

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, October 1, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – October 16, 2024

2. ZONING APPLICATIONS

2.1 Dayton Engineering Ltd. - 1019 Brookside Drive

- Amend the Terms and Conditions of associated with a previous approval to permit an additional two dwelling units within the existing 32-unit building, for a total of 34 dwelling units.
- The Applicant is also proposing a change in the approved landscaping plan, requiring a 14.3% (900 sqm) landscaped area variance. This would increase the amount of landscaping that is currently present on the property

2.2 Ryan Miller - 691 Riverside Drive

- Tentative plan of subdivision to create one R-2 lot; and
- 2.76 metre lot frontage and 71 m² lot area variance for the new lot.

3. SUBDIVISION APPLICATIONS

3.1 Barry Reilly and Marilyn Pelletier - 43 Floral Avenue

- Tentative plan of subdivision to create one R-2 lot; and,
- 76 metre lot frontage and 71 m² lot area variances for the new lot.

4. VARIANCE APPLICATIONS

4.1 Grit and Grin Fit Inc - 131 Route 148 Killarney Road

- Similar use variance application to permit Commercial Recreation Establishment use in the Light Industrial zone in the Nashwaak Valley Planning Area Rural Plan, to allow the conversion of an existing warehouse into a fitness facility.

4.2 SCMS Realty Inc./Wood Motors (1972) Ltd. - 400 Bishop Drive

- Conditional use variance to permit Vehicle Sales in the COR-2 zone.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

- Escribe Update
- PAC Dinner

7. **BUILDING PERMITS**

To receive building permits for October 2024

8. **ADJOURNMENT**

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 1er octobre 2025, 19 h 00
Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire –

2. DEMANDES DE ZONAGE

2.1 Dayton Engineering Ltd. - 1019 Brookside Drive

2.2 Ryan Miller - 43 Floral Avenue

3. DEMANDE DE LOTISSEMENT

3.1 Barry Reilly and Marilyn Pelletier - 43 Floral Avenue

4. DEMANDE DE DÉROGATION

4.1 Grit and Grin Fit Inc

4.2 SCMS Realty Inc./Wood Motors (1972) Ltd. - 400 Bishop Drive

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois _____

8. LEVÉE DE LA SÉANCE

PLANNING REPORT



PAC – November 20, 2024
File No.: Z-19-2024 V-22-2024 P.R. No.63/24

To: Planning Advisory Committee
From: Melisa Tang Choy, Planner
Proposal: Amendment to terms and conditions to permit an additional two dwelling units within the existing 32-unit building, for a total of 34 dwelling units, and landscaping variance

Property: **1019 Brookside Drive (PID 01488105)**

OWNER: 716222 N.B. Inc. (c/o Joey Cleven)
1009 Regent Street, Unit 27
Fredericton, NB E3B 3Y9

APPLICANT: Dayton Engineering Ltd (c/o Paul Dayton)
6 Trail Drive
Fredericton, NB E3E 1A1

SITE INFORMATION:

Location: Interior lot on west side of Brookside Drive, south of Joycelands mini-home park

Context: Across the street from the West Hills golf course, adjacent to single-detached dwelling to the north, and vacant lands to the west and south

Ward No: 2

Municipal Plan: Established Neighbourhoods

Zoning: Multi-Residential Zone Two (MR-2)

Existing Land Use: Apartment building

Previous Applications: Z-59-2005 PR 177/05

EXECUTIVE SUMMARY:

In 2005, the subject property was rezoned from Residential Zone Two (R-2) to Residential Zone Six (R-6) under Zoning By-law Z-2, to permit a 32-unit apartment building. As part of the terms and conditions of By-law Z-2.496, the number of dwelling units was limited 32 units. Since that time, the property has changed ownership. Upon a recent review of the property, the Applicant discovered that the former common rooms had been converted into dwelling units, which was completed without a building permit. In order to legalise the two additional units and for the building permit to be processed, an amendment to the previously approved terms and conditions is required, specifically to term and condition "c". In 2013, the subject property was rezoned to Multi-Residential Zone Two

(MR-2) when Zoning By-law Z-5 came into effect, and the proposed density is in keeping with the standards of the current zone. Additionally, upon further review of the previous rezoning approval, Staff identified a deficiency in the landscaped area, which the Applicant is now proposing to bring closer to compliance with the current zoning standards. While the proposed landscaped area would see an expansion, it is still deficient and requires a variance.

Staff are of the opinion that the proposal is reasonable and would bring the property closer to conformance with the current standards in the Zoning By-law. Staff do not anticipate any negative impacts to neighbouring properties and support this application subject to terms and conditions.

APPLICATION:

Dayton Engineering Ltd, on behalf of 716222 N.B. Inc., has made application on property located at 1019 Brookside Drive for the following:

- to amend previously approved term and condition (c) of By-law Z-2.496 to permit a total of 34 dwelling units; and,
- a 14.3% (900 m²) landscaped area variance.

PLANNING COMMENTS:

Background:

- The subject property was rezoned in 2005 from Residential Zone Two (R-2) to Residential Zone Six (R-6) under Zoning By-law Z-2, to permit a two-storey 32-unit apartment building. The rezoning application included two common amenity rooms within the building, which were located above the driveway. Additionally, the proposal met all the requirements of the R-6 zone, including the landscaped area, so no additional variances were required at that time.
- Construction of the apartment building was completed in 2015. Staff worked with the then property owner in order to meet the approved terms and conditions. In particular, Staff highlighted and reminded the property owner at the time of the requirement for soft landscaping, which was not met and instead, a walking track was installed and resulted in a significant portion of the property being paved. Since its construction, the property has changed owners.

Proposal:

- The Applicant is seeking to legalise two dwelling units that had previously functioned as common amenity rooms within the existing 32-unit building. A recent review of the property resulted in the discovery that the conversion of the common rooms into dwelling units had been done without building permits. As shown on Map II, the proposed units are located above the existing driveway, and each unit contains two bedrooms. Although the proposed density meets the standards of the current MR-2 zone, this proposal requires an amendment to the previous terms and conditions in order to permit the additional units, for a total of 34 dwelling units. No changes to the building footprint are being proposed, and a total of 58 parking spaces already in place (see Map II). Staff would note that, while 58 parking spaces are being shown on Map II, the garbage bins are placed on at least two of them, as seen on Map IV.

- Additionally, upon review of the approved terms and conditions and the MR-2 zone standards, Staff noticed that there was a deficiency in the required landscaped area, whereas the original rezoning approval did not show a landscaping deficiency. The Applicant has been working with Staff and is seeking to address the landscaped area deficiency to bring it closer to compliance, as shown on Maps II and IV. Despite an increase in the landscaped area from approximately 604 m² to 1,306 m², a variance would still be required.

Zoning By-law:

- The previous rezoning application was made under Zoning By-law Z-2 and based on the standards of the R-6 zone. The subject term and condition limiting the number of units was likely intended to make sure the subject property stayed within the permitted density standards of the R-6 zone and given the mainly low-density context of the area at the time. Since then, the lands to the southwest have been rezoned to Multi-Residential Zone Three (MR-3), which accommodates comprehensively designed residential development in a variety of building forms, including apartment buildings, townhouses and single-detached dwellings.
- Staff would note that Zoning By-law Z-5 came into effect in 2013. As part of the Zoning By-law review, Staff identified areas of the city that could accommodate additional density and 'up-zoned' them to allow more units. The subject property is an example of this rezoning, which saw the zone change to MR-2 and permits higher densities than the R-6 zone.
- The table below compares relevant standards of the R-6 and MR-2 zones as follows:

Standard	Required	Proposed	Variance
R-6 zone			
Density (max.)	2005 34 dwelling units (180 m ² per dwelling unit)	32 dwelling units	n/a
Landscaped area (min.)	1,440 m ² (45 m ² per dwelling unit)	2,396 m ²	n/a
Parking (min.)	48 spaces (1.5 sp / 2-bedroom unit)	49 spaces	n/a
MR-2 zone			
Density (max.)	2024 39 units (161 m ² per dwelling unit)	34 dwelling units	n/a
Landscaped area (min.)	35% of lot area (2,206 m ²)	20.7% of lot area (1,306 m ²)	14.3% of lot area (900 m ²)
Parking (min.)	51 spaces (1.5 sp / 2-bedroom unit)	58 spaces	n/a

- The Applicant and the current property owner have acknowledged that the landscaping was not adequately addressed in the past and have worked with staff to add landscaping in a manner that enhances the overall aesthetic along Brookside Drive, but that also provides some buffering to adjacent properties. As shown on the table above, the proposal meets the standards of the MR-2 zone, except for the landscaped area. As shown on Maps II and IV, the Applicant is proposing to increase the amount of landscaping at the front of the property, but there would still be a 14.3% (900 m²) landscaped area deficiency. To screen the parking lot from the adjacent single-detached dwelling to the north, the Applicant is proposing to install a 2-metre-high fence along a portion of the shared property line. Staff would note that when the building was constructed between 2012 and 2015, the property owner at the time installed an asphalt walking track around the building. At the time, the lack of soft landscaping was brought to the owner's attention by Staff. Staff have no issues with the variance as it will bring the property closer to compliance and there is a sidewalk on the west side of Brookside Drive. Staff will continue to work with the applicant on the landscaping requirements through a detailed landscaping plan.
- In summary, Staff are in support of the proposed amendment, since the MR-2 zone would allow up to 39 dwelling units. Additionally, Staff are also in support of the landscaping variance, as the proposal would effectively increase the amount of landscaping in key areas to buffer the paving and help with the overall aesthetics of the development. Staff do not anticipate any adverse impacts to surrounding properties and, thus, support the proposal, subject to terms and conditions.

Access and Servicing

- Engineering and Operations have no issues with the proposal.

RECOMMENDATION:

It is recommended that the application submitted by Dayton Engineering Ltd on property located at 1019 Brookside Drive to amend previously approved term and condition (c) of By-law Z-2.496, which reads as follows:

- c) development be limited to 32 units

Be repealed and replaced with:

- c) to permit two additional dwelling units within the existing 32-unit building, for a total of 34 dwelling units.

It is further recommended that the application submitted by Dayton Engineering Ltd. on property located at 1019 Brookside Drive for a 14.3% landscaped area variance be approved, subject to the following terms and conditions:

- a) A final landscaping plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit and,
- b) A building permit be issued for the conversion of the two dwelling units.

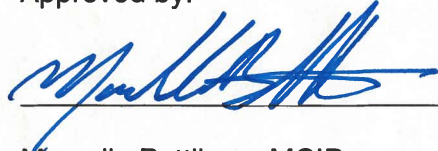
b) A building permit be issued for the conversion of the two dwelling units.

Prepared by:

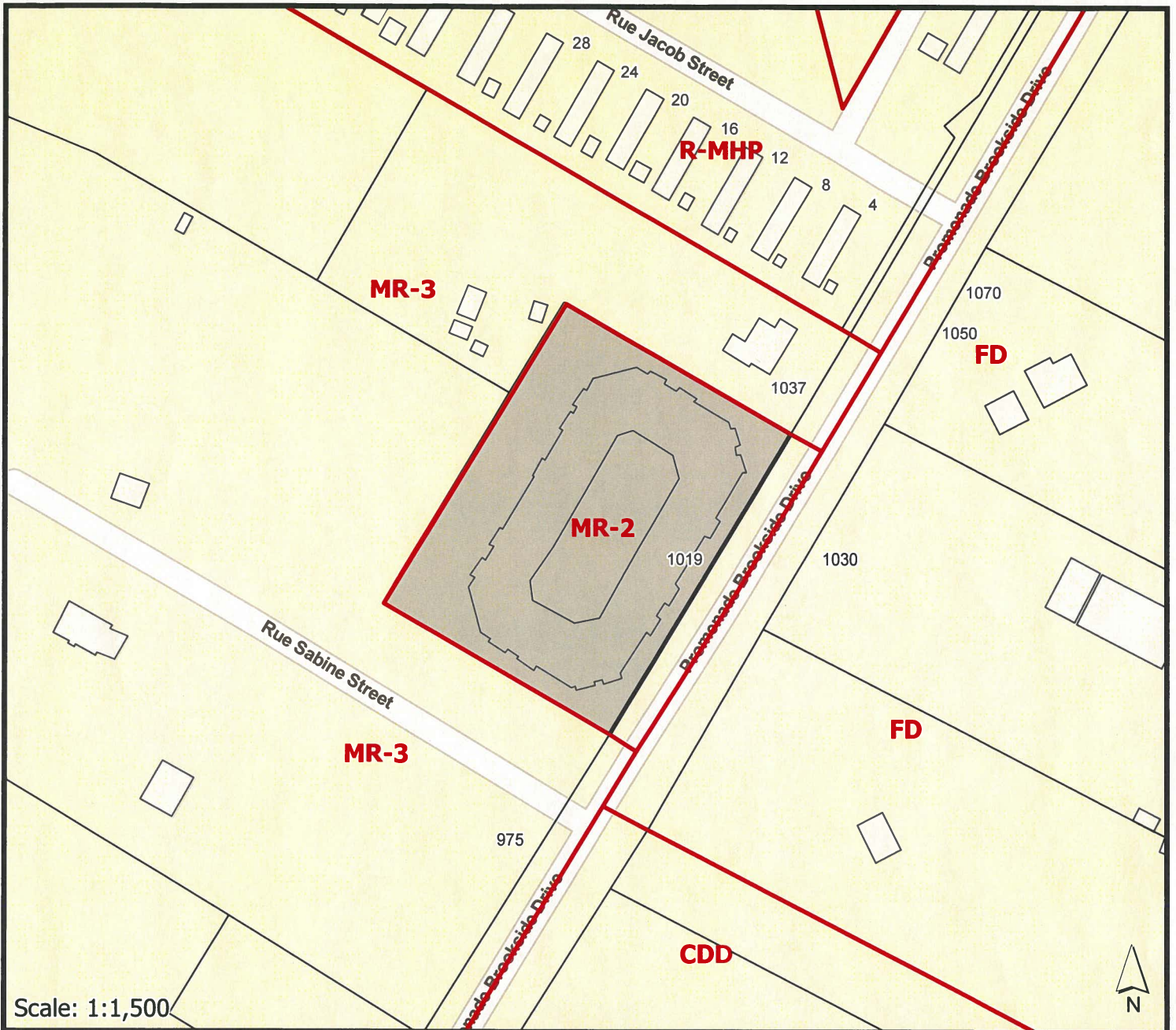


Melisa Tang Choy
Planner, Community Planning

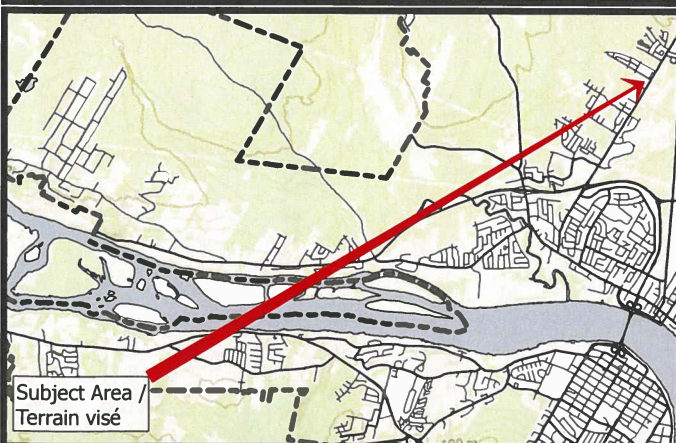
Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Scale: 1:1,500



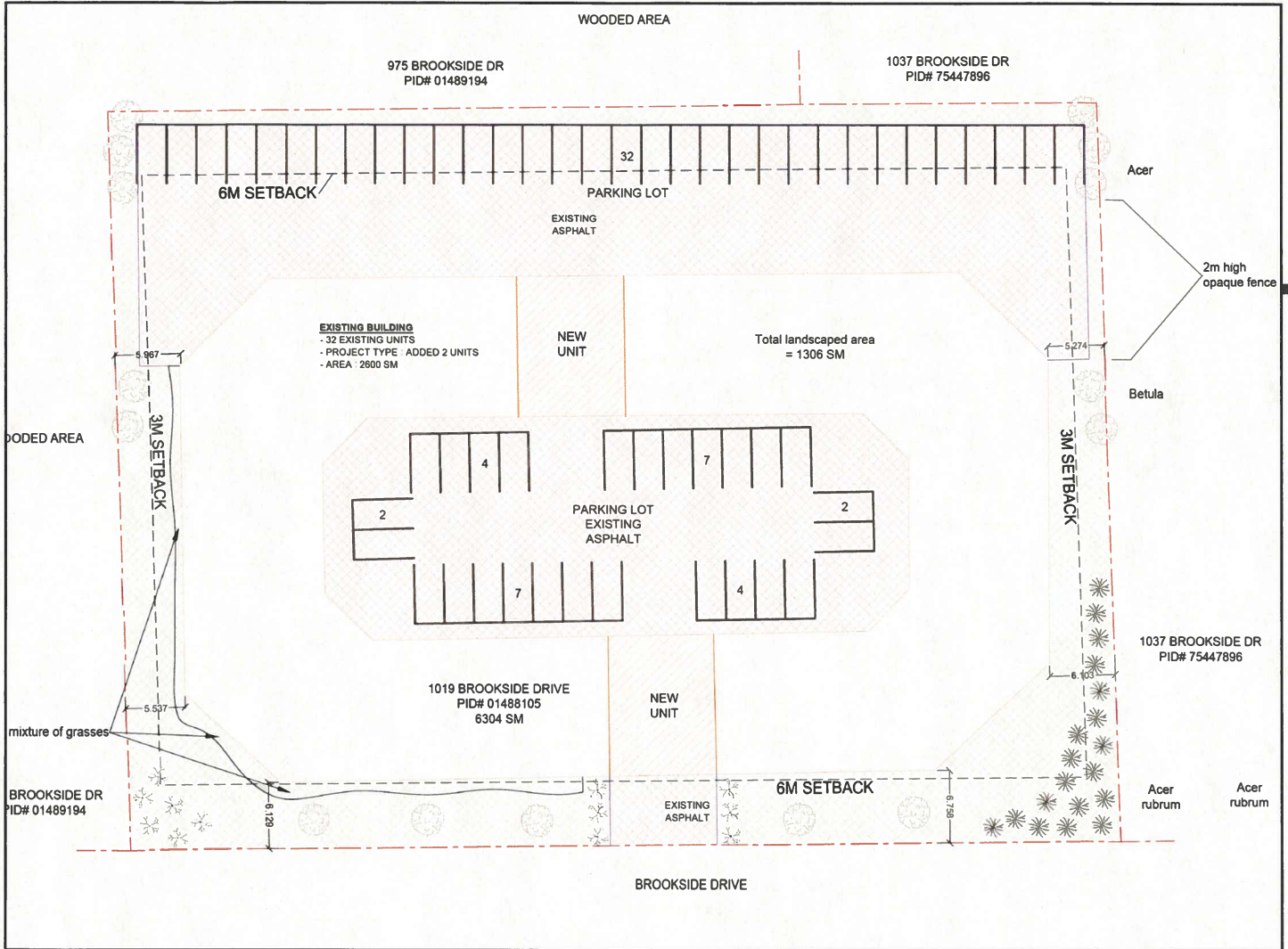
■ Subject Property / Propriete Visé

Amendment to terms and conditions set in Z-2.496 to permit an increase of two dwelling units in the existing 32-unit building, for a total of 34 units. Additionally, a 14.3% (900 m²) landscaped area variance is requested.

Amendement aux termes et conditions définis dans Z-2.496 pour permettre une augmentation de deux unités d'habitation dans le bâtiment existant de 32 unités, pour un total de 34 unités. De plus, une dérogation de 14,3 % (900 m²) de la superficie paysagée est demandée.

Fredericton
Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-63-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: promenade 1019 Brookside Drive
Dayton Engineering Ltd.
(c/o Paul Dayton)



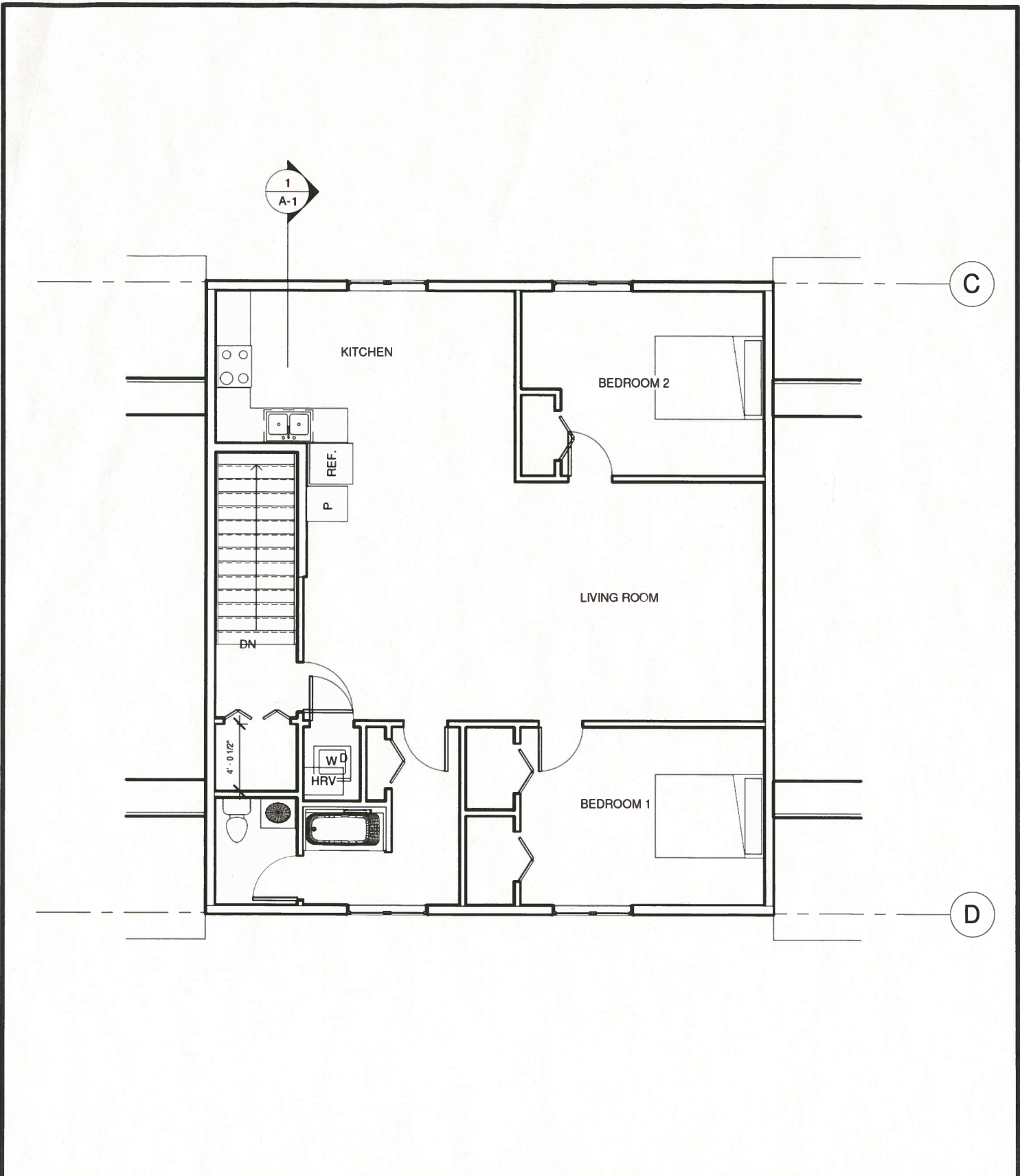
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Site Plan / Plan du site

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-63-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: promenade 1019 Brookside Drive
Dayton Engineering Ltd.
(c/o Paul Dayton)



Floor Plan / Plans d'étage



Existing Site / Site existant

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Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-63-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: promenade 1019 Brookside Drive
Dayton Engineering Ltd.
(c/o Paul Dayton)

PLANNING REPORT

*PAC – November 20, 2024
P.R. No. 69/24, Z-21-2024*



To: Development Officer
From: Matthew Robinson, City Planner
Proposal: Zone amendment to permit a contractor’s shop use in an accessory building
Property: 691 Riverside Drive (PID 75389833)

OWNERS: Ryan Miller
439 Kingsley Road
Fredericton, NB
E3G 6C3

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot along a major arterial
Context: Low rise residential area across from a commercial area
Ward No: 6
Municipal Plan: Established Neighbourhoods
Zoning: Residential Zone Two (R-2)
Existing Land Use: Single-detached dwelling; contractor’s shop (temporary use)
Previous Applications: PR 1/24

EXECUTIVE SUMMARY:

The Applicant purchased the subject property last year with the intention of operating their plumbing business out of the existing large accessory building. A neighbourhood complaint regarding commercial vehicles on site brought the non-conforming use to the attention of City Staff. In response, a temporary use variance was approved by PAC to allow them time to bring the site into conformance with parking standards and the building code.

The Applicant is now returning for a zone amendment to permit their use following the 1-year Temporary Use Variance period. During this time, the Applicant has worked with staff and affected neighbours to address the terms and conditions of their previous approval. All parties have agreed to the proposed parking and screening layout, and permits have been submitted for any outstanding building alterations. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Miller has made an application for a zone amendment to permit a contractor's use shop in an accessory building at 691 Riverside Drive.

PLANNING COMMENTS:

Background:

- The Applicant purchased the subject property in 2023 with the intention of operating their plumbing business out of the existing accessory building while having a member of their family live in the single-detached dwelling. The accessory building had previously been built to accommodate this type of use, though there is no record in the City's filing system of when it was first constructed. Based on available imagery of the property, there have been no significant site alterations since the Applicant has taken ownership. However, staff would note that a previously existing vegetation buffer was greatly reduced by the previous owner.
- Directly across from the subject property are multiple commercial operations, which are zoned Commercial Corridor Zone Two (COR-2) and designated within the Commercial Centres and Corridors land use.
- Staff were initially made aware of this use through a neighbourhood complaint, which noted a high number of commercial vehicles located on the property. The Applicant has provided an explanation of their business operations as follows:
 - The accessory building contains two primary offices for a manager and the owner (Applicant), a bathroom and kitchen area, and a large storage area (shown on Map III).
 - In the morning, staff arrive on the property between 7:30 and 8 am to meet and be given off-site work locations for the day.
 - During work hours and following the morning meeting, there are typically 4 vehicles parked on site and after hours, one commercial van remains along with the resident(s) of the single-detached dwelling.
 - There are no industrial/manufacturing activities or retail/customer-based activities conducted on site and there is no outdoor storage of equipment/materials.
- A Temporary Use Variance application was approved by PAC on January 17, 2024 to demonstrate the extent to which their use impacts the surrounding residential properties as well as make any site improvements to mitigate these potential impacts and bring the property into conformance with the Zoning By-law and National Building Code of Canada.

Proposal:

- Following approval of the Temporary Use Variance, the Applicant has submitted a Zone Amendment application to permit a contractor's shop use.
- In the past year, the Applicant has demonstrated that their use does not negatively impact the surrounding residential properties and has worked with City Staff to prepare a parking and landscape plan that conform to Zoning By-law standards.

- A building permit application has been made for the interior work referenced in PR 69/24, to be completed in the following months.

Municipal Plan:

- The subject property is designated Established Neighbourhoods. The Municipal Plan contains the following relevant policies for the Established Neighbourhood designation:

Section 2.2.1(17): The City shall support the stability of Established Neighbourhoods by:

- i. Encouraging the maintenance of the existing housing stock;*
- ii. Discouraging the encroachment of incompatible uses;*
- iii. Routing higher volume traffic along arterial and collector roads;*
- iv. Maintaining community services and facilities at a scale appropriate for the neighbourhood;*
- v. Encouraging the relocation of existing incompatible uses;*
- vi. Enforcing by-laws to ensure acceptable maintenance and occupancy standards; and,*
- vii. Requiring that new or infill development be compatible with adjacent properties.*

Section 2.2.1(18): The following uses are considered complementary and may be located in the Established Neighbourhoods designation without a Municipal Plan amendment:

- i. Parks, open spaces, and recreation uses;*
- ii. Public and private schools;*
- iii. Places of worship and accessory uses;*
- iv. Group homes and homes for special care;*
- v. Child care centres;*
- vi. Convenience stores and local convenience centres;*
- vii. Home occupations; and,*
- viii. Bed and Breakfast.*

While the policies for Established Neighbourhoods indicate that existing incompatible uses are encouraged to be relocated, the impact of the proposed use may be closer to that of a home occupation. Furthermore, since the subject property is located on a major arterial across from commercial uses that are designated Commercial Centres and Corridors, the proposed use is not entirely incompatible with the area.

In the year following the approval of the temporary use variance application, there have been no negative impacts reported from business activities and there has been ongoing collaboration with City Staff to provide the necessary drawings to demonstrate conformance with all applicable by-laws and codes.

Zoning Bylaw:

- Per the Zoning By-law, the business owner must reside in the dwelling unit and the primary business operations must be located within the single-detached dwelling. It is therefore

more accurately defined as a 'contractor's shop'. Due to the context and operations of the proposed use, it cannot be considered a Home Occupation.

- The contractor's shop use is permitted in COR-2, only where all activities, functions and services take place within a building. Given the stated operations of the proposed use, it would meet these use requirements. To ensure the minimal impact of the use is maintained, staff are recommending a Section 59 agreement limiting the use to only the applicant.
- Any signage for the business shall be restricted to what is permitted for Home Occupations as per Section 7.3(1)(b)(iii) of the Zoning By-law.
- The maximum size of accessory buildings in a residential zone is 90 m². As indicated in Map II, the 271 m² accessory building for the proposed use exceeds this standard but based on available imagery, it has been in existence prior to the adoption of By-law 450 (1979). All other setback standards are met.

Parking and Landscaping

- Parking requirements for the contractor's shop use is listed under 'Other' in the Zoning By-law, therefore the Office use requirements of 2 spaces / 100 m² of net floor area are most applicable given the stated operations. This results in a minimum of 6 required spaces, which have been provided
- A parking area has been identified in Map II, where commercial vehicles related to the business operation will park. The proposed parking area will:
 - Be surfaced with a chip seal coat;
 - Include a barrier-free stall;
 - Be curbed with permanent continuous high curbing along the eastern edge of the paved surface;
 - Be screened with vegetation along the continuous high curbing that meets the standards for landscaped areas (Section 4.2(2)) in the Zoning By-law; and
 - Be graded or drained in such a manner as to ensure that surface water will not escape to neighbouring lands.
- Neighbouring residents along Timber Lane have agreed to allow the maintenance of the existing gravel condition along the shared property line, in lieu of requiring a fence. This area will allow for the turnaround of larger vehicles when necessary, but shall not be permitted as hard landscaping (e.g. chip seal, concrete, etc.).
- Resodding of existing gravel areas along the western edge of the property shall be completed where feasible.

Access and Servicing

- Engineering & Operations have reviewed the application and have no concerns with the proposed use.
- Lot grading and storm water management shall be designed to ensure there are no adverse impacts to adjacent properties.

Summary


- From a land use perspective, this proposal has shown to be more in keeping with a Home Occupation than a significant commercial use. The Applicant has demonstrated through the 1-year Temporary Use Variance period that there are minimal impacts from day-to-day operations and that they have worked with neighbouring residents to ensure a suitable re-establishment of a landscaped buffer. A Section 59 development agreement and associated terms and conditions will prevent any further intensification of the use.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Miller for a zone amendment to permit a contractor's shop use in an accessory building at 691 Riverside Drive be approved, subject to the following terms and conditions:

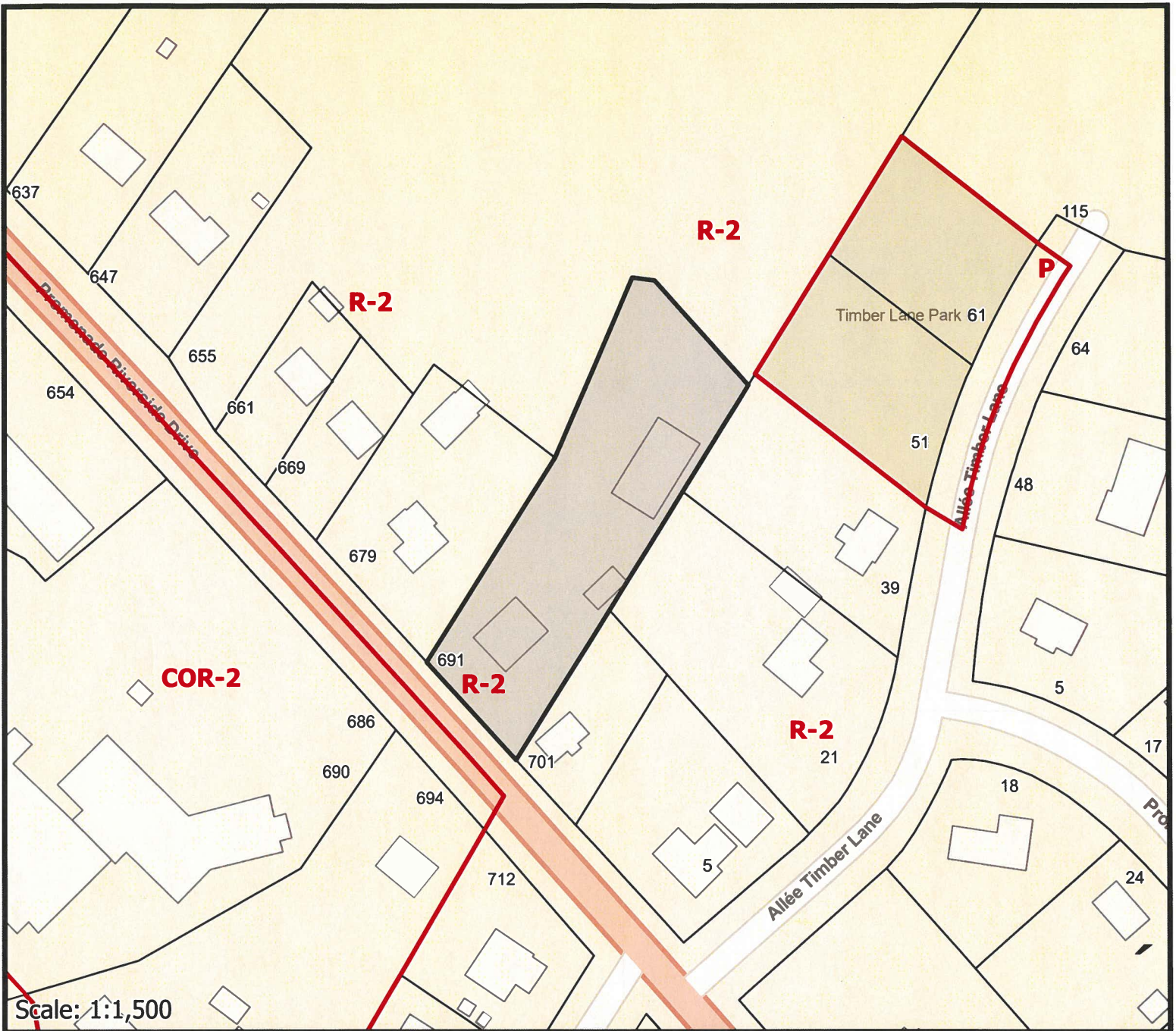
- a) The site be developed substantially in accordance with Map II attached to PR 69/24 to the satisfaction of the Development Officer;
- b) Lot grading and storm water management shall not adversely impact adjacent properties;
- c) A maximum of one (1) commercial vehicle shall be permitted to park overnight on the subject property;
- d) Hours of operation shall be between 7:30am and 6:00pm;
- e) Resodding of existing gravel areas to be done where feasible and hard landscaping shall not be permitted in the landscaped area buffer, as shown in Map II;
- f) No further intensification of the use or expansion of the accessory building be permitted;
- g) The use shall be restricted solely to the Applicant/Owner and subject to a Section 59(1)(b) development agreement to the satisfaction of the Development Officer;
- h) Signage shall be restricted to that of a Home Occupation in accordance with Section 7.3(1)(b)(iii) of the Zoning By-law; and,
- i) A building permit is required for any work conducted since the Applicant has owned the property and all work necessary to bring the building up to code.

Prepared by:

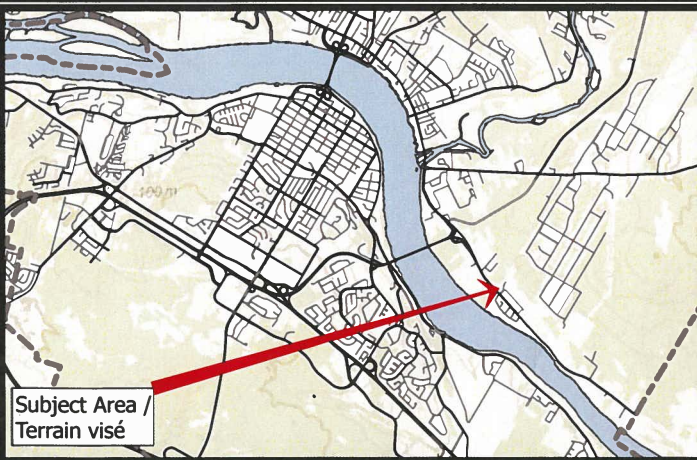

Matthew Robinson, MCP, MCIP, RPP
Planner
Community Planning

Approved by:


Marcello Battilana, MCIP
Assistant Director
Planning & Development



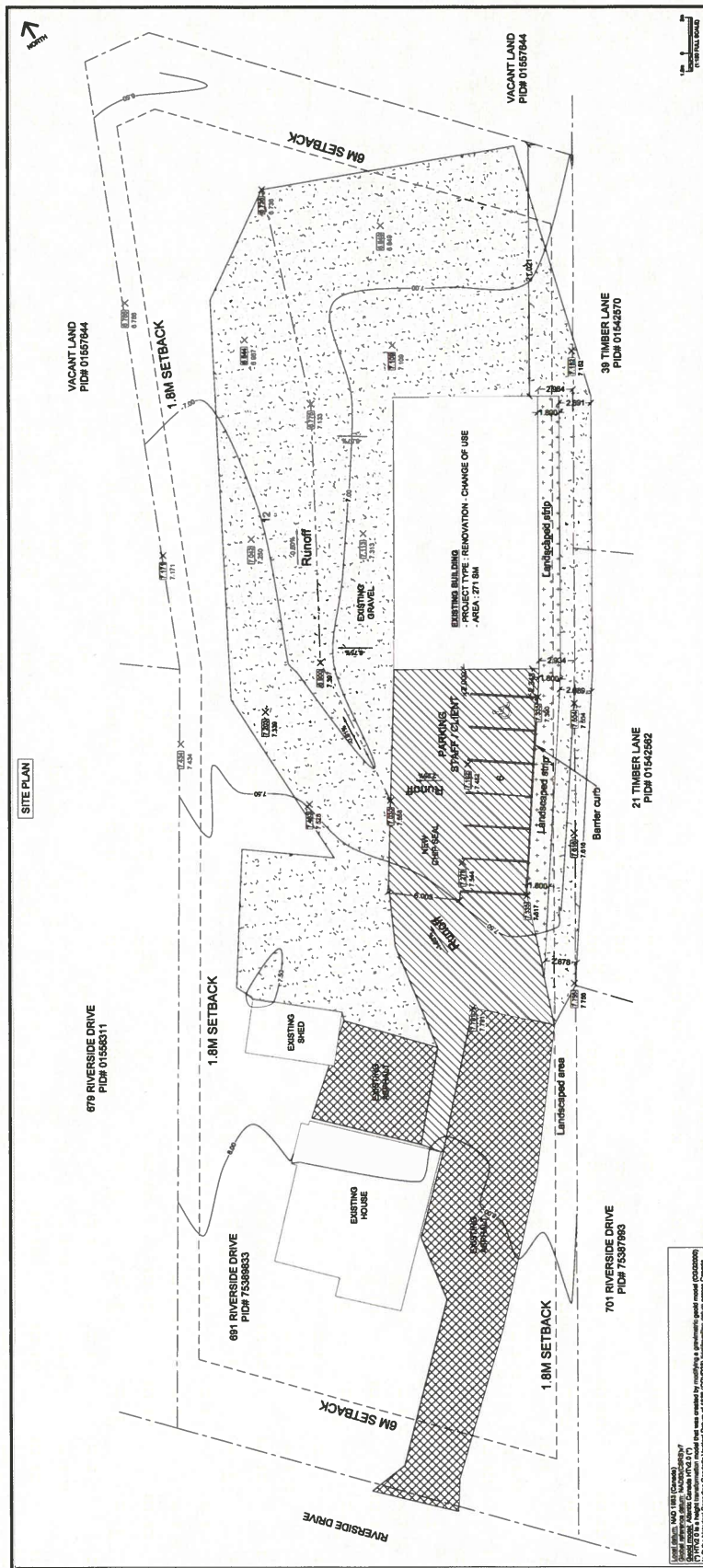
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Subject Area / Terrain visé

Subject Property / Propriete Visé
 Zone Amendment to permit a contractor shop use in an accessory building in the R-2 zone.

Une modification de zone visant à permettre l'aménagement d'un atelier d'entrepreneur dans un bâtiment accessoire en zone R-2.



Site Plan / Plan du site

Fredericton

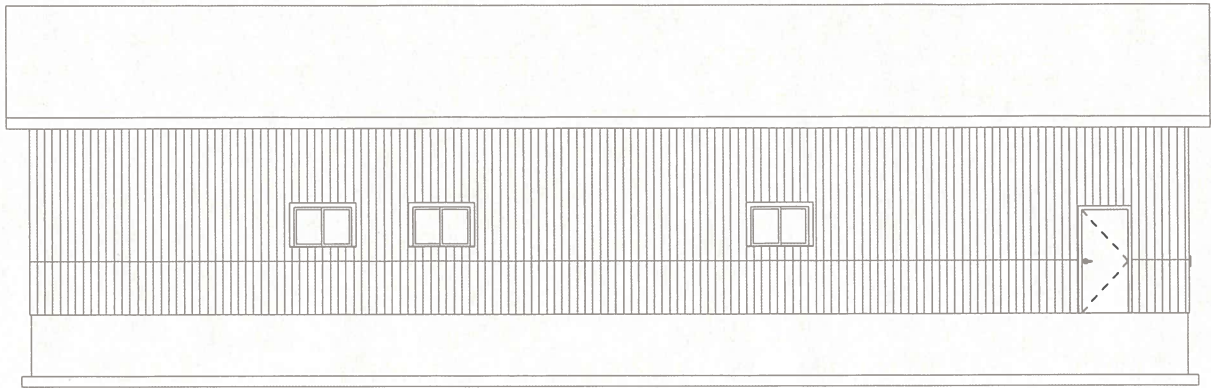
Community Planning
Planification urbaine

Map \ carte # II

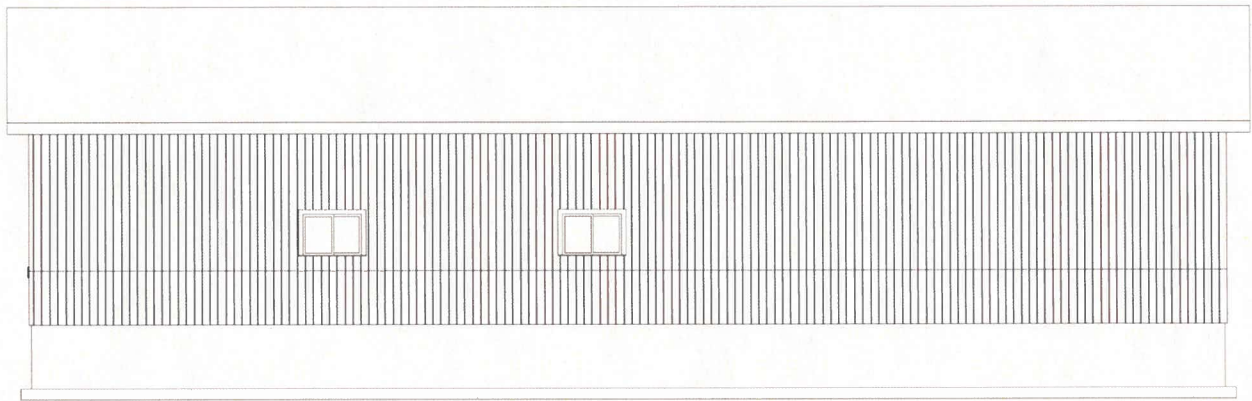
File \ fiche: PR-69-2024

Date \ date: novembre \ November 20, 2024

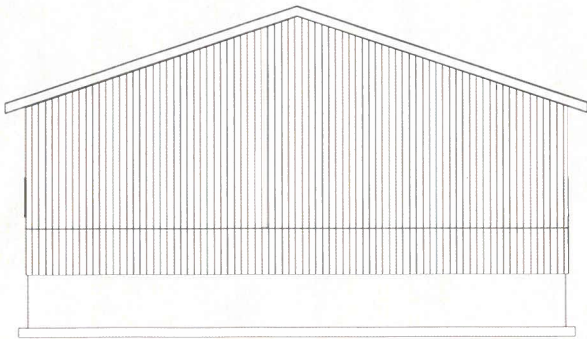
Subject \ sujet: promenade 691 Riverside Drive
Ryan Miller



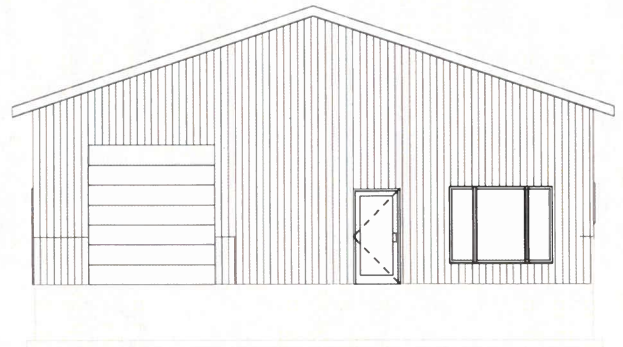
East / Est



West / Ouest

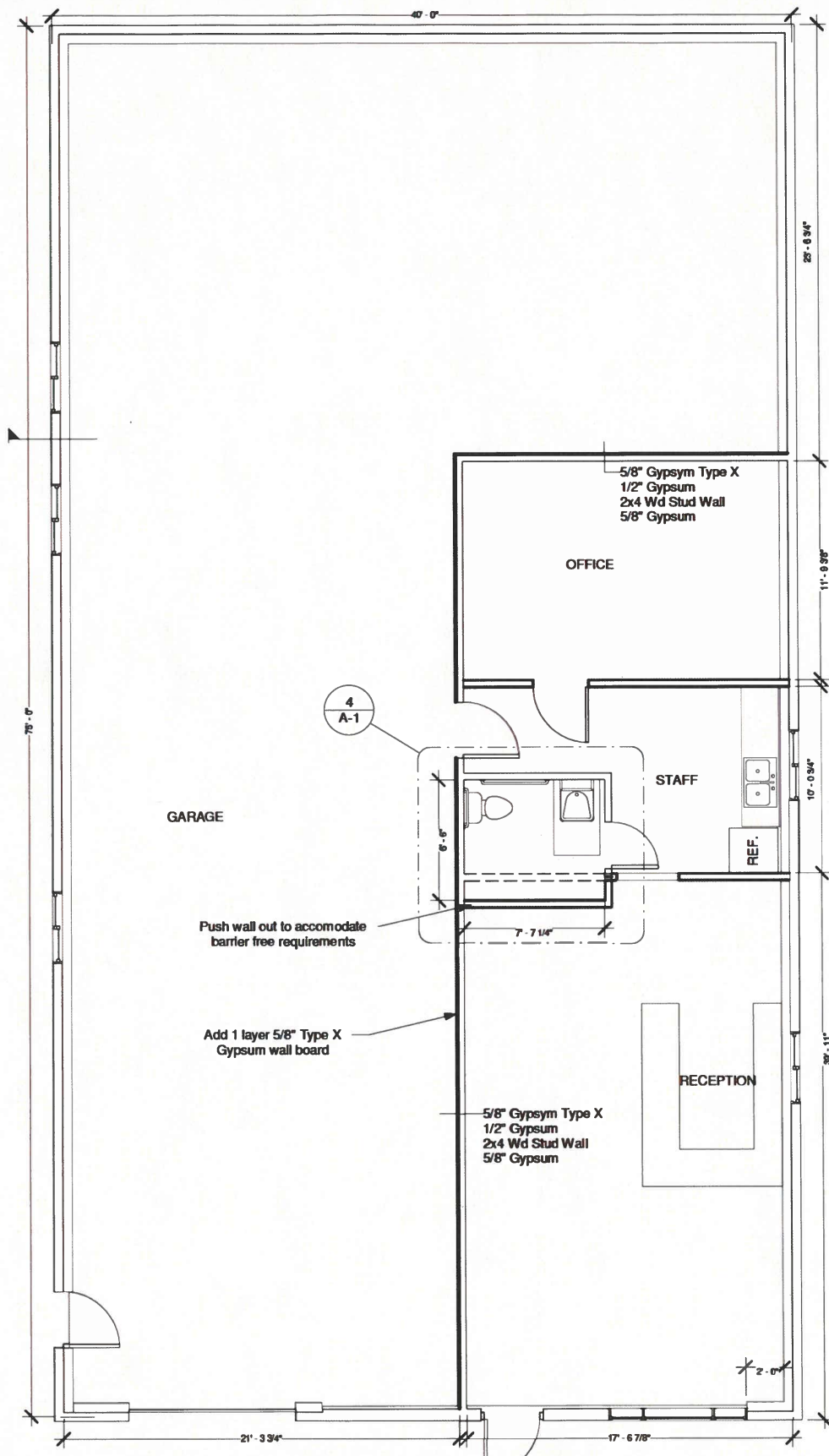


South / Sud



North / Nord

Elevations / Élévations



Floor Plan / Plans d'étage

PLANNING REPORT



PAC – November 20, 2024
File No.: S-12-2024 V-24-2024 P.R. No. 67/24

To: Planning Advisory Committee
From: Melisa Tang Choy, Planner
Proposal: Tentative plan of subdivision, 2.76 m lot frontage variance and 71 m² lot area variance to create a new R-2 lot
Property: 43 Floral Avenue (PID 01400183)

OWNER: Barry Reilly & Marilyn Pelletier
43 Floral Avenue
Fredericton, NB E3A 1K8

APPLICANT: Same as above

SITE INFORMATION:

Location: Internal lot on the east side of Floral Avenue
Context: Low-rise residential neighbourhood, with the Nashwaaksis River to the east
Ward No: 1
Municipal Plan: Established Neighbourhoods
Zoning: Residential Zone Two (R-2)
Existing Land Use: Single-detached dwelling
Previous Applications: S-30-2004 PR 116/04

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide the subject property to create one new Residential Zone Two (R-2) lot. While the remnant lot would meet the standards of the R-2 zone, the new lot would require variances for the lot frontage and the lot area. The Applicant has demonstrated that a single-detached dwelling would meet the required setbacks of the R-2 zone (see Map II). The proposal is in keeping with the existing development pattern in the area and no negative impacts are anticipated. Staff support this application subject to terms and conditions.

APPLICATION:

Barry Reilly & Marilyn Pelletier have made application for a tentative plan of subdivision, as well as a 2.76 m lot frontage variance and a 71 m² lot area variance, to create a new R-2 lot from property located at 43 Floral Avenue.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to subdivide the subject property in order to create a new R-2 lot (Lot 2024-187). The Applicant has expressed their wish to build a home for their retirement years on the new lot and has demonstrated that the new proposed building would meet the requirements of the R-2 zone (see Map II). The remnant lot would contain the existing house, which the Applicant intends to sell at a later date.

Municipal Plan:

- The proposal is consistent with the Established Neighbourhood Land Use Designation of the Municipal Plan. The proposal is in keeping with Section 2.2.1(18)(vii) with respect to the requirement that infill development be compatible with adjacent properties and Section 2.2.1(21)(i) which states that any new lots created are consistent with the lot pattern of the neighbourhood. Floral Avenue is mainly composed of single detached dwellings, and the Applicant intends to build a new single-detached dwelling on the new lot. The new lot would require a variance respecting lot frontage and area. However, lots along Floral Avenue vary in lot frontage, with double lots being more common on the eastern side of Floral Avenue, and lot frontages becoming narrower towards Sunset Drive and on Burpee Street.

Zoning By-law:

The proposal complies with the standards of the R-2 zone as follows:

Standard	Required	Provided	Variance
Lot 24-187			
Lot Area (min.)	540 m ²	469 m ²	71 m²
Lot Frontage (min.)	18 m	15.24 m	2.76 m
Lot Depth (min.)	30 m	30.78 m	n/a
Remnant Lot			
Lot Area (min.)	540 m ²	469 m ²	n/a
Lot Frontage (min.)	18 m	15.24 m	n/a
Lot Depth (min.)	30 m	30.78 m	n/a

- In order to accommodate the existing house with the required setback distances, the proposed subdivision would result in lot frontage and lot area deficiencies for the new lot. As shown on Map II, the Applicant has demonstrated that a single-detached dwelling would fit on the lot and the required setback distances would be met. By way of comparison, the new lot would exceed the lot frontage and lot area requirements for the R-1 N zone, which contains the minimum lot dimensions where a single-detached dwelling could be accommodated.
- Staff are working towards enabling greater zoning flexibility for infill development as part of the initiatives under the Housing Accelerator Fund agreement that the City signed with the federal government in 2023. The proposal is in line with future changes to the Zoning By-law. Staff do not anticipate any negative impacts, as the single-detached dwelling that the Applicant intends to build would meet the setback requirements of the R-2 zone, and support the application subject to terms and conditions.
- The proposed subdivision would not result in lot dimension deficiencies for the remnant lot and thus would not require any variances.

Public land dedication

- The 8% public land dedication is required for the new lot (Lot 24-187). Staff recommend this be taken in the form of cash.

Engineering & Operations

- Engineering and Operations have no issues with the proposal.

RECOMMENDATION:


1. It is recommended that the application submitted by Barry Reilly and Marilyn Pelletier for a 2.76 m lot frontage variance and a 71 m² lot area variance for property located at 43 Floral Avenue be approved.
2. It is further recommended that the tentative plan of subdivision to create a new R-2 lot be forwarded to Council with a recommendation that the public land dedication be taken in the form of cash-in-lieu.

Additional Information

Pursuant to Section 77(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

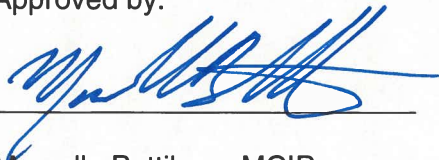
- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 67/24 to the satisfaction of the Development Officer; and,
- b) Servicing and lot grading plans are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application.

Prepared by:

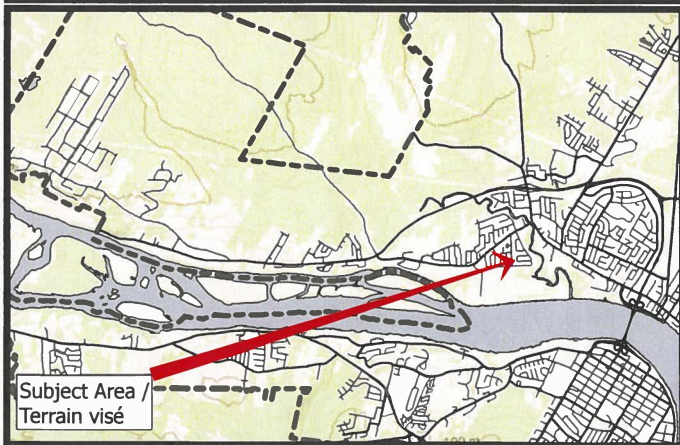
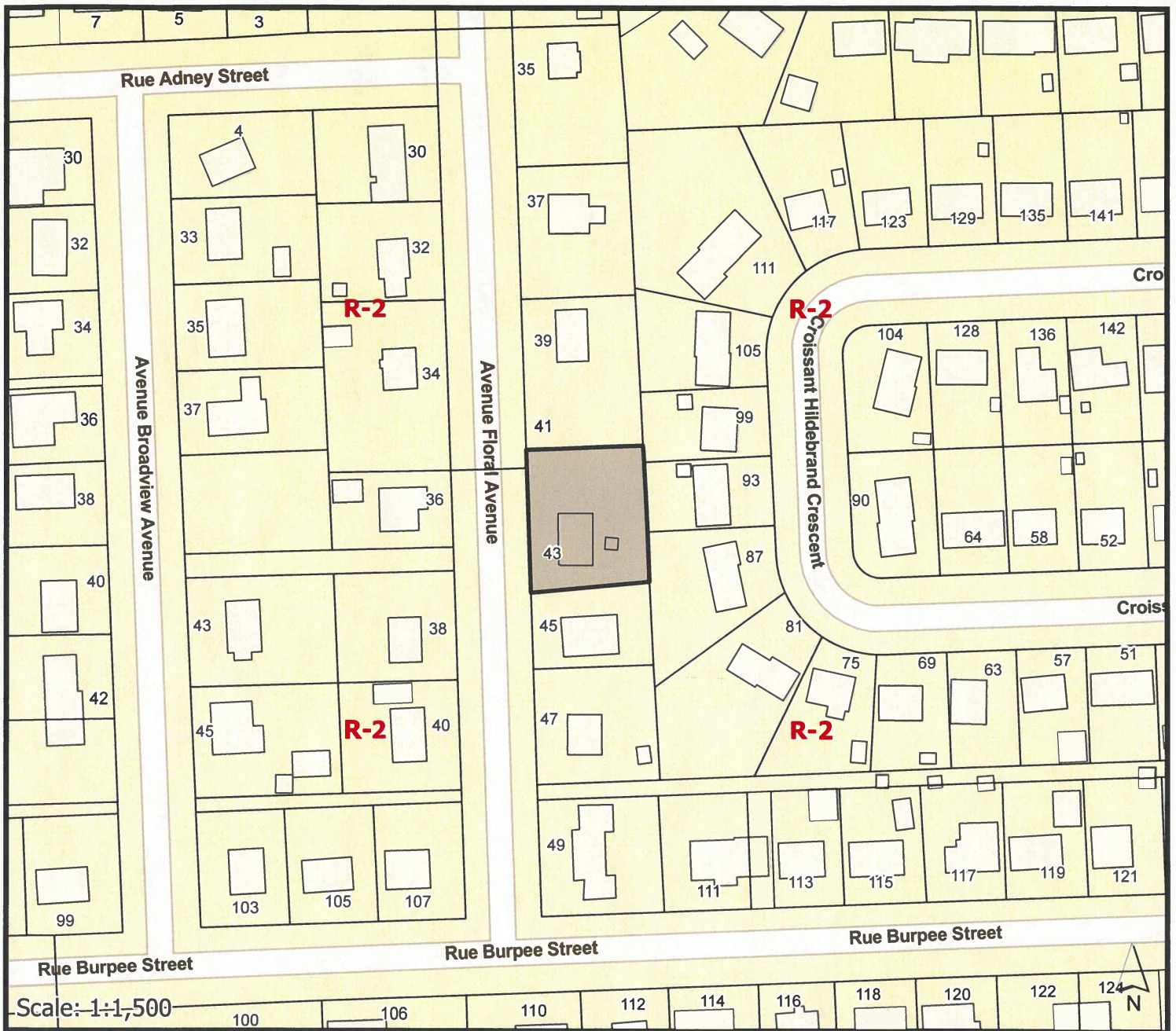


Melisa Tang Choy
Planner, Community Planning

Approved by:



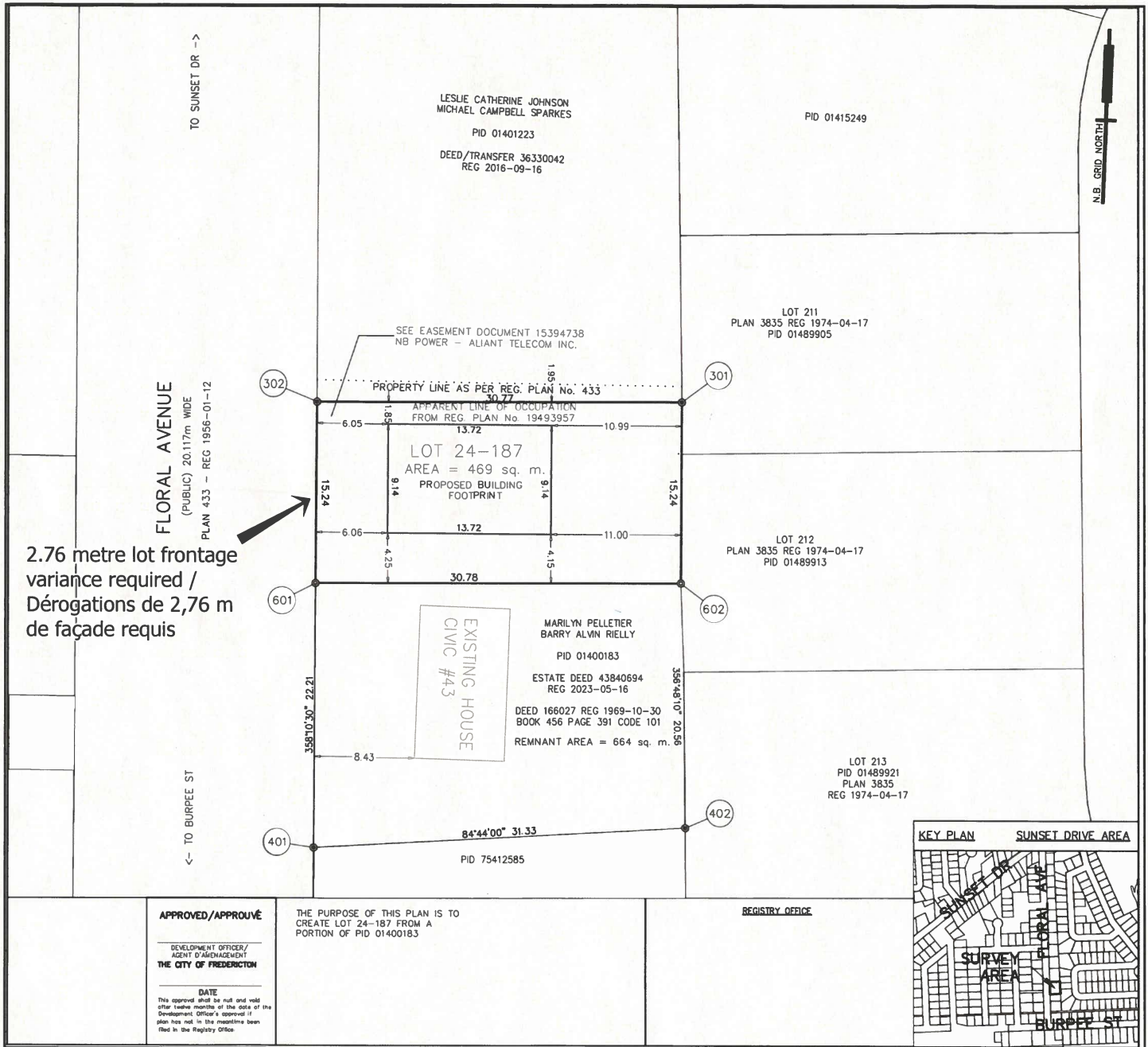
Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Property / Propriete Visé
 Tentative plan of subdivision to create one R-2 lot and 2.76 metre lot frontage and 71 m² lot area variances for the new lot.

 Plan de lotissement provisoire visant à créer un lot R-2. Dérégations de 2,76 m de façade et de 71 m² de superficie pour le nouveau lot.

<p>Fredericton Community Planning Planification urbaine</p>	<p>Map \ carte # I File \ fiche: PR-67-2024 Date \ date: novembre \ November 20, 2024 Subject \ sujet: avenue 43 Floral Avenue Barry Reilly & Marilyn Pelletier</p>
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Tentative plan of subdivision to create one R-2 lot and a 71 m² lot area variances for the new lot.

Plan de lotissement provisoire visant à créer un lot R-2 et de 71 m² de superficie pour le nouveau lot.

Tentative Plan of Subdivision / Plans provisoires de lotissement

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-67-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: avenue 43 Floral Avenue
Barry Reilly & Marilyn Pelletier

PLANNING REPORT



PAC – November 20, 2024
File No.: V-23-2024 P.R. No. 66/24

To: Planning Advisory Committee
From: Melisa Tang Choy
Proposal: Similar use variance to permit a fitness centre in the Light Industrial zone in the Nashwaak Valley Planning Area Rural Plan – Community Planning Act.
Property: **131 Route 148 (PID 75140749)**

OWNER: Modern Commercial Rentals Ltd. (c/o Darren Sutherland)
131 Route 148
Killarney Road, NB E3G 9G2

APPLICANT: Grit & Grin Fit (c/o Rebecca Fronchak)
1307 Route 620
Estey's Bridge, NB E3G 6M7

SITE INFORMATION:

Location: West side of Route 148, between Jenkins Drive and Stirling Drive
Context: Mainly commercial and light industrial uses on the western side of Route 148 with some rural residential development, and mainly rural residential neighbourhood on the eastern side of Route 148, with Killarney Lake to the south
Ward No: 2
Rural Plan: Nashwaak Valley Planning Area Rural Plan – Community Planning Act
Zoning: Ligh Industrial
Existing Land Use: Mini-storage establishment and warehouse storage
Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing to renovate a portion of an existing storage space on the subject property in order to convert it into a fitness centre, specifically for CrossFit. The subject property is zoned Light Industrial under the Nashwaak Valley Planning Area Rural Plan – Community Planning Act, which does not contain a definition for “fitness centre”. However, the City’s Zoning By-law Z-5 defines “fitness centre” and permits this use in the Business Industrial zone, which allows for a mix of light industrial and commercial uses that would have minimal adverse impact on adjacent non-industrial land uses. As the existing rural plans will be updated to be consistent with the City’s Zoning By-law and given that the intent of the Light Industrial zone in the Nashwaak Valley Plan is similar to that of

Business Industrial zone in the Zoning By-law, Staff consider the variance reasonable given the existing use on the property and do not anticipate any negative impacts to neighbouring property owners. Staff support the proposal, subject to terms and conditions.

APPLICATION:

Rebecca Fronchak, on behalf of Grit & Grin Fit, has made application for a similar use variance to permit a fitness centre in the Light Industrial zone at 131 Route 148, Killarney Road.

PLANNING COMMENTS:

Background:

- The areas that were amalgamated to the City of Fredericton as part of the Local Governance Reform in January 2023 are still regulated by the existing rural plans. It is expected that these areas will be incorporated to Zoning By-law Z-5 and the Municipal Plan in 2025. At present, the subject property is under the Nashwaak Valley Planning Area Rural Plan Regulation – Community Planning Act, hereby referred to as the Nashwaak Valley Plan. These areas have their own on-site septic and well systems, and there are no plans to extend municipal servicing, as they sit outside of the growth boundary.

Proposal:

- The Applicant is proposing to renovate the front portion of an existing warehouse storage space to convert it into a fitness centre. As seen on Maps II and IV, the building (367.89 m²) is divided in two units – the rear portion is currently being used as a storage space, while the front portion (180.32 m²) is vacant. The Applicant has noted that the front portion had previously been used for commercial purposes, including a vending business and an interior design shop. The remainder of the property as well as the adjacent property to the north are currently used as a mini-storage establishment, which is operated by the owner of the subject property.
- The fitness centre would be specifically for CrossFit, which consists of a mix of cardio, gymnastics and weightlifting. Classes would be scheduled mornings, early afternoons and evenings on weekdays, and on weekend mornings, and the fitness centre would not operate outside of the scheduled programs. Class sizes on weekdays would have an average of 12 participants, and weekend classes would be able to accommodate up to 24 participants for partner training, with one certified trainer/instructor being present at each class.
- As seen on Map II, the existing parking lot will be used, with 15 parking spaces being provided. The Applicant has noted that more parking spaces can be accommodated on site, especially for weekend classes.
- The Applicant has proposed to connect to the existing well and septic systems on the site. Staff have advised the Applicant to contact the New Brunswick Department of Justice and Public Safety regarding the connection to the existing on-site septic system, as they are still the approving authority.

Nashwaak Valley Rural Plan:

- The Nashwaak Valley Rural Plan outlines several objectives that the Plan aims to achieve, and any amendments to the regulations should meet these objectives. The following are outlined:
 - a) *to maintain the rural character and quality of life;*
 - b) *to support growth and development that is consistent with community values;*
 - c) *to ensure land is used and developed in an environmentally responsible manner;*
 - d) *to recognize the traditional variety and mixture of land uses while separating incompatible uses and minimizing the potential for land use conflicts;*
 - e) *to protect and preserve the quality and quantity of surface and groundwater resources;*
 - f) *to direct development away from areas that pose a risk to public health and safety, or where property may be damaged; and*
 - g) *to encourage the provision of areas for public open space and parkland.*
- Given the proposed use, Staff are of the opinion that the proposal is in keeping with the above-noted criteria.
- Regarding Commercial and Industrial uses, Part B of the Nashwaak Valley Plan outlines two policies:
 1. *It is a policy to encourage land uses that create employment opportunities and provide access to goods and services.*
 2. *It is a policy to promote economic development activities that are environmentally sustainable and do not place an undue burden on public resources and infrastructure.*
- Fitness centres are not defined in the Nashwaak Valley Plan, and thus a Similar Use variance is required to permit the use on the subject property. While the Plan defines “commercial recreation establishment” as “a recreational facility operated for gain or reward”, the proposed fitness centre is not for recreational purposes, but for fitness and exercise. Additionally, the Plan only permits recreational uses in the Commercial Recreation zone, and separates uses that would otherwise be compatible. For comparison, the City’s Zoning By-law Z-5 recognizes “commercial recreation establishment” and “fitness centre” as being different from each other due to their different intent, and both fitness centres and commercial recreation establishments are permitted in some commercial and industrial zones.
- The Light Industrial zone already permits a mix of uses, including residential, institutional, commercial and light industrial uses, and does not permit heavy industrial uses that might negatively impact residential uses, like an asphalt plant. The mix of uses is also reflected on neighbouring properties, as residential development already exists adjacent to other commercial and light industrial uses. Thus, staff do not anticipate any negative impacts to neighbouring properties, especially as the fitness centre would be located within an existing building and would only be accessed when programming is taking place.

- Staff would like to note that the intent of the Light Industrial zone in the Nashwaak Valley Plan is similar to that of the Business Industrial zone in the Zoning By-law Z-5, the latter of which permits fitness centres and the proposed use would be compatible with the already-permitted uses in the Light Industrial zone. The addition of fitness centre would complement the existing uses surrounding the subject property, especially for residential dwellings.

Parking

- As shown on Map II, 15 parking spaces are being proposed, with one of them being barrier-free. This number would meet the minimum number of parking spaces required under the Nashwaak Valley Rural Plan, which would require 8 spaces (1 space per 30 m² of gross floor area for a non-residential use not listed in the section). Additionally, the proposal would also meet the minimum parking space requirements for fitness centres under the City's Zoning By-law, which would require 10 parking spaces (5 spaces per 100 m² of net floor area). Thus, the proposed parking meets the requirements under the existing Nashwaak Valley Rural Plan, and it would also meet the requirements under the Zoning By-law Z-5.

Analysis

- In summary, Staff are of the opinion that the proposed similar use variance is appropriate for the subject property and is compatible with the adjacent uses, and is generally similar with the Business Industrial zone under Zoning By-law Z-5. Additionally, the proposed fitness centre meets the objectives of the Nashwaak Valley Plan and provides an additional amenity to the area. Staff do not anticipate negative impacts on neighbouring properties and support the application, subject to terms and conditions.

Engineering & Operations

- Engineering & Operations have no issues with the proposal.

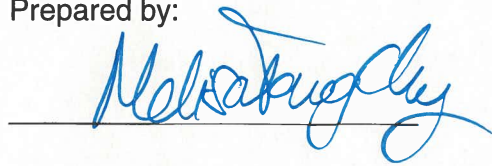
RECOMMENDATION:

It is recommended that the application submitted by Rebecca Fronchak, on behalf of Grit & Grin Fit, for a similar use variance to permit a fitness centre in the Light Industrial zone under the Nashwaak Valley Planning Area Rural Plan Regulation – Community Planning Act as it relates to property located at 131 Route 148, Killarney Road, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 66/24 to the satisfaction of the Development Officer;
- b) On-site septic system to be approved by the NB Department of Justice and Public Safety;
- c) Well system to be approved by the NB Department of Environment and Local Government;
- d) All exterior signage to comply with Section 3.13 of the Nashwaak Valley Planning Area Rural Plan Regulation – Community Planning Act; and,p

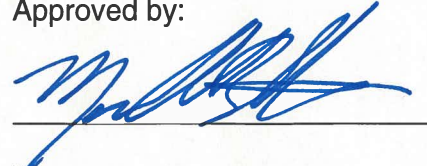
e) A building permit is issued for the renovations.

Prepared by:

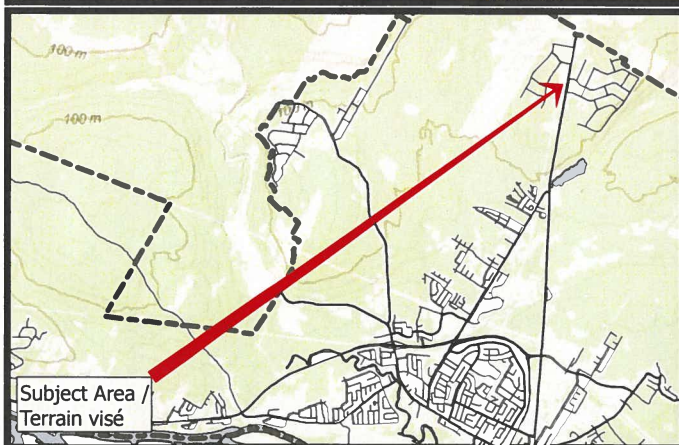
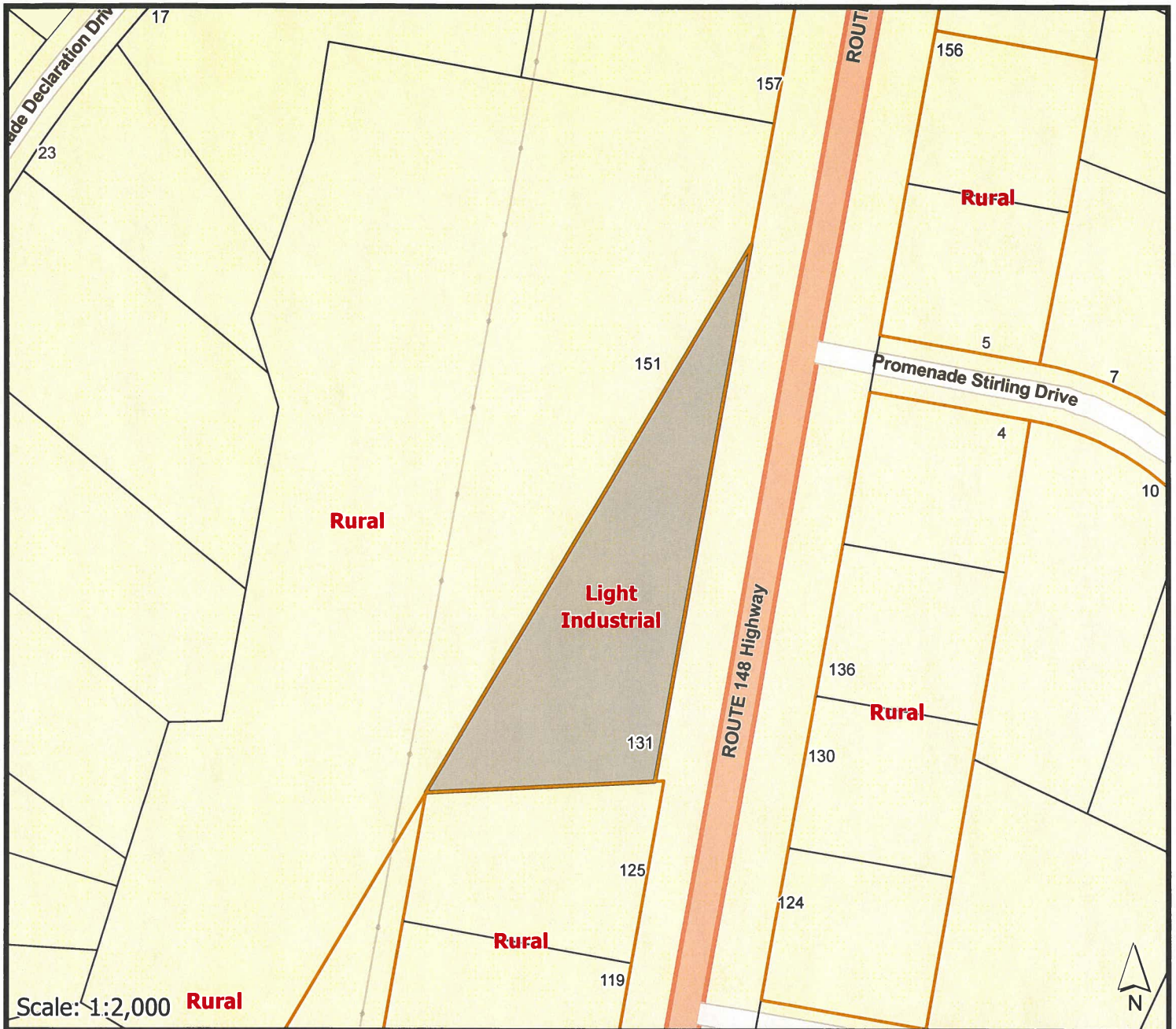


Melisa Tang Choy
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



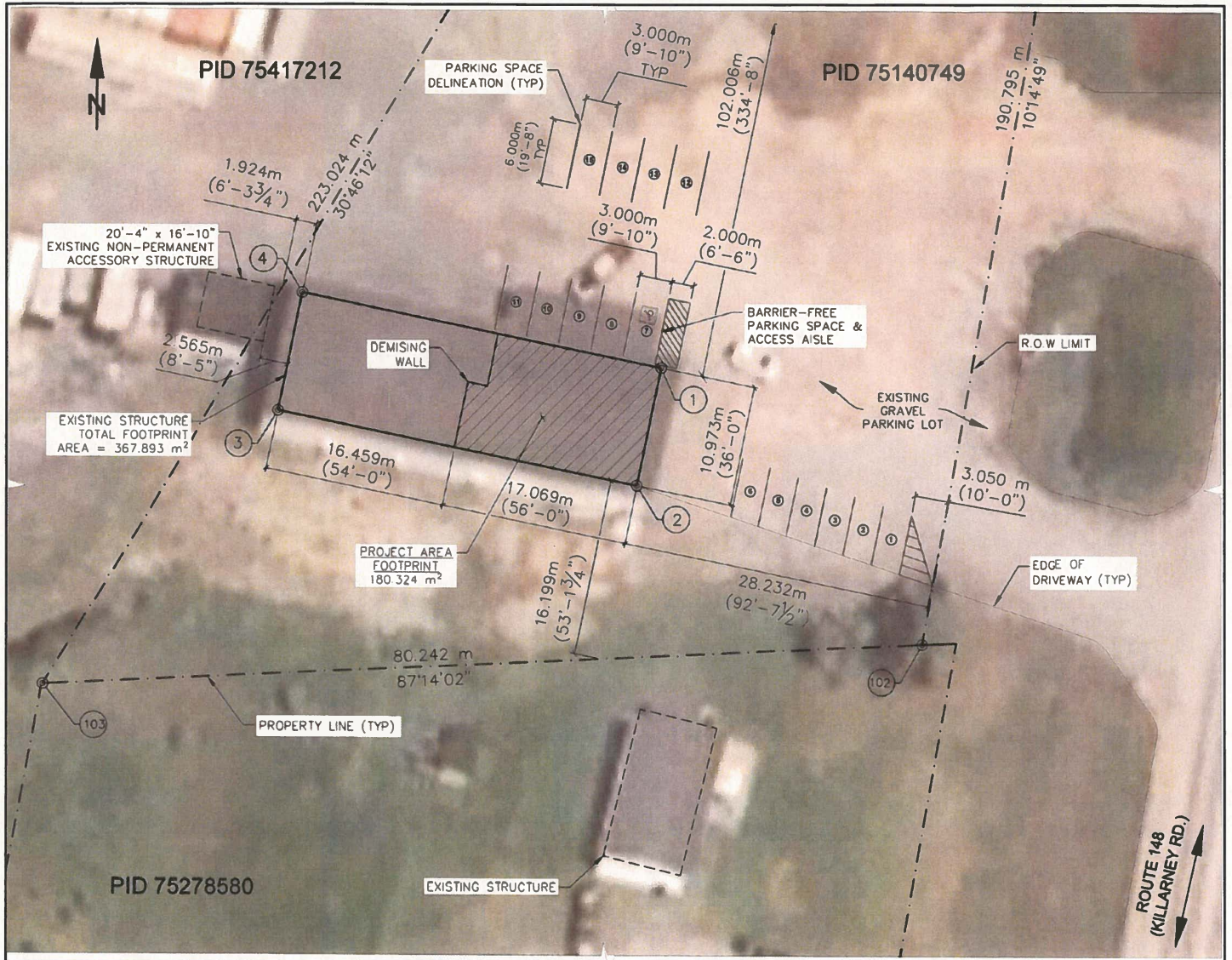
■ Subject Property / Propriete Visé

Similar use variance application to permit Commercial Recreation Establishment use in the Light Industrial zone in the Nashwaak Valley Planning Area Rural Plan, to allow the conversion of an existing warehouse into a fitness facility.

Une dérogation d'usage similaire à autoriser un établissement récréatif commercial dans la zone industrielle légère du plan rural de la zone d'aménagement de la vallée de Nashwaak, afin de permettre la conversion d'un entrepôt existant en centre de remise en forme.

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 Community Planning
 Planification urbaine

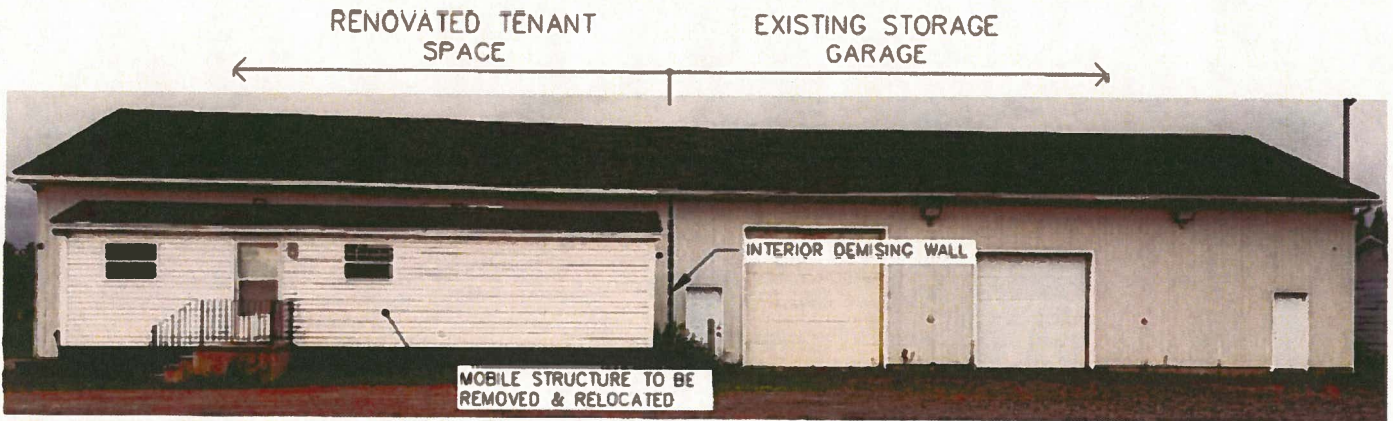
Map \ carte # I
 File \ fiche: PR-66-2024
 Date \ date: novembre \ November 20, 2024
 Subject \ sujet: 131 Route 148 chemin Killarney Rd.
 Grit & Grin Fit
 (c/o Rebecca Fronchak)



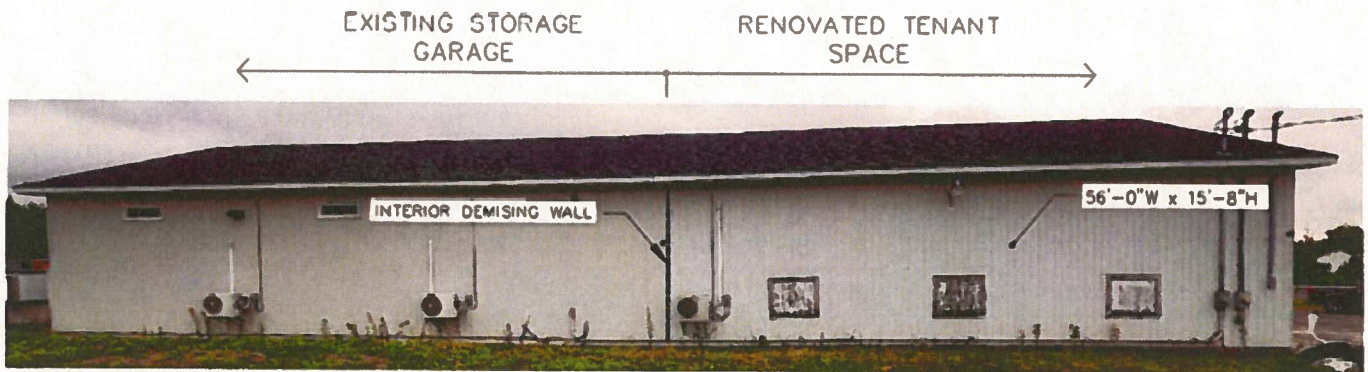
Site Plan / Plan du site

Fredericton
 Community Planning
 Planification urbaine

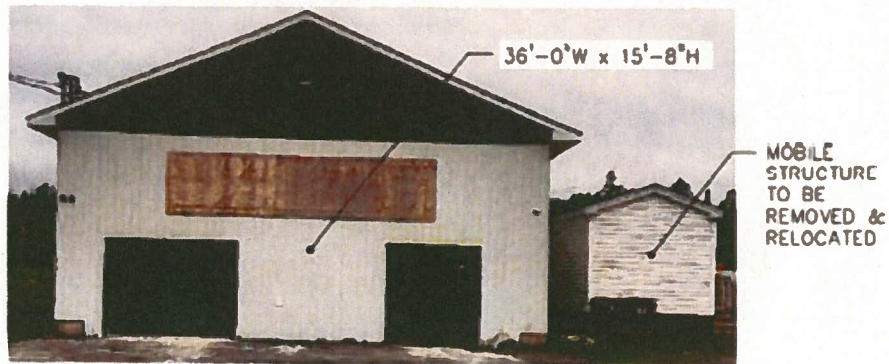
Map \ carte # II
 File \ fiche: PR-66-2024
 Date \ date: novembre \ November 20, 2024
 Subject \ sujet: 131 Route 148 chemin Killarney Rd.
 Grit & Grin Fit
 (c/o Rebecca Fronchak)



North / Nord

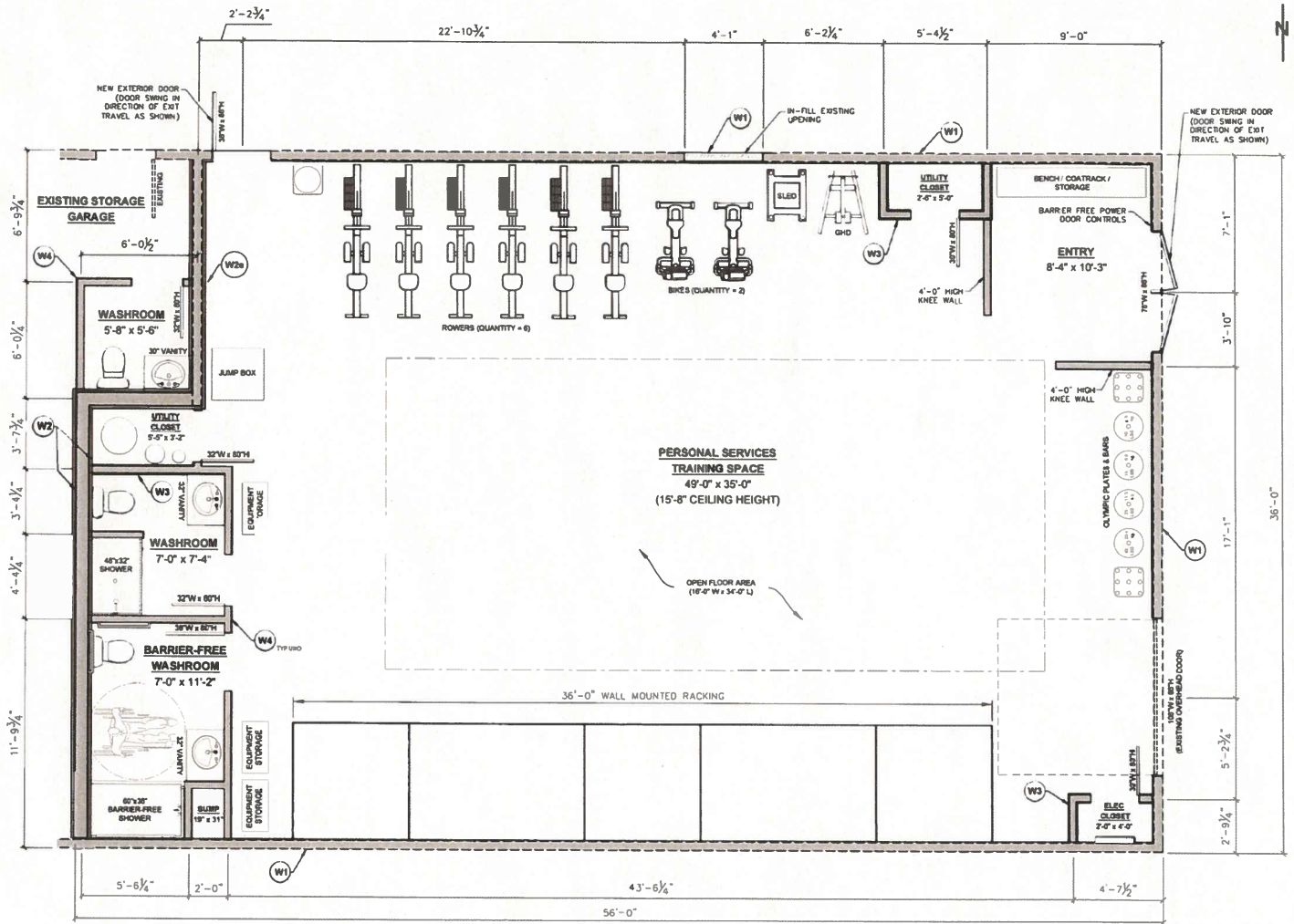


South / Sud



East / Est

Existing Elevations / Élévations (existante)



Ground Floor / Rez-de-chaussée

Floor Plan / Plans d'étage

Fredericton
Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-66-2024
Date \ date: novembre \ November 20, 2024
Subject \ sujet: 131 Route 148 chemin Killarney Rd.
Grit & Grin Fit
(c/o Rebecca Fronchak)

PLANNING REPORT



PAC – November 20, 2024
File No.: V-25-24, P.R. No. 72/24

To: Planning Advisory Committee
From: Fredrick Van Rooyen, Senior Planner
Proposal: Conditional use variance to permit Vehicle Sales in the COR-2 zone
Property: **400 Bishop Drive (PID 75348029)**

OWNER: J.D. Irving Limited
P.O. Box 577 Stn Main
Saint John, NB, E2L 4M3

APPLICANT: SCMS Realty Inc./Wood Motors (1972) Ltd.
880 Prospect Street
Fredericton, NB, E3B 2T8

SITE INFORMATION:

Location: Southside of Bishop Drive between Lian Street and Mersereau Court
Context: Commercial development along Bishop Drive, vacant land to the east and south
Ward No: 9
Municipal Plan: Commercial Centres and Corridors
Zoning: Commercial Corridor Zone Two (COR-2)
Existing Land Use: Vacant land
Previous Applications: P.R. 79/23, P.R. 18/17, P.R. 1/06

EXECUTIVE SUMMARY:

The Applicant is proposing to relocate their existing car dealership from Prospect Street to the proposed location at 400 Bishop Drive. With the subject property being zoned Commercial Corridor Zone Two (COR-2), the proposed vehicle sales use is considered a conditional use and requires a conditional use variance. The proposal meets the requirements of the COR-2 zone and staff consider the proposed vehicle sales use appropriate for the location. Overall, staff support the application subject to terms and conditions.

APPLICATION:

SCMS Realty Inc./Wood Motors (1972) Ltd. has made application at 400 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone.

PLANNING COMMENTS:

Proposal:

- The Applicant is looking to relocate their existing car dealership from Prospect Street to the proposed location at 400 Bishop Drive. The proposal involves constructing a two-storey 2,627sq.m. (28,277sq.ft.) dealership that features a showroom, lounge, parts and service area on the ground floor, with office and storage space on the second floor (see Maps V & VI). The dealership currently has 57 employees and would be open for business from 7:30am-6:00pm Monday to Friday and sales open Saturday from 9:00am-1:00pm.
- As seen on Map II, there would be 336 vehicle parking spaces in total, which would accommodate both the vehicle inventory along with parking for visitors and staff. The proposed development would include two accesses onto Bishop Drive along with a vehicle display area out front, but outside the first 6 metres, which is required to be landscaped area as outlined under the Zoning By-law.
- It should be noted that the proposed lot represents a portion of the larger existing parcel that would be subdivided off for the Applicant (see Map I for greater context). Staff would note that the 8% public land dedication is not applicable as it has already been taken as land through the original application for the entire lands.

Zoning By-law:

The proposal complies with the COR-2 zone as follows:

Standard	Required	Provided
Lot Area (min)	1,000m ²	20,021m ²
Lot Frontage (min)	24m	142m
Lot Depth (min)	31m	132m
Building Setbacks (min)		
Front (Bishop Dr)	6m	51m
Side (east)	3m	40m
Side (west)	3m	49m
Rear (south)	6m	23m
Building Height (max)	12m	10m
Parking (min)	3.5sp/100m ² nfa for exclusive use of customers and employees and must be signed as such 1 sp/inventory vehicle	43 spaces
	1,010m ² x 3.5s/100m ² = 36 sp required for customers/employees	

- The proposal complies with all applicable standards in the COR-2 zone as vehicle sales typical desire larger lots to accommodate their vehicle inventory. This section on the south side of Bishop Drive was previously zoned Highway Commercial (under Zoning By-law Z-2) and then Retail Large Format in 2013. The intent at the time was to accommodate more of a large-scale retail focus in anticipation of some big box retailers. However, with the changing nature of retail, there were general amendments in 2023 to rezone the south side of Bishop Drive to COR-2 to allow for greater flexibility of commercial uses and to be consistent with the north side of Bishop Drive which is also COR-2.
- Overall, staff consider the proposed vehicle sales use appropriate for the location on the south side of Bishop Drive given the surrounding commercial uses and in particular the number of existing car dealerships to the west and east.

Servicing

- Servicing, lot grading, and stormwater management (SWMP) plans are to be the satisfaction of the Director of Engineering & Operations and provided at the time of building permit application. The Applicant will be responsible for the costs of any applicable curb cuts and/or curb re-instatements. Additionally, electrical service from the distribution poles to the building are to be underground and encased in compliance with the City's Municipal Specifications. Staff will be working with the Applicant through the building permit process on these servicing requirements.

Access and Traffic:

- The proposed development is within the expected traffic generation levels that Bishop Drive is intended to carry. In the future, the full build-out of Bishop Drive would be 4 lanes with a multi-use path along the south side of Bishop Drive. As seen on Map II, there would be a future roadway just to the east of the Wood Motors lot where there would be a roundabout. The future roadway, which the location and design is still be finalized, would loop back to the west and connect back to Bishop Drive just east of the Nissan dealership at 250 Bishop Drive as part of the overall Master Plan for the area. Access may be restricted to right-in/right-out if a median barrier is installed along Bishop Drive.
- Additionally, the location of the driveway accesses from Bishop Drive will need to be determine in consultation with the City Traffic Engineering, with the intent of aligning the driveway accesses with the existing driveways on the north side of Bishop Drive if feasible. Staff will also work with the Applicant to ensure that the driveway elevation in the public right-of-way matches the grade of the future build-out of Bishop Drive (4 lane cross section, boulevard and multi-use trail). Record drawings prepared by a Professional Engineer will also be required at completion of the project.


RECOMMENDATION:

It is recommended that the application submitted by SCMS Realty Inc./Wood Motors (1972) Ltd. at 400 Bishop Drive for a conditional use variance to permit Vehicle Sales in the COR-2 zone be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 72/24 to the satisfaction of the Development Officer;

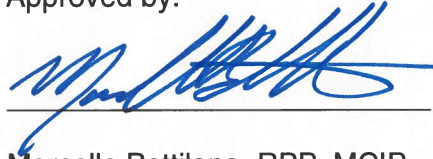
- b) Final building design be generally in accordance with Maps III and IV attached to P.R. 72/24 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including the first 6m abutting the public street being landscaped area and signage for visitor/employee parking, be provided to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) Sign permits be obtained for any proposed signage and subject to Section 6 of Zoning By-law Z-5;
- e) Access, servicing, lot grading and stormwater management (SWMP) plans be provided to the satisfaction of the Director of Engineering & Operations at the time of building permit application. Backflow preventer and oil-grit separator are required; and,
- f) The location of the driveway accesses from Bishop Drive is to be determined in consultation with the City Traffic Engineering and to the satisfaction of the Director of Engineering & Operations.

Prepared by:

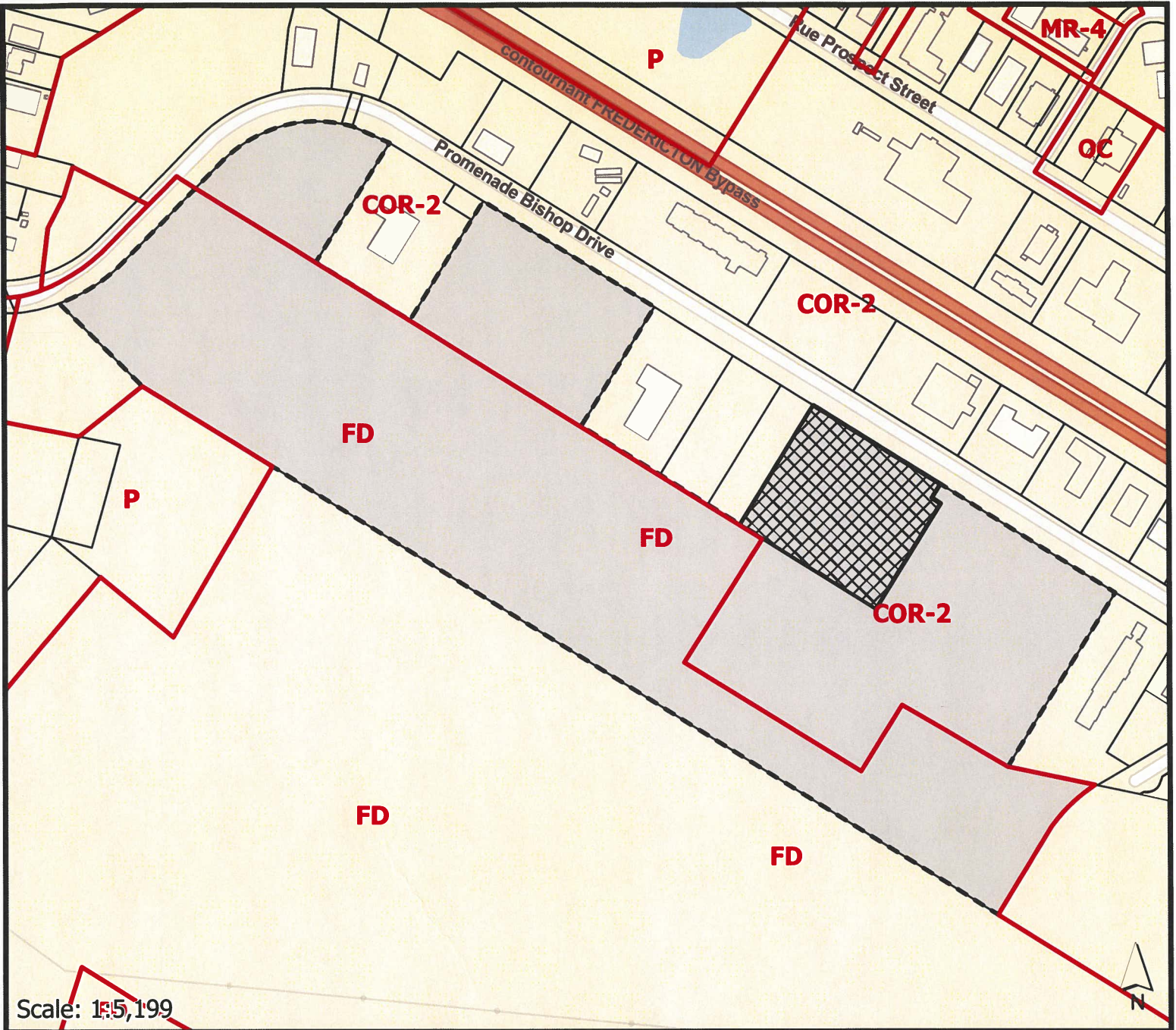


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

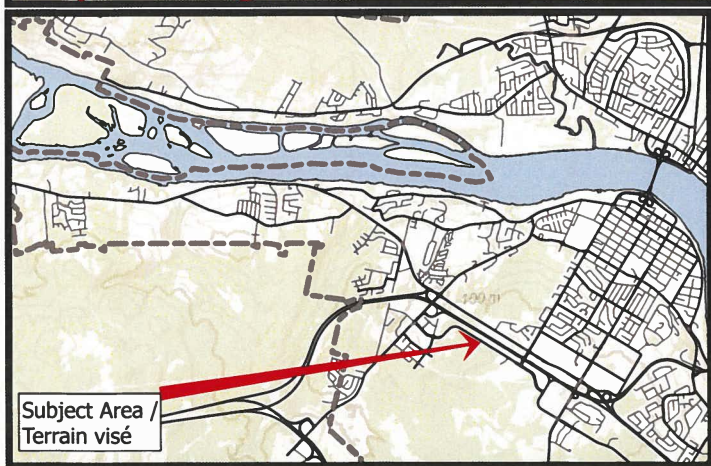
Approved by:





Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development



Scale: 1:5,199



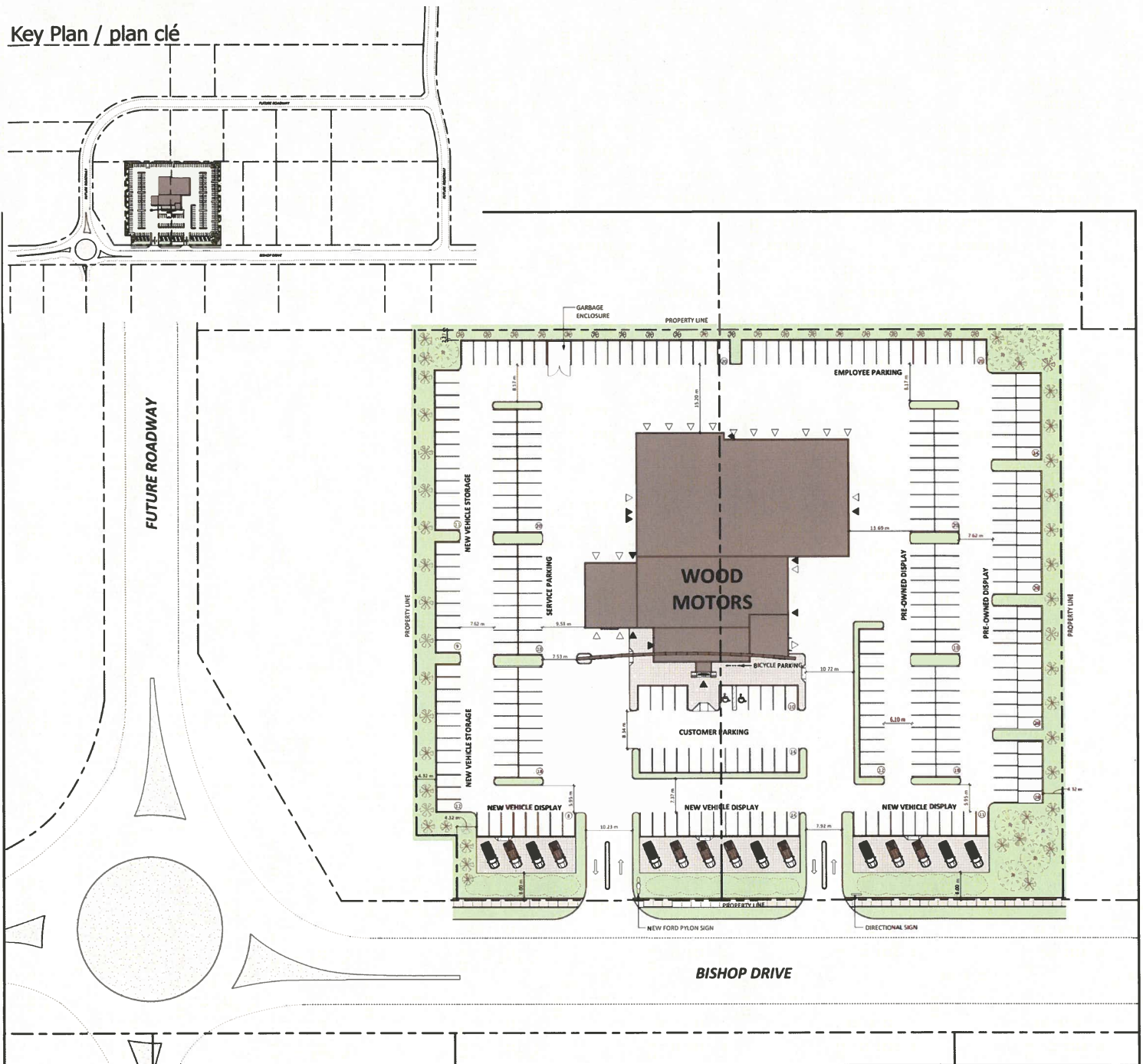
Subject Area / Terrain visé

 Subject Property / Propriete Visé
 Subject Area / Point d'intérêt

Conditional use variance to permit Vehicles Sales in the COR-2 zone.

Dérogation d'usage conditionnel visant à permettre la vente de véhicules en zone COR-2.

Key Plan / plan clé



Conditional use variance to permit Vehicles Sales in the COR-2 zone.

Dérogation d'usage conditionnel visant à permettre la vente de véhicules en zone COR-2.

Site Plan / Plan du site

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-72-2024
Date \ date: novembre \ November 20, 2024
Subject \sujet: promenade 400 Bishop Drive
SCMS Realty Inc.
/Wood Motors (1972) Ltd⁴

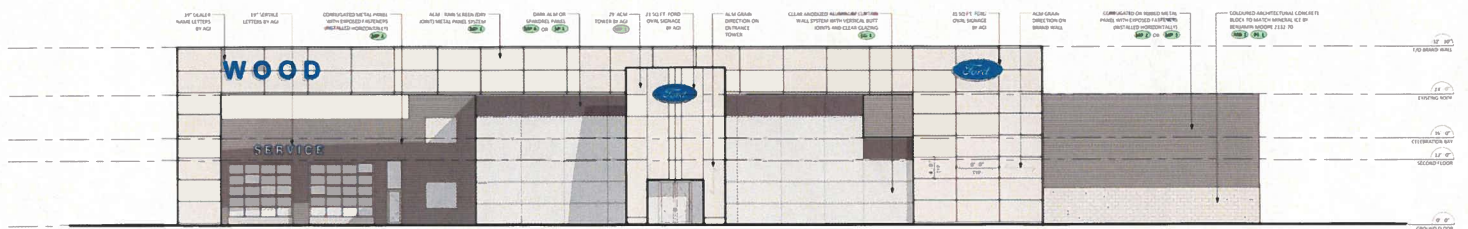


North (facing Bishop Drive) / Nord (face à la promenade Bishop)

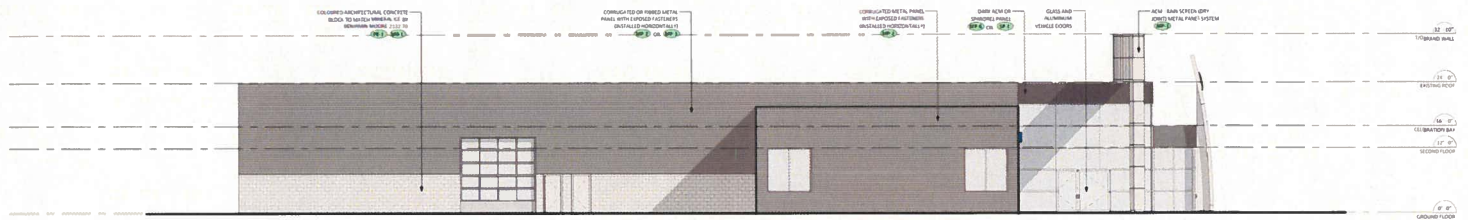


North (facing Bishop Drive) / Nord (face à la promenade Bishop)

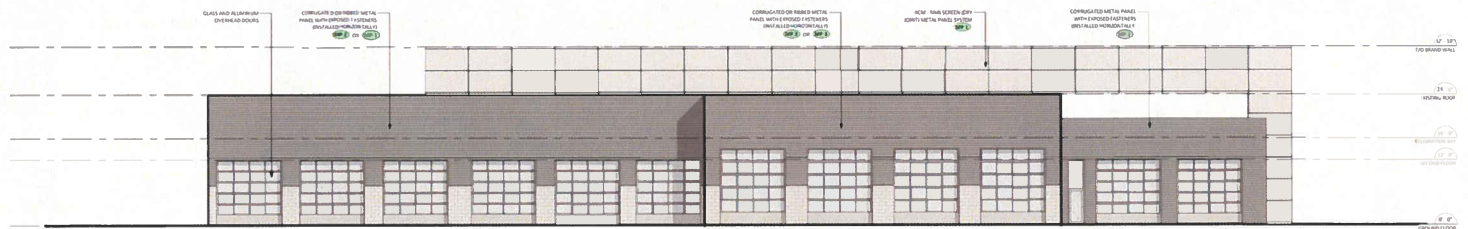
Conceptual Elevations / Élévations Conceptuel



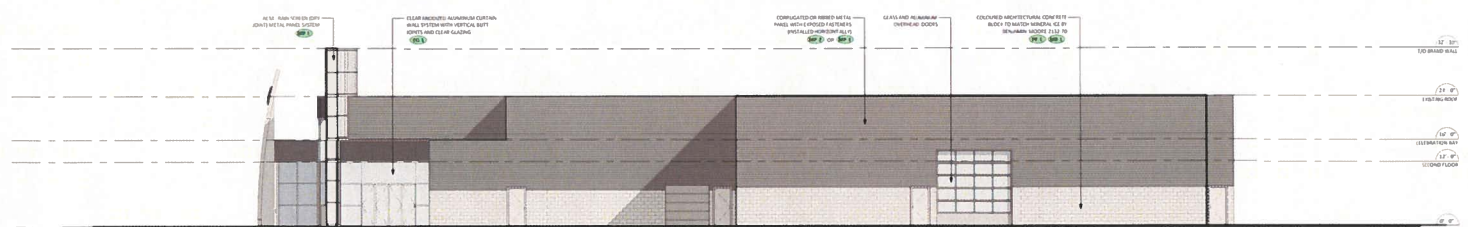
North (facing Bishop Drive) / Nord (face à la promenade Bishop)



East / Est

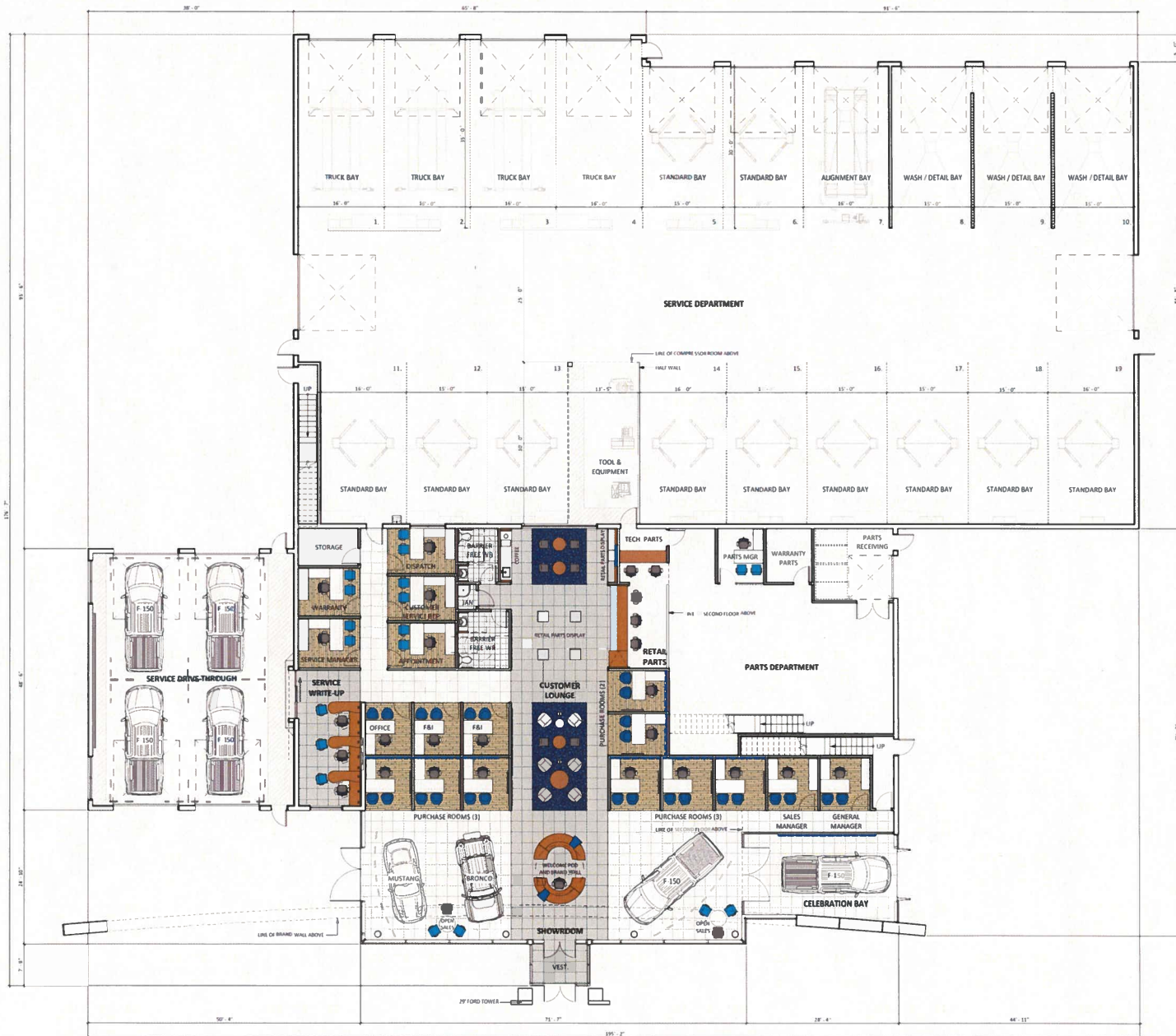


South / Sud



West / Ouest

Elevations / Élévations

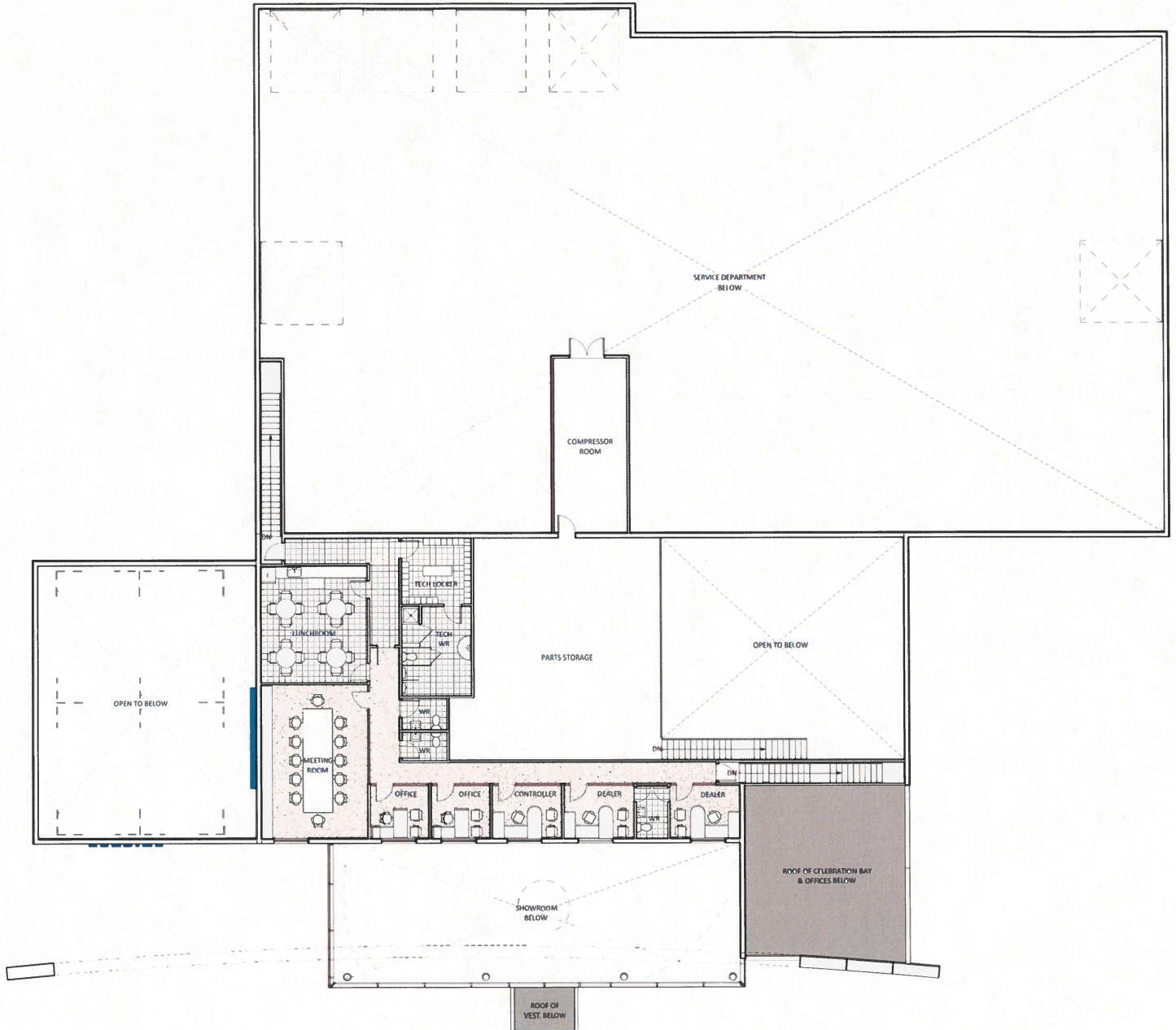


Ground Floor / Rez de chaussée

Floor Plan / Plans d'étage

Fredericton
 Community Planning
 Planification urbaine

Map \ carte # V
 File \ fiche: PR-72-2024
 Date \ date: novembre \ November 20, 2024
 Subject \ sujet: promenade 400 Bishop Drive
 SCMS Realty Inc.
 /Wood Motors (1972) Ltd⁴⁵



Second Floor / Deuxième étage

Floor Plan / Plans d'étage

BUILDING INSPECTION REPORT FOR October 2024

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	11	\$4,112,540	\$30,989,629	\$27,170,500
Additions	2	\$65,000	\$2,128,000	\$1,941,000
<u>TINY / MINI HOMES</u>				
New	4	\$380,800	\$1,921,600	\$1,958,000
Additions	-	-	-	\$40,000
<u>SEMI-DETACHED / DUPLEX</u>				
New	3	\$1,403,000	\$10,611,280	\$5,196,000
Additions	-	-	\$100,000	-
<u>SECONDARY DWELLING UNIT</u>				
New	1	\$130,000	\$381,000	\$403,000
<u>GARDEN / GARAGE APARTMENT</u>				
New	1	\$200,000	\$200,000	-
<u>TOWNHOUSES</u>				
New	-	-	\$5,114,400	\$22,901,360
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	1	\$7,340,000	\$51,109,923	\$84,290,000
Additions	-	-	-	\$225,000
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	6	\$43,951	\$423,397	\$551,169
Carport/Garage *	1	\$4,000	\$648,357	\$1,201,802
Swimming Pool	-	-	\$1,034,205	\$933,539
Deck	5	\$37,300	\$669,500	\$537,915
<u>RENOV/REPAIRS</u>				
	17	\$1,247,676	\$17,412,612	\$11,142,807
<u>TOTAL RESIDENTIAL</u>		\$14,964,267	\$122,743,903	\$158,492,092

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	\$7,337,360	\$8,440,000
Additions	-	-	\$3,243,086	\$920,000
Renov/Repairs	12	\$1,803,805	\$28,704,249	\$20,751,221
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	2	\$138,228	\$138,228	\$233,630
<u>GOVERN (Mun.)</u>				
New	-	-	\$1,842,500	\$3,626,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$132,518	\$492,340
<u>GOVERN (Fed/Prov)</u>				
New	-	-	\$73,030,000	\$28,907,900
Additions	-	-	\$413,000	\$2,230,000
Renov/Repairs	-	-	\$4,486,300	\$6,222,245
<u>INSTITUTIONAL</u>				
New	1	\$13,108,000	\$79,408,000	\$130,000
Additions	-	-	-	\$17,954,000
Renov/Repairs	-	-	\$11,741,484	\$6,465,529
Others	-	-	-	-
<u>DEMOLITION</u>				
	2	-	-	-
TOTALS	69	\$30,014,300	\$333,220,628	\$254,864,957

(8,823,275 October 2023)

DEMOLITIONS

377 Union Street - Single Detached Dwelling

316 Claudie Road - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	<u>October 2024</u>	<u>THIS YEAR TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	11	92	6	78
SEMI-DETACHED / DUPLEX	6	33	2	18
TINY / MINI HOMES	4	18	1	36
SECONDARY DWELLING UNITS	1	12	3	16
GARDEN APARTMENT	1	1	0	0
GARAGE APARTMENT	0	0	0	0
APARTMENT UNITS	48	362	0	549
TOWNHOUSE UNITS	0	25	20	119
TOTAL	71	543	32	816

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>October 2024</u>	<u>TO DATE</u>
62	706

PLUMBING PERMITS

<u>October 2024</u>	<u>TO DATE</u>
38	343

SIGN PERMITS

<u>October 2024</u>	<u>TO DATE</u>
4	78

DEVELOPMENT PERMITS

<u>October 2024</u>	<u>TO DATE</u>
7	52

FEES FOR BUILDING PERMITS ISSUED

<u>October 2024</u>	<u>TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$243,012.00	\$2,702,524.00	\$71,194.00	\$2,080,070.00

FEES FOR PLUMBING PERMITS ISSUED

<u>October 2024</u>	<u>TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$22,490.00	\$163,380.00	\$9,120.00	\$224,980.00

FEES FOR SIGN PERMITS

<u>October 2024</u>	<u>TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$500.00	\$9,125.00	\$875.00	\$6,275.00

FEES FOR DEVELOPMENT PERMITS

<u>October 2024</u>	<u>TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$650.00	\$4,600.00	\$950.00	\$5,550.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>October 2024</u>	<u>TO DATE</u>	<u>October 2023</u>	<u>SAME PERIOD LAST YEAR</u>
\$266,652.00	\$2,879,629.00	\$82,139.00	\$2,316,875.00

SUBMITTED BY:

APPROVED BY:




Issued Building Permits Sorted by Structure Type

October 2024

Permit #	PID	Issue	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2024BP0437	01497791	Oct-29-24	1108 Woodstock Rd	B&B Investments Ltd	Ward 12	Apartment Building	Renovation	\$1,250.00	\$150,000.00	Construct renovation to replace windows, patio doors, deck guards, and install steel siding over wood sided areas on apartment building as per plans submitted.
2024BP0438	01497809	Oct-29-24	1126 Woodstock Rd	B&B Investments Ltd	Ward 12	Apartment Building	Renovation	\$1,250.00	\$150,000.00	Construct renovation to replace windows, patio doors, deck guards, and install steel siding over wood sided areas on apartment building as per plans submitted.
2024BP0577	75500371	Oct-02-24	805 Wetmore Rd	Colpitts Developments	Ward 8	Apartment Building	New	\$58,770.00	\$7,340,000.00	Construct a 48 unit apartment building as per plans submitted.
2024BP0705	75467993	Oct-31-24	1 SouthView Ln	Rob Case Homes	Ward 6	Apartment Building	Renovation	\$1,578.00	\$191,000.00	Construct interior renovation to apartment unit # 306 to replace flooring, kitchen, washroom cabinets, trim and paint as per plans submitted
2024BP0756	01441625	Oct-29-24	328 Smythe St	Tony Elamm	Ward 10	Apartment Building	Renovation	\$58.00	\$1,000.00	Construct a renovation to install a decorative exterior door on the front of a 4-unit apartment building as per plans submitted
2024BP0121	75558726	Oct-29-24	303 Union St	Bird Construction Group	Ward 4	Commercial Building	New	\$104,914.00	\$13,108,000.00	Construct new Under One Sky Awitgati Longhouse and Culural Center as per plans submitted.
2024BP0436	75441683	Oct-28-24	10 Trinity Ave	Malfae Inc.	Ward 8	Commercial Building	Renovation	\$1,450.00	\$175,000.00	Construct a tenant fit-up for a new restaurant in Unit #8 as per plans submitted
2024BP0487	01436690	Oct-03-24	947 Prospect St	King Construction	Ward 9	Commercial Building	Renovation	\$2,130.00	\$259,045.00	Construct renovation to replace damaged concrete block, an exterior concrete pad and install building paper and steel cladding as per inform
2024BP0621	01443340	Oct-01-24	364 Argyle St	KLF Construction Inc	Ward 10	Commercial Building	Renovation	\$1,170.00	\$140,000.00	Construct renovation for fit-up of new QPS office space on 2nd floor of office building as per plans submitted.
2024BP0622	01481464	Oct-08-24	1189 Prospect St	Avenue Architecture Inc.	Ward 9	Commercial Building	Renovation	\$3,250.00	\$400,000.00	Construct renovation to Tim Hortons as per plans submitted.
2024BP0625	01479682	Oct-18-24	1180 Smythe St	MEHBOOB BANGASH ARCHITECTS INC.	Ward 9	Commercial Building	Renovation	\$1,370.00	\$164,360.00	Construct an interior renovation to divide existing Pizza Hut building to create new Osmow's Restaurant as per plans submitted
2024BP0632	75414037	Oct-01-24	550 Prospect St	Chestnut Building Solutions	Ward 9	Commercial Building	Renovation	\$1,370.00	\$165,000.00	Construct renovation to existing Spectrum Optical as per plans submitted.
2024BP0716	01446400	Oct-16-24	77 Westmorland St	Chestnut Building Solutions	Ward 10	Commercial Building	Renovation	\$674.00	\$78,000.00	Construct renovation to Remsoft Office on level 5 as per plans submitted.
2024BP0717	75522722	Oct-28-24	269 Main St	Tam Lam	Ward 4	Commercial Building	Renovation	\$138.00	\$10,400.00	Construct fit-up of suite 2 for new Freddy Nails & Spa (former retail store) as per floor plan submitted.
2024BP0723	01479708	Oct-18-24	1018 Prospect St	RA Lumbao Architects	Ward 9	Commercial Building	Renovation	\$442.00	\$49,000.00	Construct interior renovation to A & W restaurant as per plans submitted
2024BP0728	75297325	Oct-08-24	1381 Regent St	Madesin General Contractors	Ward 9	Commercial Building	Renovation	\$450.00	\$50,000.00	Construct renovation to Aerie store to replace flooring and painting as per plans submitted
2024BP0731	75418822	Oct-29-24	1150 Prospect St	BOWERS Construction	Ward 9	Commercial Building	Renovation	\$2,450.00	\$300,000.00	Construct interior fit-up of suite 175 (former retail store) for new Ritchie's Flooring Showroom/Warehouse per plans submitted.
2024BP0760	75431833	Oct-29-24	83 Cityview Ave	Hickey's Inस्पेक्360	Ward 4	Commercial Building	Renovation	\$154.00	\$13,000.00	Construct renovation to create a new "paint splatter room", preparation area and shorten spacing on axe throwing lanes, as per plans submit
2024BP0639	01430685	Oct-23-24	230 Medley St	D.B. Phillips Builders Inc.	Ward 6	Deck	New	\$290.00	\$15,000.00	Construct front and rear decks as per plans submitted.
2024BP0696	01488873	Oct-11-24	194 Jacob St	Marie Dumas	Ward 2	Deck	New	\$82.00	\$4,000.00	Construct a 8' x 14' detached deck addition for a mini-home as per plans submitted
2024BP0707	01410950	Oct-04-24	167 Preston Dr	Gordon Melvin	Ward 4	Deck	New	\$154.00	\$12,500.00	Construct a detached deck and ramp for an SDD as per plans submitted
2024BP0712	75382556	Oct-02-24	315 Crocket St	Grant Barry	Ward 5	Deck	New	\$66.00	\$1,300.00	Construct replacement 99" x 55" front deck on SDD as per plan submitted (same as original)
2024BP0725	75366211	Oct-16-24	15 Spiro Dr	Raymond Basque	Ward 7	Deck	New	\$90.00	\$4,500.00	Construct a detached deck from an existing pool deck, as per plans submitted
2024BP0684	01432202	Oct-09-24	257 Sewell St	Win Naugler	Ward 6	Garden Apartment	New	\$1,650.00	\$200,000.00	Construct a 33'-6" x 24' garden suite in the rear yard and relocate existing detached garage as per plans submitted.
2024BP0718	01481258	Oct-07-24	860 Grandame St	First Onsite Property Restoration	Ward 11	Institutional	Renovation	\$202.00	\$18,488.00	Replace section of ceiling in basement of Sunday School building due to water damage as per floor plan submitted.
2024BP0763	01455690	Oct-31-24	12 Carleton St	Valley Refrigeration & Air Conditioning Ltd.	Ward 11	Institutional	Renovation	\$1,010.00	\$119,740.00	Replace existing rooftop ventilation unit for the Fredericton Public Library as per plans submitted
2024BP0699	75295337	Oct-21-24	30 Crestview Crt	Atlantic Mini Homes Ltd	Ward 9	Mini Home	New	\$930.00	\$110,000.00	Install a mini-home on a leased lot as per plans submitted
2024BP0746	75295337	Oct-29-24	34 Crestview Crt	Today's Homes Northrup Homes	Ward 9	Mini Home	New	\$930.00	\$110,000.00	Install a new minihome as per plan submitted.
2024BP0757	60116456	Oct-24-24	211 Moore St	Maple Leaf Homes Inc.	Ward 7	Mini Home	New	\$698.00	\$80,400.00	Install a mini-home on a leased lot as per plans submitted
2024BP0759	60116456	Oct-24-24	171 Moore St	Maple Leaf Homes Inc.	Ward 7	Mini Home	New	\$698.00	\$80,400.00	Install a mini-home on a leased lot as per plans submitted
2024BP0683	75558221	Oct-16-24	25 Leavery St	Martell Custom Homes	Ward 2	Semi Detached	New	\$4,258.00	\$526,000.00	Construct new semi-detached dwelling as per drawings submitted - for future subdivision into separate parcels.
2024BP0708	01546696	Oct-09-24	22 Murray Ave	747212 NB Ltd	Ward 5	Semi Detached	New	\$3,146.00	\$387,000.00	Construct new semi-detached dwelling as per plans submitted - for future subdivision into separate properties.
2024BP0735	75559559	Oct-31-24	27 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Semi Detached	New	\$3,970.00	\$490,000.00	Construct new semidetached dwelling (unfinished basements) as per plans submitted - for future subdivision into separate parcels.
2024BP0490	75009134	Oct-07-24	5 McMann St	Alan Stilwell	Ward 6	Single Detached Dwelling	Addition	\$450.00	\$50,000.00	Construct an 11' x 11' entrance addition to an SDD as per plans submitted
2024BP0538	75549766	Oct-25-24	394 Goodine St	Noory Engineering Inc.	Ward 7	Single Detached Dwelling	New	\$3,650.00	\$450,000.00	Construct a new SDD as per plans submitted.
2024BP0697	75563205	Oct-01-24	201 Gilridge Dr	Platinum East Builders	Ward 1	Single Detached Dwelling	New	\$2,050.00	\$250,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2024BP0698	01501626	Oct-10-24	801 Mitchell St	Epic Energy	Ward 9	Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Construct roof mounted solar array on SDD as per information submitted.
2024BP0700	75368175	Oct-16-24	150 Bliss Carman Dr	Birdseye Custom Carpentry Ltd	Ward 8	Single Detached Dwelling	Renovation	\$2,850.00	\$350,000.00	Construct renovation to SDD as per plan submitted.
2024BP0701	75006296	Oct-24-24	530 Broad St	Steve Lanteigne	Ward 3	Single Detached Dwelling	Renovation	\$58.00	\$1,000.00	Amendment to existing permit # 2024BP0296 to change roof construction for the attached garage to rafters and install interior stairway, as pe
2024BP0702	01479609	Oct-01-24	10 Oxford Crt	Rob Case Homes	Ward 9	Single Detached Dwelling	Renovation	\$186.00	\$16,560.00	Construct renovation to replace 4 windows on an SDD as per plans submitted

2024BP0706	75563114	Oct-08-24	16 Sandlewood Ln	Brendan Jolicoeur	Ward 1	Single Detached Dwelling	New	\$2,290.00	\$280,000.00	Construct a new SDD as per plans submitted
2024BP0709	75398263	Oct-09-24	22 Clara Dr	Chris Lavigne	Ward 4	Single Detached Dwelling	New	\$2,410.00	\$295,000.00	Construct a new SDD as per plans submitted.
2024BP0710	75536326	Oct-17-24	164 Stonehill Ln	First Line Properties Inc.	Ward 2	Single Detached Dwelling	New	\$8,050.00	\$1,000,000.00	Construct new SDD as per plans submitted.
2024BP0711	01417005	Oct-02-24	5 Dahlia Dr	William VANBUSKIRK	Ward 1	Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct kitchen renovation to SDD (no layout change).
2024BP0713	01430008	Oct-28-24	676 MacLaren Ave	Epic Energy	Ward 4	Single Detached Dwelling	Renovation	\$322.00	\$33,875.00	Construct a roof mounted solar array on SDD as per information submitted.
2024BP0715	75480376	Oct-16-24	198 Dora Dr	MVL Property Restoration	Ward 7	Single Detached Dwelling	New	\$2,714.00	\$332,540.00	Construct new SDD as per plan submitted.
2024BP0719	75558965	Oct-29-24	76 Diamond St	Rhino Ready Construction LTD.	Ward 1	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD as per plans submitted.
2024BP0722	01424480	Oct-29-24	377 Union St	Carle Developments Ltd.	Ward 4	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2024BP0724	01435056	Oct-29-24	40 Harewood Cres	Colebrooke Builders Ltd.	Ward 10	Single Detached Dwelling	Renovation/Addition	\$1,250.00	\$150,000.00	Construct an addition (including attached garage) to an SDD as per plans submitted
2024BP0730	75561167	Oct-18-24	12 Briar Brook Pl	D.R.C. Developments Ltd.	Ward 3	Single Detached Dwelling	New	\$2,570.00	\$315,000.00	Construct new SDD (finished basement) as per plans submitted.
2024BP0732	75555680	Oct-15-24	43 Lakeside Dr	M.C.I. Hodgkin Construction	Ward 4	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct renovation to finish basement in SDD as per plan submitted.
2024BP0733	75559559	Oct-31-24	39 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Single Detached Dwelling	New	\$2,490.00	\$305,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2024BP0734	75559559	Oct-31-24	45 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Single Detached Dwelling	New	\$2,330.00	\$285,000.00	Construct new SDD as per plans submitted.
2024BP0737	75563247	Oct-17-24	305 Gilridge Dr	Sweat Equity Enterprise	Ward 1	Single Detached Dwelling	Addition	\$170.00	\$15,000.00	Construct 12' x 5' rear entrance addition on an SDD as per plans submitted
2024BP0739	75001206	Oct-29-24	316 Claudie Rd	City of Fredericton	Ward 1	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD as per aerial; view submitted.
2024BP0744	01436419	Oct-22-24	359 Parkhurst Dr	Shift Energy Group Inc.	Ward 10	Single Detached Dwelling	Renovation	\$282.00	\$28,241.00	Construct installation of roof mounted solar array on SDD as per plan submitted.
2024BP0755	01437078	Oct-29-24	55 Saunders St	J Russon Construction Ltd.	Ward 10	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct a renovation to replace two windows in an SDD as per information submitted
2024BP0761	01545730	Oct-31-24	129 Canada St	Francis Morgan	Ward 5	Single Detached Dwelling	Renovation	\$226.00	\$22,000.00	Construct renovation to replace vinyl siding, rigid foam and two windows as per information submitted
2024BP0762	75560177	Oct-29-24	21 Sandlewood Ln	Phil Sousa	Ward 1	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD as per plans submitted
2024BP0777	75384040	Oct-31-24	21 Kaley Crt	Ross Preston	Ward 9	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct renovation to replace vinyl siding on an SDD as per information submitted
2024BP0518	01459403	Oct-11-24	234 Saint John St	John Grant	Ward 11	Single Detached Dwelling/Ap	Renovation	\$370.00	\$40,000.00	Construct a renovation to unit #2 in a 3-unit apartment building as per plans submitted
2024BP0568	01447200	Oct-18-24	271 Victoria St	Rob Case Homes	Ward 10	Single Detached Dwelling/Ap	Addition	\$1,090.00	\$130,000.00	Construct rear yard addition and renovation to create a secondary suite for the existing SDD as per plans submitted.
TOTALS								\$243,012.00	\$29,966,349.00	