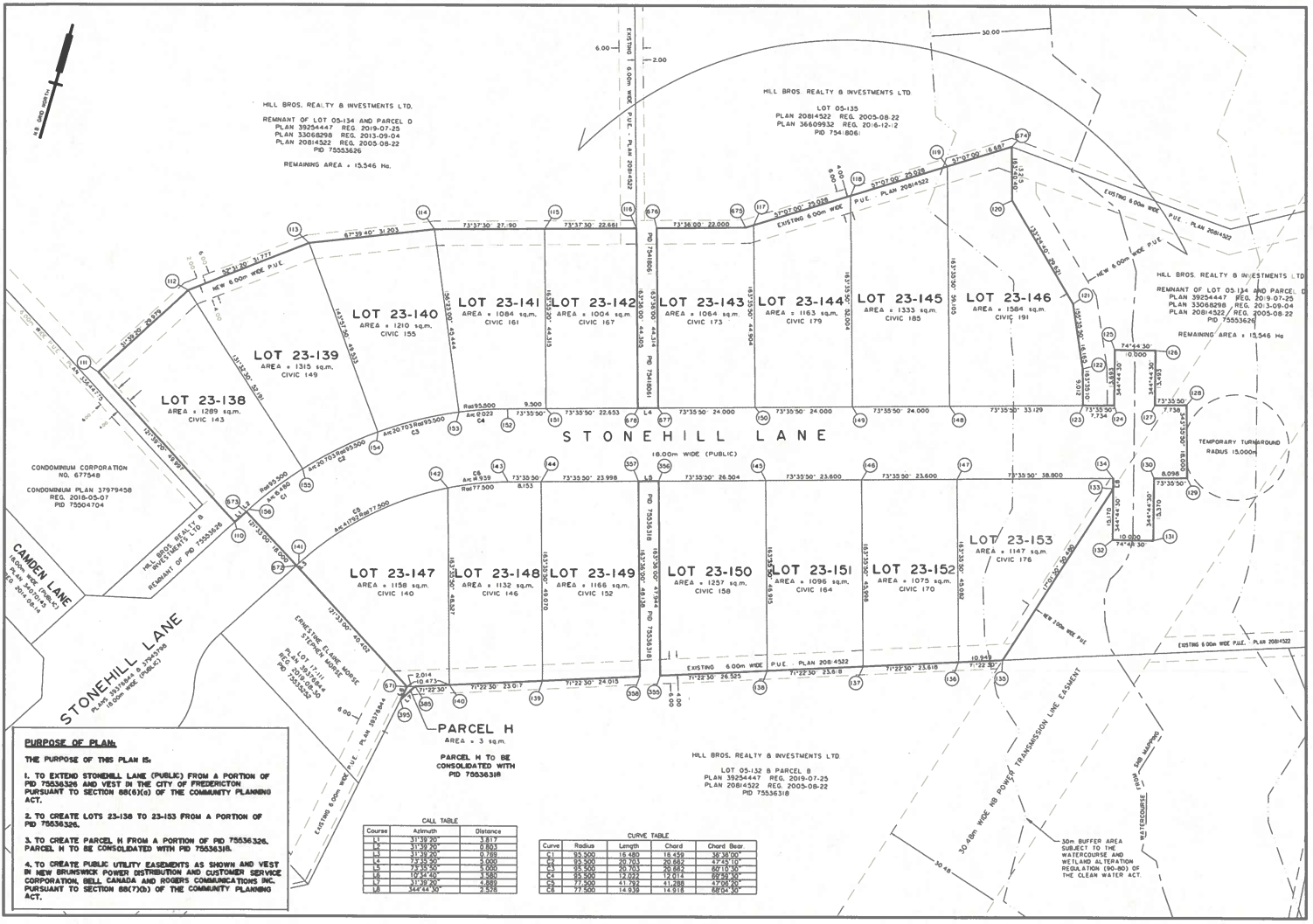
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-44-2024

Date \ date: août \ August 21, 2024

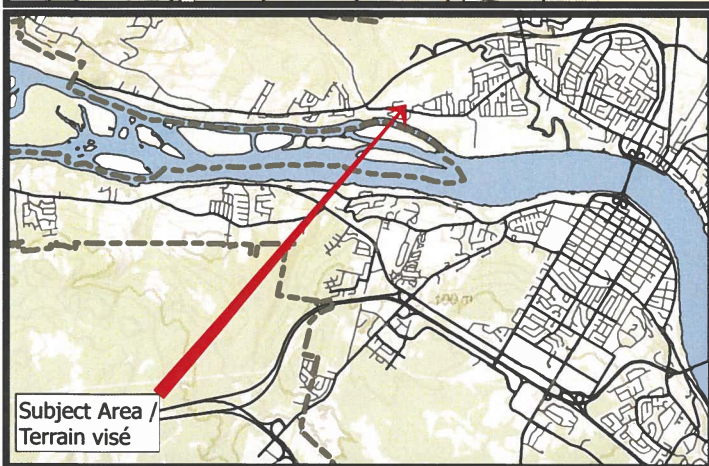
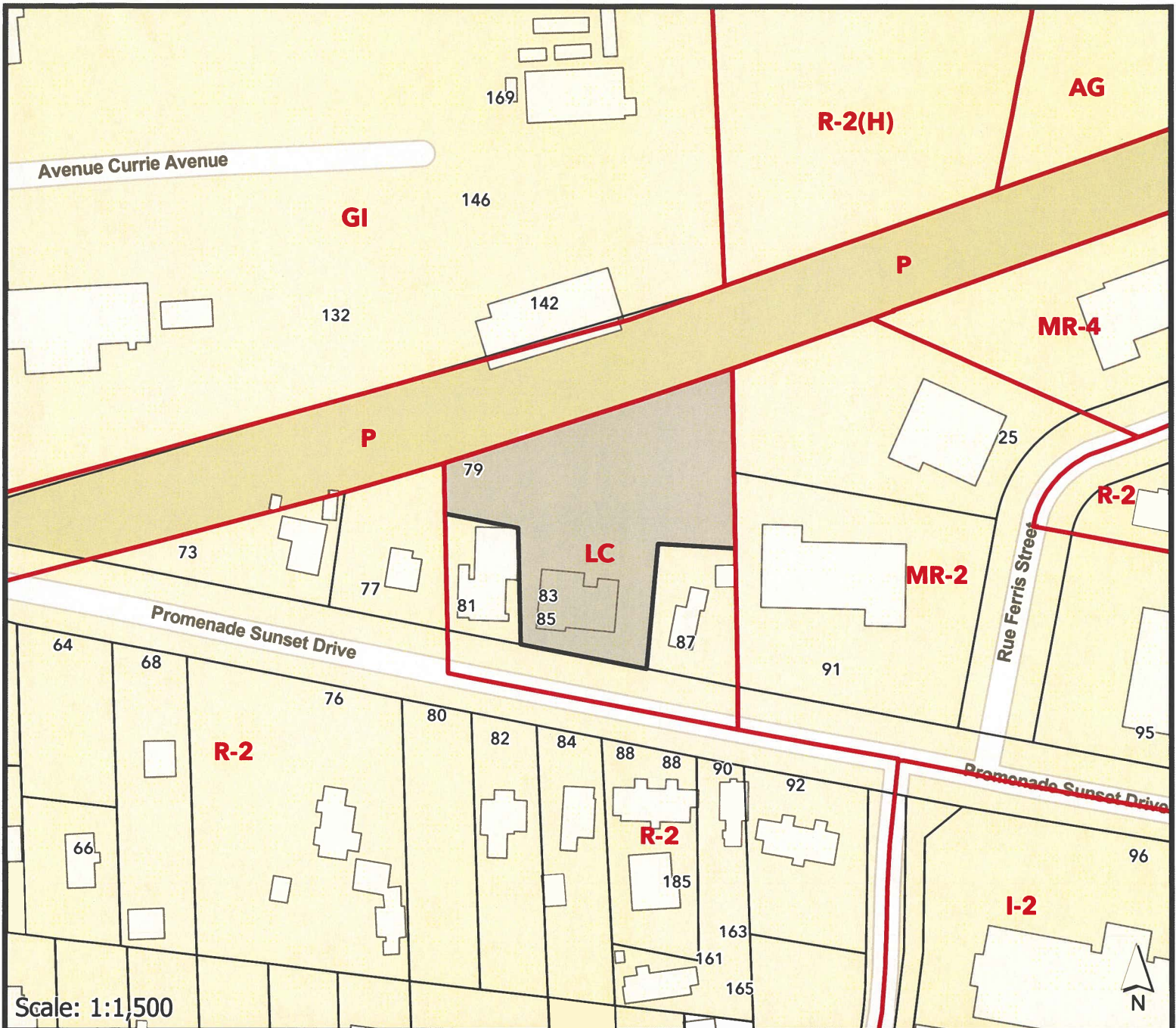
Subject \sujet: allée Stonehill Lane
Hill Bros. Realty Ltd.
c/o Scott Hill



Tentative Plan of Subdivision / Plan provisoire de lotissement

Fredericton
 Community Planning
 Planification urbaine

Map \ carte # II
 File \ fiche: PR-44-2024
 Date \ date: août \ August 21, 2024
 Subject \ sujet: allée Stonehill Lane
 Hill Bros. Realty Ltd.
 c/o Scott Hill



Subject Property / Propriete Visé

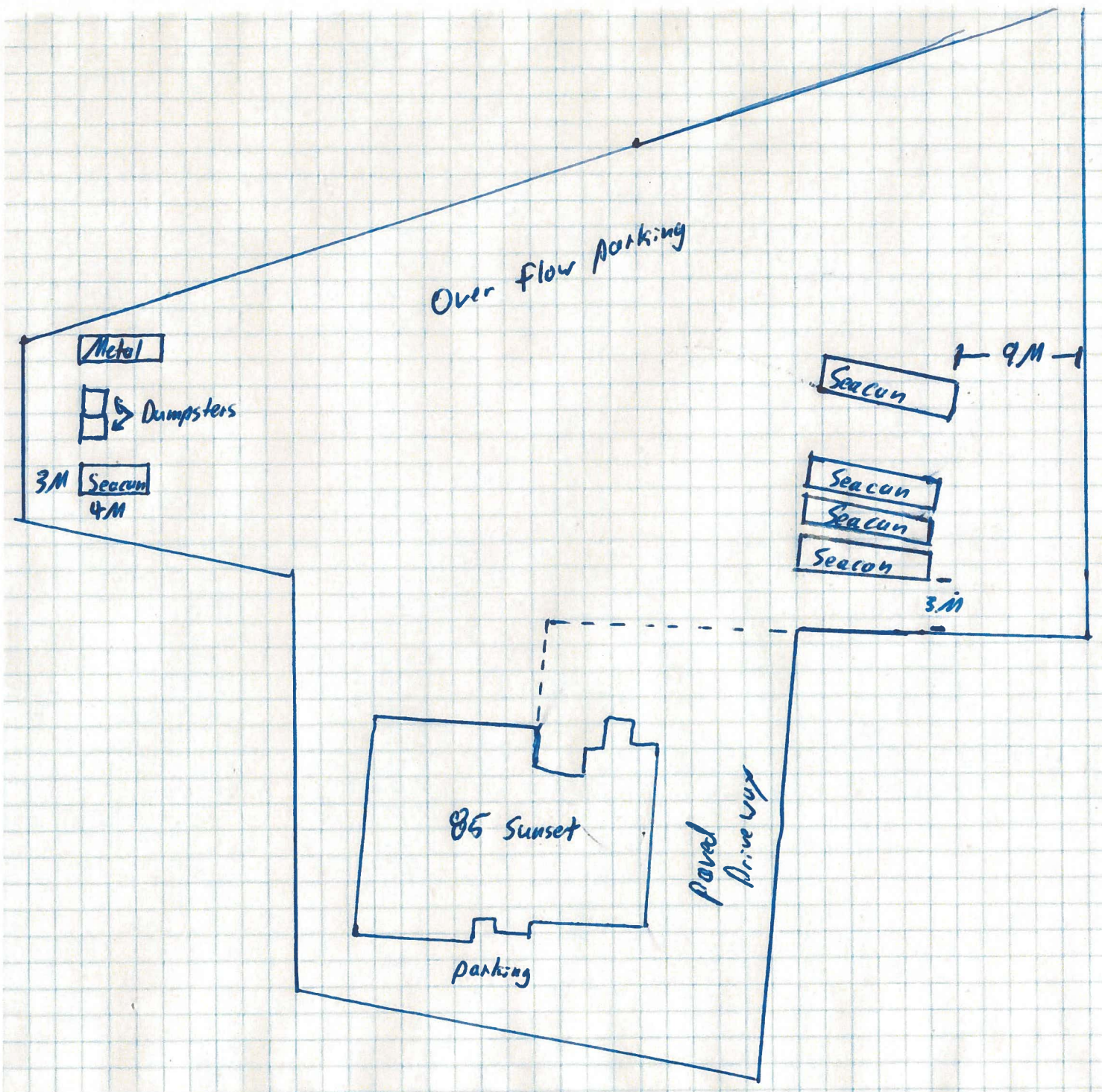
Temporary use variance to allow five shipping containers to be used as accessory buildings for the period of one year.

Une dérogation d'usage temporaire pour permettre l'utilisation de cinq conteneurs d'expédition comme bâtiments accessoires pour une période d'une année.



Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-49-2024
Date \ date: août \ August 21, 2024
Subject \ sujet: promenade 79 - 85 Sunset Drive
Taylor Holdings Ltd



Site Plan / Plan du site