

Chairman's Report

As in previous years, 2022 was another active year for the City of Fredericton Planning Advisory Committee (P.A.C.). With the continuance of hosting meetings by a combination of video conferences and in-person, the Committee dealt with several significant land use planning issues, which generated considerable public interest and participation.

I wish to acknowledge and thank the members of the Planning Advisory Committee for their participation, dedication, and hard work on behalf of the citizens of Fredericton. The members of P.A.C. for 2022 were: Neill McKay, Fiona Williams, Chris Gallant, Melissa Dawe, Edwin Corey; Councillors Eric Megarity, Cassandra LeBlanc, Kevin Darrah; and, myself as Chairman.

Edwin Corey's term expired at the end of 2022. The members of P.A.C. thank Edwin for his participation and contribution to the Committee and wish him the best with his future endeavors. The vacancy will be filled by Fiona Hamilton beginning in January 2023 and the Committee looks forward to her participation and contribution.

Meetings of the PAC sparked debate and some controversy at times, but the members strived to ensure that land use decisions were made fairly and balanced the interests of the development community and the residents of the City of Fredericton.

The City of Fredericton experienced a record setting development year in 2022 with approximately 250 million dollars in building permit activity. The City has certainly benefited from sustained and continued growth over the past years. This growth has resulted in several applications to our Committee as these projects proceed and require development approval. I would like to think that our Committee has a very positive influence on the quality and caliber of development that has been occurring in our city recently.

The PAC held 12 regular meetings during 2022, representing approximately 16 hours in deliberating 49 applications. This workload represents a typical year for the Committee. Some of the more significant cases considered by the Committee included the following:

Zoning Applications

- Keswick Ridge Property Ltd. - 49 Forest Hill Road
- 524 Dundonald Holdings Inc. - 521 Dundonald Street
- Anthony Iluebbey - 605 Alison Boulevard
- Rock Solid Developments - 268 Westmorland Street
- Habitat for Humanity - 812 Devon Avenue
- Anne Scovil Architect - 150-198 Serenity Lane
- Sherico Development Ltd. - 385-389 Canada Street
- Oak Ridge Manufacturing - 250 Lian Street
- Dayton Engineering - 15-35 Acorn Street
- Stephen Cole - 184 Woodstock Road
- Fredericton Homeless Shelter Inc. - 63 Brunswick Street
- Province of NB/City of Fredericton - Vanier Highway

Subdivision Applications

- Chipp McCrea
 - George George
 - Denis Chenard
 - Surtek Group Ltd.
 - City of Fredericton
 - Frank & Patricia Humphrey
 - D. Family Investments
- 131 Duncan Lane (1 new I-1 Lot)
 - 500 Woodstock Road (1 new R-2 Lot)
 - 261-265 Clements Drive (1 new R-2 Lot)
 - Highpoint Blvd. (2 MR-2 Lots & 9 R-1N Lots)
 - 405 Urquhart Crescent (1 new GI Lot)
 - 907 Woodstock Road (1 new R-2/EOS Lot)
 - 520-544 Alison Blvd & 371 Doak Rd (6 GI Lots)

Variance Applications

- David Peddle
 - State Street Properties
 - Second Nature Outdoors
 - Cedar Valley Investments
 - Maritime Radon Control
 - 540 Kitchen & Bar Inc.
 - Colpitts Developments
 - Mike & Yvette Phillips
 - Jean Castonguay
- 263 York Street
 - 65 Bishop Drive
 - 63 Brunswick Street
 - 367 Union Street
 - 317-641 Brookside Drive
 - 615 Queen Street
 - 7 Manhattan Drive
 - 139 Saunders Street
 - 34 Forest Acres Court

On behalf of the Planning Advisory Committee, appreciation is extended to the staff of the Planning & Development and Engineering and Operations Departments who have contributed their full support throughout the year. Special thanks are extended to Julie Brown-Snook, Committee Secretary, for her competency and efficiency in keeping good records and ensuring well organized meetings. I would also like to thank Felix McCarthy for running the video-conference component of our meetings.

It has been my pleasure to serve as Chair of the Planning Advisory Committee for this past year and I'm very much looking forward to working with the PAC in 2023.

Rodney Blanchard, Chair
Planning Advisory Committee