

## AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, April 15, 2026, 7:00 p.m.**  
Location: **Council Chamber and Via Web Conferencing**

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### 1. APPROVAL OF MINUTES

Regular Meeting – March 18, 2026

Special Meeting - April 1, 2026

### 2. ZONING APPLICATIONS

#### 2.1 Colpitts Developments - 925-929 Union Street

- Rezone property from Residential Zone One (R-1), Residential Zone Four (R-4), and Multi-Residential Zone Three (MR-3) to Multi-Residential Zone Two (MR-2);
- 307.83m<sup>2</sup> lot area variance to permit two additional dwelling units;
- 1.51m setback variance from a property line abutting a public street (Station Road); and
- 2.15m side yard setback variance;

To permit two stacked townhouse buildings with 13 units total.

#### 2.2 Skyline Surveys & Geomatics Ltd. c/o Steven Cook - 17 Kimble Court

- The existing single detached dwelling at 17 Kimble Court shares a lot with St. Margaret's Anglican Parish Church at 775 Forest Hill Road.
- The applicant is proposing to subdivide the existing dwelling from the church lot.
- This requires rezoning a portion of 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1) to allow the simple subdivision.

### 3. SUBDIVISION APPLICATIONS

#### 3.1 Green Canary Group c/o Krista Downey - 11 Charles Avenue

- Tentative plan of subdivision to create one R-1 lot and 7.93 metre lot depth variance for the new lot.

### 4. VARIANCE APPLICATIONS

4.1 Matthew McQuinn - 1899 Lincoln Road

- The subject property is zoned Business Industrial (BI) which permits “Vehicle Sales” as a conditional use subject to approval by the Planning Advisory Committee

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **BUILDING PERMITS**

To receive building permits for March 2026

8. **ADJOURNMENT**

## ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 15 avril 2026, 19 h 00**  
Endroit : **salle du conseil municipal et participation via conférence web**

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### 1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 18 mars 2026

Séance extraordinaire - 1 avril 2026

### 2. DEMANDES DE ZONAGE

#### 2.1 Colpitts Developments - 925-929, rue Union

- Modifier le zonage de la propriété de Zone résidentielle 1 (R-1), Zone résidentielle 4 (R-4) et Zone multirésidentielle 3 à Zone multirésidentielle 2 (MR-2);
- Dérogation de 307,83 m<sup>2</sup> à la superficie du lot afin de permettre deux logements supplémentaires;  
Dérogation de 1,51 m à la marge de recul le long d'une rue publique (chemin Station);
- Dérogation de 2,15 m à la marge de recul latérale;

Afin de permettre la construction de deux bâtiments superposés en bande totalisant 13 logements.

#### 2.2 Skyline Surveys & Geomatics Ltd. a/s de Steven Cook - 17, cour Kimble

- L'habitation unifamiliale isolée existante située au 17, cour Kimble se trouve actuellement sur le même terrain que l'église anglicane St. Margaret's Parish, au 775, chemin Forest Hill.
- Le demandeur propose de séparer l'habitation existante du terrain de l'église.
- Cela nécessite de reclasser une partie du 17, cour Kimble de Zone de services collectifs 1 (I-1) à Zone résidentielle 1 (R-1), afin de permettre ce lotissement simple.

### 3. DEMANDE DE LOTISSEMENT

3.1 Green Canary Group a/s de Krista Downey - 11, avenue Charles

- Plan provisoire de lotissement visant la création d'un lot R-1, ainsi qu'une dérogation de 7,93 mètres à la profondeur du lot pour le nouveau lot.

**4. DEMANDE DE DÉROGATION**

4.1 Matthew McQuinn - 1899, chemin Lincoln

- La propriété visée est située en Zone industrielle et commerciale (BI), où la « vente de véhicules » est autorisée comme usage conditionnel, sous réserve de l'approbation du Comité consultatif sur l'urbanisme.

**5. AFFAIRE COURANTE**

**6. AFFAIRE NOUVELLE**

**7. PERMIS DE CONSTRUIRE**

Recevoir les permis de construire pour le mois mars 2026

**8. LEVÉE DE LA SÉANCE**

## MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, March 18, 2026, 7:00 p.m.  
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard, Chair  
Neill McKay, Vice-Chair  
Councillor Greg Ericson  
Anna Patterson  
Scott McConaghy  
Julie Baker  
Oliver Dueck

Members Absent: Councillor Margo Sheppard  
Councillor Mark Peters

Staff: Marcello Battilana  
Fredrick VanRooyen  
Connor Adsett  
Mei Jiang  
Jody Boone  
Tyson Aubie  
Chief Dwayne Killingback  
Mike Baldwin  
Ryan Seymour  
Shasta Stairs  
Dane Frenette  
Felix McCarthy  
Elizabeth Murray

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### **APPROVAL OF MINUTES**

Regular Meeting – February 18, 2026

**Moved by:** Councillor Greg Ericson

**Seconded by:** Anna Patterson

That the minutes of the regular meeting of the Planning Advisory Committee of February 18, 2026, be approved.

**CARRIED**

## **ZONING APPLICATIONS**

### **City of Fredericton c/o Ryan Seymour - 750 Prospect Street**

- Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and rezoning from Park (P) Zone to Institutional Zone Two (I-2) to allow construction of a new fire station.

### **Public Hearing**

- The applicant Ryan Seymour, on behalf of the City of Fredericton, was available to respond to questions.

**Moved by:** Neill McKay

**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by the City of Fredericton c/o Ryan Seymour for a Municipal Plan Amendment to redesignate property from Parks and Open Space to Major Institutions and a rezoning from Park (P) Zone to Institutional Zone Two (I-2) to facilitate the construction of a fire station at 750 Prospect Street, be approved subject to terms and conditions.**

**CARRIED on division**  
*(Julie Baker voting nay)*

### **Carle Developments Ltd. - 314-316 & 348, 402 Saint Mary's Street**

Rezone portions of property from:

- COR-2 to MR-2 (portion of PID 01488345, PID 75549550, and PID 00000003)
- MR-2 to COR-2 (portion of PID 01424258)
- FD to MR-2 (PID 01424241, PID 75529065, PID 01422369, and a portion of PID 01422419)

Tentative plan of subdivision for a future public street to permit 9 three-storey apartment buildings with a total of 216 units.

### **Public Hearing**

- The applicant Andy Buyting, representing Carle Developments Ltd., explained that adjacent neighbours were consulted, information flyers were distributed, and a public meeting was hosted prior to the public notification for the development.

**Moved by:** Scott McConaghy

**Seconded by:** Julie Baker

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary's Street to rezone portions of the property from:**

- **Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2) (portion of PID 01488345, PID 00000003 and PID 75549550)**
- **Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) (portion of PID 01424258); and,**
- **Future Development (FD) to Multi-Residential Zone Two (PID 01424241, PID 75529065, PID 01422369 and portion of PID 01422419);**

**to permit 9 three-storey apartment buildings with a total of 216 units, be approved subject to terms and conditions.**

**BE IT FURTHER RESOLVED THAT the tentative plan of subdivision to create a future public street be forwarded to City Council with a recommendation that the location of the future public street as shown on Map III attached to P.R. 16/26 be approved.**

**CARRIED**

### **NB Department of Transportation and Infrastructure c/o Heather Copp - 50/70 Liverpool Street**

- Rezoning from Park (P) Zone to Institutional Zone One (I-1), and variances for parking lot location ( $\pm 3m$ ) and parking stall width (0.25m) to allow construction of a new K-5 elementary school.

### **Public Hearing**

- Heather Copp, on behalf of Department of Transportation and Infrastructure, was available to respond to questions.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Julie Baker

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by the Department of Transportation and Infrastructure c/o Heather Copp to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location ( $\pm 3\text{m}$ ) and parking space width ( $0.25\text{m}$ ) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street, be approved subject to terms and conditions.**

**CARRIED**

### **SUBDIVISION APPLICATIONS**

#### **Exp Services Inc. - Burns Street, Fearnley Street, Goddard Street, Shannon Street, and Tori Street**

- Tentative plan of subdivision to create 83 Residential Mini-Home (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, as well as a new public street, Tori Street.

#### **Public Hearing**

- Frank Flangan, on behalf of Exp Services Inc., was available to respond to questions.

**Moved by:** Scott McConaghy

**Seconded by:** Anna Patterson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 83 Residential Mini Home Zone (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street, be forwarded to City Council with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Maps II, III, and IV.**

**CARRIED**

#### **City of Fredericton c/o Ryan Seymour - 402-408 Saint Mary's Street**

- Tentative Plan of Subdivision to add  $338\text{m}^2$  to the public right of way for future street widening on Saint Mary's Street.

#### **Public Hearing**

- The applicant Ryan Seymour, on behalf of the City of Fredericton, was available to respond to questions.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Neill McKay

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 402-408 Saint Mary's Street for a tentative plan of subdivision to add a 338 square metre parcel of land to the public right-of-way (Saint Mary's Street) be forwarded to City Council with a recommendation that the location of the public street as shown on Map II attached to P.R. 14/26 be approved.**

**BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the final plan of subdivision prepared by Surtek Group Ltd. entitled 601557 N.B. LTD. Subdivision 2026-2 Creating St. Mary's Street (Public) 402 St. Mary's Street City of Fredericton County of York Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.**

**CARRIED**

## **VARIANCE APPLICATIONS**

### **Brad Wilcox - 159 George Street**

In order to construct a two-unit addition the following variances are required;

- 172m<sup>2</sup> lot density variance;
- 3.7m lot frontage variance;
- In the TP-6 zone converted dwellings with additions may cover a max of 35% of the lot area. This building and addition will cover 36%, requiring a 6.4m<sup>2</sup> lot coverage variance;
- Furthermore, an addition is to be limited to a max of 40% of the lot coverage of an existing building. This addition will be 53.8% of the existing buildings lot coverage requiring a 17.2m<sup>2</sup> variance;
- 0.58m side yard setback variance; and
- 24.8m<sup>2</sup> landscaped area variance.

### **Public Hearing**

- The applicant Brad Wilcox was available to respond to questions.

**Moved by:** Julie Baker

**Seconded by:** Anna Patterson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on March 18, 2026, the application submitted by Brad Wilcox for the following:**

- 172m<sup>2</sup> lot density variance
- 7m lot frontage variance;
- 4m<sup>2</sup> lot coverage variance;
- 2m<sup>2</sup> lot coverage variance to permit an addition greater than 40% of the existing main building;
- 58m side yard setback variance; and,
- 8m<sup>2</sup> landscaped area variance

**to permit an addition containing two dwelling units on the property at 159 George Street, be approved subject to terms and conditions.**

**CARRIED**

**OLD BUSINESS**

**NEW BUSINESS**

**BUILDING PERMITS**

To receive building permits for February 2026.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Julie Baker

That the building permits for the month of February 2026 be received.

**ADJOURNMENT**

**Moved by:** Neill McKay

**Seconded by:** Councillor Greg Ericson

That the meeting of the PAC be adjourned at 7:52 p.m.

**CARRIED**

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Rodney Blanchard, Chairman

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Elizabeth Murray, Secretary

## PROCÈS-VERBAL D'UNE RÉUNION DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : mercredi 18 mars 2026 à 19 h 30  
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président  
Neill McKay, vice-président  
Greg Ericson  
Anna Patterson  
Scott McConaghy  
Julie Baker  
Oliver Dueck

Membres absents : Margo Sheppard  
Mark Peters

Membres du personnel : Marcello Battilana  
Fredrick Vanrooyen  
Connor Adsett  
Mei Jiang  
Jody Boone  
Tyson Aubie  
Dwayne Killingback  
Mike Baldwin  
Ryan Seymour  
Shasta Stairs  
Dane Frenette  
Felix McCarthy  
Elizabeth Murray

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### **ADOPTION DE PROCÈS-VERBAL**

Réunion ordinaire – 18 février 2026

**Proposé par :** Greg Ericson

**Appuyé par :** Anna Patterson

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 18 février 2026.

**ADOPTÉ**

### **DEMANDES DE ZONAGE**

#### **Ville de Fredericton a/s de Ryan Seymour – 750, rue Prospect**

- Modification du plan municipal visant à faire passer une propriété de Parcs et espaces ouverts à Grandes institutions et modification du zonage de Zone de parcs (P) à Zone de services collectifs 2 (I-2), afin de permettre la construction d'une nouvelle caserne de pompiers.

#### **Audience publique :**

- Le requérant Ryan Seymour, représentant la Ville de Fredericton, est présent pour répondre aux questions.

**Proposé par :** Neill McKay

**Appuyé par :** Greg Ericson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par la Ville de Fredericton, a/s de Ryan Seymour, visant une modification du plan municipal afin de passer une propriété de Parcs et espaces ouverts à Grandes institutions ainsi qu'une modification de zonage, de Zone de parcs (P) à la Zone de services collectifs 2 (I-2), afin de permettre la construction d'une caserne de pompiers au 750, rue Prospect, soit approuvée, sous réserve de modalités et conditions.**

**ADOPTÉ SANS UNANIMITÉ**  
*(Julie Baker ayant voté contre)*

#### **Carle Developments Ltd. – 314-316 et 348, 402, rue Saint Mary's**

Modifier le zonage de certaines parties de la propriété comme suit :

- COR-2 à MR-2 (partie des NID 01488345, NID 75549550 et NID 00000003)
- MR-2 à COR-2 (partie du NID 01424258)
- FD à MR-2 (NID 01424241, NID 75529065, NID 01422369 et partie du NID 01422419)

Plan provisoire de lotissement visant l'aménagement futur d'une rue publique, afin de permettre la construction de neuf immeubles d'habitation de trois étages totalisant 216 logements.

**Audience publique :**

- Le demandeur, Andy Buyting, représentant Carle Developments Ltd., précise que les voisins immédiats ont été consultés, que des feuillets d'information ont été distribués et qu'une réunion publique a eu lieu avant l'avis public relatif au projet.

**Proposé par :** Scott McConaghy

**Appuyé par :** Julie Baker

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par Carle Developments Ltd., visant des propriétés situées aux 314-316, 348 et 402, rue Saint Mary's, afin de modifier le zonage de certaines parties comme suit :**

- **Zone de corridor commercial 2 (COR-2) à Zone multirésidentielle 2 (MR-2) (partie des NID 01488345, NID 00000003 et NID 75549550)**
- **Zone multirésidentielle 2 (MR-2) (MR-2) à Zone de corridor commercial 2 (COR-2) (partie du NID 01424258)**
- **Zone d'aménagement futur (FD) à Zone multirésidentielle 2 (MR-2) (NID 01424241, NID 75529065, NID 01422369 et partie du NID 01422419)**

**afin de permettre la construction de neuf immeubles d'habitation de trois étages totalisant 216 logements, soit approuvée, sous réserve de modalités et conditions.**

**IL EST EN OUTRE RÉSOLU QUE le plan provisoire de lotissement visant la création d'une future rue publique soit transmis au conseil municipal, avec la recommandation d'approuver l'emplacement de cette rue publique tel qu'indiqué au plan III joint au rapport d'urbanisme 16/26.**

**ADOPTÉ**

**Ministère des Transports et de l'Infrastructure du Nouveau-Brunswick, a/s d'Heather Copp – 50/70, rue Liverpool**

- Modification de zonage de Zone de parcs (P) à Zone de services collectifs 1 (I-1) et demande de dérogations concernant l'emplacement de l'aire de stationnement ( $\pm 3$  m) et la largeur des cases de stationnement (0,25 m), afin de permettre la construction d'une nouvelle école primaire (maternelle à 5<sup>e</sup> année).

**Audience publique :**

Heather Copp, au nom du ministère des Transports et de l'Infrastructure, est présente pour répondre aux questions.

**Proposé par :** Greg Ericson

**Appuyé par :** Julie Baker

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par le ministère des Transports et de l'Infrastructure, a/s d'Heather Copp, visant à modifier le zonage d'une partie du site de Zone de parcs (P) à Zone de services collectifs 1 (I-1), ainsi qu'à accorder des dérogations concernant l'emplacement de l'aire de stationnement ( $\pm 3$  m) et la largeur des cases de stationnement (0,25 m), afin de permettre la construction d'une nouvelle école primaire (maternelle à 5e année) au 50/70, rue Liverpool, soit approuvée, sous réserve de modalités et conditions.**

**ADOPTÉ**

**DEMANDE DE LOTISSEMENT**

**Exp Services Inc. – rues Burns, Fearneley, Goddard, Shannon et Tori**

- Plan provisoire de lotissement visant la création de 83 lots de Zone résidentielle de maisons préfabriquées mobiles (RMH) dans le prolongement des rues Burns, Fearneley, Goddard et Shannon, ainsi que d'une nouvelle rue publique, la rue Tori.

**Audience publique :**

- Frank Flangan, au nom de Exp Services Inc., est présent pour répondre aux questions.

**Proposé par :** Scott McConaghy

**Appuyé par :** Anna Patterson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par Exp Services Inc., au nom de Northrup Holdings Ltd., visant un plan provisoire de lotissement pour créer 83 lots de Zone résidentielle de maisons préfabriquées mobiles (RMH) dans le prolongement des rues Burns, Fearneley, Goddard et Shannon, ainsi que d'une nouvelle rue publique, la rue Tori, soit transmise au conseil municipal avec la recommandation que la cession de terrains publics de 8 % sous forme de terrain et que l'emplacement des rues publiques soit approuvé tel qu'indiqué aux plans II, III et IV.**

**ADOPTÉ**

**Ville de Fredericton a/s de Ryan Seymour – 402-408, rue Saint Mary's**

- Plan provisoire de lotissement visant à ajouter 338 m<sup>2</sup> à l'emprise publique en vue d'un élargissement futur de la rue Saint Mary's.

**Audience publique :**

- Le requérant Ryan Seymour, représentant la Ville de Fredericton, est présent pour répondre aux questions.

**Proposé par :** Greg Ericson

**Appuyé par :** Neill McKay

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, visant une propriété située aux 402-408, rue Saint Mary's, pour un plan provisoire de lotissement afin d'ajouter une parcelle de terrain de 338 m<sup>2</sup> à l'emprise publique (rue Saint Mary's), soit transmise au conseil municipal avec la recommandation d'approuver l'emplacement de la rue publique tel qu'indiqué plan II joint au rapport d'urbanisme 14/26.**

**IL EST EN OUTRE RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, le plan définitif de lotissement préparé par Surtek Group Ltd., intitulé « 601557 N. B. LTD. Subdivision 2026-2 Creating St. Mary's Street (Public), 402 St. Mary's Street, City of Fredericton, County of York, Province of New Brunswick », reçoive l'assentiment du conseil municipal conformément au paragraphe 88 (4) de la *Loi sur l'urbanisme*.**

**ADOPTÉ**

**DEMANDE DE DÉROGATION**

**Brad Wilcox – 159, rue George**

Afin de permettre la construction d'un agrandissement comprenant deux logements, les dérogations suivantes sont requises :

- dérogation de 172 m<sup>2</sup> relativement à la densité du lot;
- dérogation de 3,7 m relativement à la largeur de façade du lot;
- dans la Zone de lotissement résidentielle 6 (TP-6), les habitations transformées avec agrandissement peuvent occuper un maximum de 35 % de la superficie du lot. Le

bâtiment et l'agrandissement occuperont 36 %, ce qui nécessite une dérogation de 6,4 m<sup>2</sup> quant à l'occupation du sol;

- de plus, un agrandissement est limité à un maximum de 40 % de l'occupation du sol du bâtiment existant. L'agrandissement représentera 53,8 % de l'occupation du sol du bâtiment existant, ce qui nécessite une dérogation de 17,2 m<sup>2</sup>;
- dérogation de 0,58 m relativement à la marge latérale;
- dérogation de 24,8 m<sup>2</sup> relativement à la superficie paysagée.

**Audience publique :**

- Le demandeur, Brad Wilcox, est présent pour répondre aux questions.

**Proposé par :** Julie Baker

**Appuyé par :** Anna Patterson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 18 mars 2026, la demande présentée par Brad Wilcox visant les dérogations suivantes :**

- **dérogation de 172 m<sup>2</sup> relativement à la densité du lot;**
- **dérogation de 7 m relativement à la largeur de façade du lot;**
- **dérogation de 4 m<sup>2</sup> relativement à l'occupation du sol;**
- **dérogation de 2 m<sup>2</sup> relativement à l'occupation du sol afin de permettre un agrandissement supérieur à 40 % du bâtiment principal existant;**
- **dérogation de 58 m relativement à la marge latérale;**
- **dérogation de 8 m<sup>2</sup> relativement à la superficie paysagée;**

**afin de permettre la construction d'un agrandissement comprenant deux logements sur la propriété située au 159, rue George, soit approuvée, sous réserve de modalités et conditions.**

**ADOPTÉ**

**AFFAIRE COURANTE**

**AFFAIRE NOUVELLE**

**PERMIS DE CONSTRUIRE**

Réception des permis de construire pour février 2026

**Proposé par :** Greg Ericson

**Appuyé par :** Julie Baker

Recevoir les permis de construire pour le mois de février 2026.

**LEVÉE DE LA SÉANCE**

**Proposé par :** Neill McKay

**Appuyé par :** Greg Ericson

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 52.

**ADOPTÉ**

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Rodney Blanchard, président

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Elizabeth Murray, secrétaire

## MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, April 1, 2026, 7:00 p.m.  
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard, Chair  
Neill McKay, Vice-Chair  
Councillor Greg Ericson  
Councillor Margo Sheppard  
Councillor Mark Peters  
Scott McConaghy  
Julie Baker  
Oliver Dueck

Members Absent: Anna Patterson

Staff: Marcello Battilana  
Fredrick VanRooyen  
Melissa Steeves  
Jill Durling  
Tyson Aubie  
Melisa Tang Choy  
Connor Adsett  
Mei Jiang  
Ryan Seymour  
Shasta Stairs  
Dane Frenette  
Matthew Killam  
Felix McCarthy  
Alicia Brown  
Elizabeth Murray

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**APPROVAL OF MINUTES**

**ZONING APPLICATIONS**

**The John Howard Society of Fredericton - Blizzard Street**

- Municipal Plan Amendment to redesignate a portion of PID 60202587 from Business & Industrial to Major Institutional; and
- Rezoning a portion of PID 60202587 from General Industrial (GI) to Institutional Zone Two (I-2);

To permit a rehabilitation centre use.

**Public Hearing**

- John Barrow, Executive Director of The John Howard Society Fredericton, and Anthony Njoku, Psychiatry Chief in the Fredericton Zone, provided an overview of the project.
- Greg Bishop, Senior Director of the Human Development Council, spoke in support of the application.
- Lloyd Dutcher, area resident, spoke in support of the application.
- Laurel Williams, owner of Core Dance Collective, expressed concerns regarding the location of the proposed site.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Scott McConaghy

**BE IT RESOLVED THAT at the special meeting of the Planning Advisory Committee on April 1, 2026, the application submitted by The John Howard Society of Fredericton to amend the Municipal Plan to redesignate lands from Business and Industrial to Major Institutions and rezone lands from General Industrial (GI) zone to Institutional Zone Two (I-2) to permit a rehabilitation centre on a portion of property located on Blizzard Street (portion of PID 60202587), be approved subject to terms and conditions.**

**CARRIED**

**SUBDIVISION APPLICATIONS**

**VARIANCE APPLICATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

**BUILDING PERMITS**

**ADJOURNMENT**

**Moved by:** Neill McKay

**Seconded by:** Councillor Greg Ericson

That the meeting of the PAC be adjourned at 8:16 pm.

**CARRIED**

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Rodney Blanchard, Chairman

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Elizabeth Murray, Secretary

## PROCÈS-VERBAL D'UNE RÉUNION DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : mercredi 1 avril 2026 à 19 h  
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président  
Neill McKay, vice-président  
Greg Ericson  
Margo Sheppard  
Mark Peters  
Scott McConaghy  
Julie Baker  
Oliver Dueck

Membres absents : Anna Patterson

Membres du personnel : Marcello Battilana  
Fredrick VanRooyen  
Melissa Steeves  
Jill Durling  
Tyson Aubie  
Melisa Tang Choy  
Connor Adsett  
Mei Jiang  
Ryan Seymour  
Shasta Stairs  
Dane Frenette  
Matthew Killam  
Felix McCarthy  
Alicia Brown  
Elizabeth Murray

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### ADOPTION DE PROCÈS-VERBAL

## **DEMANDES DE ZONAGE**

### **Société John Howard de Fredericton – rue Blizzard**

- Modification du plan municipal visant à faire passer l'affectation d'une partie du NID 60202587, d'Entreprises et industries à Grandes institutions; et
- Modification du zonage visant à faire passer une partie du NID 60202587 de Zone industrielle générale (GI) à Zone de services collectifs 2 (I-2);

afin de permettre l'aménagement d'un centre de réadaptation.

### **Audience publique :**

- John Barrow, directeur général de la Société John Howard de Fredericton, et Anthony Njoku, chef de la psychiatrie pour le secteur de Fredericton, présentent un aperçu du projet.
- Greg Bishop, directeur principal du Conseil du développement humain, intervient à l'appui de la demande.
- Lloyd Dutcher, résident du secteur, intervient à l'appui de la demande.
- Laurel Williams, propriétaire de Core Dance Collective, exprime des préoccupations quant à l'emplacement proposé.

**Proposé par :** Greg Ericson

**Appuyé par :** Scott McConaghy

**IL EST RÉSOLU QUE, lors de la réunion extraordinaire du Comité consultatif sur l'urbanisme du 1<sup>er</sup> avril 2026, la demande présentée par la Société John Howard de Fredericton visant à modifier le plan municipal afin de changer l'affectation de terrains d'Entreprises et industries à Grandes institutions, ainsi qu'à modifier le zonage de Zone industrielle générale (GI) à Zone de services collectifs 2 (I-2), afin de permettre l'aménagement d'un centre de réadaptation sur une partie de la propriété située sur la rue Blizzard (partie du NID 60202587), soit approuvée sous réserve de modalités et conditions.**

**ADOPTÉ**

## **DEMANDE DE LOTISSEMENT**

## **DEMANDE DE DÉROGATION**

## **AFFAIRE COURANTE**

**AFFAIRE NOUVELLE**

**PERMIS DE CONSTRUIRE**

**LEVÉE DE LA RÉUNION**

**Proposé par :** Neill McKay

**Appuyé par :** Greg Ericson

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 20 h 16.

**ADOPTÉ**

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Rodney Blanchard, président

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Elizabeth Murray, secrétaire

## PLANNING REPORT



PAC – April 15, 2026  
File No.: Z-9-26, V-8-26, P.R. No. 19/26

**To:** Planning Advisory Committee  
**From:** Fredrick Van Rooyen, Senior Planner  
**Proposal:** Rezoning and variances to permit two stacked townhouse buildings with 13 units total  
**Property:** **925-929 Union Street**  
**(PIDs 75486639 & 75486621)**

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**OWNER:** 628701 N.B. Ltd.  
5-830 Hanwell Road  
Fredericton, NB, E3B 6A2

**APPLICANT:** Colpitts Developments  
5-830 Hanwell Road  
Fredericton, NB, E3B 6A2

### **SITE INFORMATION:**

**Location:** Northeast corner of Union Street and Station Road  
**Context:** Mix of residential land uses to the north and east, Picaroons and the Bill Thorpe Walking Bridge to the west, Nashwaak Trail to the south  
**Ward No:** 6  
**Municipal Plan:** North Core  
**Zoning:** Residential Zone One (R-1), Residential Zone Four (R-4), Multi-Residential Zone Three (MR-3)  
**Existing Land Use:** Vacant Land  
**Previous Applications:** P.R. 27/10

### **EXECUTIVE SUMMARY:**

The Applicant is proposing to consolidate the two vacant lots and construct two stacked townhouse buildings, one with 6 units and the other with 7 units for a total of 13 units. To facilitate the proposed development, a rezoning to Multi-Residential Zone Two (MR-2) is required along with several variances to the lot area, setback abutting a public street (Station Road), and side yard setback. Staff are of the opinion that the proposed rezoning and variances are appropriate for the development of the land. Overall, the proposal meets the intent of the Growth Strategy, Municipal Plan, and Union Street Area Secondary Municipal Plan, and represents a prime infill opportunity along Union Street within the North Core. Accordingly, staff support the application subject to terms and conditions.

## **APPLICATION:**

Colpitts Developments had made application on property located at 925-929 Union Street for the following:

- Rezone property from Residential Zone One (R-1), Residential Zone Four (R-4), and Multi-Residential Zone Three (MR-3) to Multi-Residential Zone Two (MR-2);
- 307.83m<sup>2</sup> lot area variance to permit two additional dwelling units;
- 1.51m setback variance from a property line abutting a public street (Station Road); and,
- 2.15m side yard setback variance,

to permit two stacked townhouse buildings with 13 units total.

## **PLANNING COMMENTS:**

Proposal:

- The Applicant is proposing to consolidate the two vacant lots and construct two stacked townhouse buildings, one with 6 units and the other with 7 units for a total of 13 units. The 6 unit stacked townhouse would be on the southern portion of the property at the corner of Union Street and Station Road, while the 7 unit stacked townhouse would be on the northern portion of the property (see Map II). This configuration with two buildings has been driven by the location of municipal water and sanitary sewer services that run through the middle of the site, which is encumbered by a municipal services easement (shown as the blue dashed line on Map II). All 13 units would be 1-bedroom units as seen on the attached floor plans (see Maps VI and VII). For reference, a stacked townhouse is defined under Zoning By-law Z-5 as *“a building containing 3 or more dwelling units located wholly or partially above one another where each dwelling unit has a separate entrance with direct access to grade”*.
- Access to the development would be from an existing driveway off Union Street with parking along the side of each building. 13 vehicle parking spaces are proposed for the development, representing 1 space per unit. The site plan as shown on Map II includes pedestrian walkways from the buildings to the existing sidewalk on Union Street along with bicycle parking. This property is well positioned in terms of active transportation and transit with the Nashwaak Trail and Bill Thorpe Walking Bridge being right across the street and there is a bus stop (14N/15S) just two lots over in front of 911 Union Street.
- The proposed building design as seen on the conceptual renderings in Maps III, IV, and V, looks to give the appearance of two single detached dwellings from the street, contributing to the existing character and rhythm along Union Street. The Applicant has noted that the proposed buildings feature a mix of materials, stone and high-quality vinyl siding that look to complement the abutting newer housing stock.
- Staff would note that most of the property is around 8.5 metres geodetic elevation. Subsection 4.1(8) of *Zoning By-law Z-5* outlines that *“no development of any habitable space shall be permitted in any zone unless the minimum geodetic elevation of the top of any floor is at least nine (9) metres”*. The Applicant is aware of this requirement and will be working with their engineering consultant to bring the necessary portions of the property up to the minimum 9 metre geodetic elevation.

#### Growth Strategy:

- The subject property is located within the Urban Core (being the North Core portion), which is a designated growth area. Residential intensification in the Urban Core will mostly take the form of apartment buildings, mixed-use buildings and townhouse developments that are compatible with their surroundings. Greater density and the proximity of day-to-day destinations will also support greater use of public transit and encourage cycling and walking. As more growth happens within the built-up city, the less undeveloped, unserviced land is required for growth. The Growth Strategy recognizes that there is a significant amount of vacant or underutilized land within the Urban Core. The subject property is a smaller site but is underutilized and represents a prime infill opportunity for residential intensification and is optimally located to support greater use of public transit, cycling, and walking.

#### Municipal Plan:

- The property is designated North Core within the Municipal Plan. Lands within the North Core designation are intended to continue to transition from a suburban to more urban built forms as new development occurs. The Municipal Plan includes the following relevant policies for the North Core:
  - *2.2.1(8) Encourage appropriately scaled infill and redevelopment along Union Street, including mid- and high-rise residential development...*
  - *2.2.1(9) Prior to adoption of a new Union Street Secondary Municipal Plan, a new mid- or high-rise building design should comply with the Main Street Built Form Design Guidelines, as appropriate.*

#### Union Street Area Secondary Municipal Plan:

- The subject property is designated Residential in the Union Street Area Secondary Municipal Plan, which contains the following relevant policies:
  - *3(1) Council shall seek to ensure that areas designated as residential shall be predominantly used for residential purposes.*
  - *3(3) Council shall encourage infill residential development, which is compatible with the surrounding residential development.*
  - *3(5) High to medium density residential development will be directed towards the major arterials with the intent of maintaining predominately low-density housing in the interior of the neighbourhoods.*

#### Main Street Built Form Design Guidelines:

- As outlined in the Municipal Plan, prior to the adoption of a new Union Street Secondary Municipal Plan, new mid- or high-rise building design should comply with the Main Street Built Form Design Guidelines, as appropriate. Staff would note that as the proposed buildings are less than 3 storeys in height, they are considered low-rise and not technically subject to the built form design guidelines. Nonetheless, the guidelines provide a good reference point to encourage a high-quality design and built form for the proposal.

- Siting and Orientation: *to create a sense of continuous buildings along the street edge, the primary street wall will be located at a built-to line at or close to the front property line.*
  - Both proposed buildings would be right at the built-to line along Union Street (minimum 6m under the MR-2 zone) and the proposed 6 unit stacked townhouse facing Station Road has been brought closer to the street to help address the street and frame the corner.
- Ground Level Design: *active uses should be placed directly adjacent to the street edge (i.e. retail/restaurants, common lobby entrances, offices, etc.), buildings should be oriented to address the street with clearly defined primary entry points fronting on the street with easy access to the sidewalk, emphasize entrances through architectural treatments and provide weather protection through canopies, awnings or recesses, and the façade of the ground floor should primarily be transparent through glazing.*
  - The proposed buildings have been oriented to address Union Street with clearly defined primary entries that feature a canopy treatment and direct connection to the sidewalk. Particular care has been given to the corner treatment for the 6 unit stacked townhouse with the canopy treatment wrapping around the corner and having a door face the Station Road frontage.
- Height and Massing: *street wall heights should be no less than 2 storeys and no taller than 4 storeys.*
  - This guideline is more applicable to mid- or high-rise buildings, but this proposal still provides a minimum 2 storeys and gives the appearance of two single detached dwellings which positively contributes to the existing character and rhythm along Union Street.
- Façade Design: *buildings should be designed to articulate a distinct base, middle, and top through step backs, projections, materials, textures and/or detailing.*
  - The proposed buildings have a clear ground floor defined by the canopy above, the façade features a number of recesses and projections, and the roofline includes several gables to define the top and provide visual interest.
- Materials and Finishes: *building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, longevity, sustainability and ease of maintenance. Contemporary materials, or traditional materials utilized in a contemporary way, are encouraged.*
  - The proposed buildings feature a mix of stone and high-quality vinyl siding. While vinyl siding is generally discouraged, the Applicant has noted that is a higher quality product that has been used on their other nearby developments.

- Servicing, Access, and Parking: *Vehicular access to buildings and properties, adequate parking, and appropriate screening are all necessary in considering the overall site design to minimize their impact on the public realm and pedestrians.*
  - The proposed site plan looks to have the buildings closer to the street, with pedestrian connections to the sidewalk, and parking on the side of each building interior to the site. This layout helps create a more pedestrian friendly environment that positively contributes to the public realm.

Overall, the proposed development meets the intent of the Municipal Plan and Union Street Area Secondary Municipal Plan by providing:

- Appropriately scaled infill development that is compatible with surrounding residential development;
- Residential intensification within the North Core on a minor arterial road that is right next to transit services, the Nashwaak Trail, and Bill Thorpe Walking Bridge; and,
- A building design that positively contributes to the City's urban form through its thoughtful siting and architectural quality.

Zoning By-law:

The proposal complies with the standards of the Multi-Residential Zone Two (MR-2) as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Density (Lot Area/Unit)	161m <sup>2</sup> /unit 1,785.17m <sup>2</sup> /161m <sup>2</sup> = 11 units max 13 units proposed x 161m <sup>2</sup> = 2,093m <sup>2</sup> required	<b>1,785.17m<sup>2</sup> *</b> <b>13 units</b>
Lot Frontage (min)	34m	34m
Lot Depth (min)	30m	42m
Lot Coverage (max)	35% (m <sup>2</sup> )	24.5% (436.99m <sup>2</sup> )
Landscaped Area (min)	35% (m <sup>2</sup> )	47.7% (852.85m <sup>2</sup> )
Building Setbacks (min)		
Abutting Station Road	6m	<b>4.49m*</b>
Abutting Union Street	6m	6.04m
Side (north)	4m	<b>1.85m*</b>
Rear (east)	7.5m	22.9m
Building Height	14m	~6.4m
Vehicle Parking (min) (Area 1)	1-BR unit: 0.75 sp/unit 13-1BR units = 10 sp total	13 spaces
Bicycle Parking (min)	0.3 sp/unit 13 units x 0.3 sp = 4 sp total	4 spaces

\* variance required

The subject property complies with all applicable zoning standards, except for the lot area, the setback abutting Station Road, and the side yard setback (north).

#### Lot Area Variance:

- The Applicant is proposing a 307.83m<sup>2</sup> lot area variance as part of the application. This lot area variance would translate to 2 additional units beyond what is permitted under the standard density calculation (from 11 units to 13 units). Staff would consider the proposed lot area variance appropriate given the policy framework that calls for residential intensification, the inclusion of smaller one-bedroom units that would be intended to be more affordable, and with the proposed building complying with the majority of the other zoning standards including lot coverage and parking.

#### Setback Variances:

- The Applicant is proposing two setback variances as part of the application. First being a 1.51m setback variance from a property line abutting a public street (Station Road). This variance helps bring the 6 unit stacked townhouse closer to the corner, giving the building more prominence. By pushing the building closer to Station Road, it also supports a more functional parking area to ensure an adequate driveway aisle width and parking space length. This siting and orientation is very much encouraged in the built form design guidelines and a welcomed adjustment in staff's view.
- The second setback variance is a 2.15m side yard setback variance. This is applicable for the 7 unit stacked townhouse on the northern side of the property. This variance is primarily being driven by the location of the municipal services easement as it tapers towards the rear of the property, reducing the amount of depth to support a functional floor area for the units. Staff would note that the minimum 4m side yard setback is applicable as there is more than one building on the lot, whereas the minimum is only 3m if there is one building on a lot. With the proposed side yard setback being 1.85m, this setback would be comparable to the existing low-rise zoning (minimum 1.8m). As the MR-2 zone permits greater height (14m or generally 4 storeys), the standard 4m setback has been established to recognize that maximum potential. Given that the proposed stacked townhouse is only 2 storeys in height, it would be comparable to the height permitted for a single detached or semi-detached within a low-rise zone. As such, staff consider the 1.85m side yard setback appropriate with the proposed height. Recognizing that there could be a future single detached dwelling abutting this development to the north, within the terms and conditions staff are recommending that the Applicant look to minimize the number of windows facing the side property line to the north (acknowledging that there are minimum requirements under the Building Code) along with fencing and/or landscaping to provide some additional screening, particularly at grade.

### Access and Servicing:

- The proposed development utilizes the existing driveway, which is located where there is an existing left-turn pocket for Station Road. The left-turn pocket is beneficial to Union Street traffic and the development as it provides a space for left turning vehicles to wait to turn left without delaying through traffic. The proposed development is small in scale and is not anticipated to have any impacts on Union Street traffic.
- From a servicing perspective, water and sanitary sewer servicing was installed through civic 925 and 929 Union Street, along with a municipal services easement of varying width. This municipal services easement runs down the middle of the property and has impacted the location of the proposed buildings to ensure they are located outside the easement.
- There is an existing private storm line running along the eastern and southern sides of the property. The 1500mm diameter storm pipe was installed with the adjacent Colpitts development and provides attenuation. A private services easement will be required.
- Stormwater management and lot grading will be required to ensure that adjacent properties and the receiving storm system are not negatively impacted by development.

### **RECOMMENDATION:**

It is recommended that the application submitted by Colpitts Developments on property located at 925-929 Union Street for the following:

- Rezone property from Residential Zone One (R-1), Residential Zone Four (R-4), and Multi-Residential Zone Three (MR-3) to Multi-Residential Zone Two (MR-2);
- 307.83m<sup>2</sup> lot area variance to permit two additional dwelling units;
- 1.51m setback variance from a property line abutting a public street (Station Road); and,
- 2.15m side yard setback variance,

to permit two stacked townhouse buildings with 13 units total, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 19/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III, IV, and V, attached to P.R. 19/26, with the intent of minimizing the number of windows on the 7 unit stacked townhouse abutting the side property line, to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including fencing and/or landscaping between the 7 unit stacked townhouse and the abutting side property line to provide additional screening, be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) No development of any habitable space shall be permitted unless the minimum geodetic elevation of the top of any floor is at least nine (9) metres;

- e) Access, servicing, lot grading, and stormwater management plans shall be to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit;
- f) All easements shall be located and designed to the satisfaction of the Director of Engineering & Operations and registered prior to the issuance of a building permit;
- g) Electrical site servicing shall be shown on the site plan at the time of building permit application;
- h) Record drawings shall be prepared by a Professional Engineering and are required at completion of the project; and,
- i) The Applicant and/or their Consultant shall participate in a design start-up meeting with Engineering staff upon approval of this application.

Prepared by:

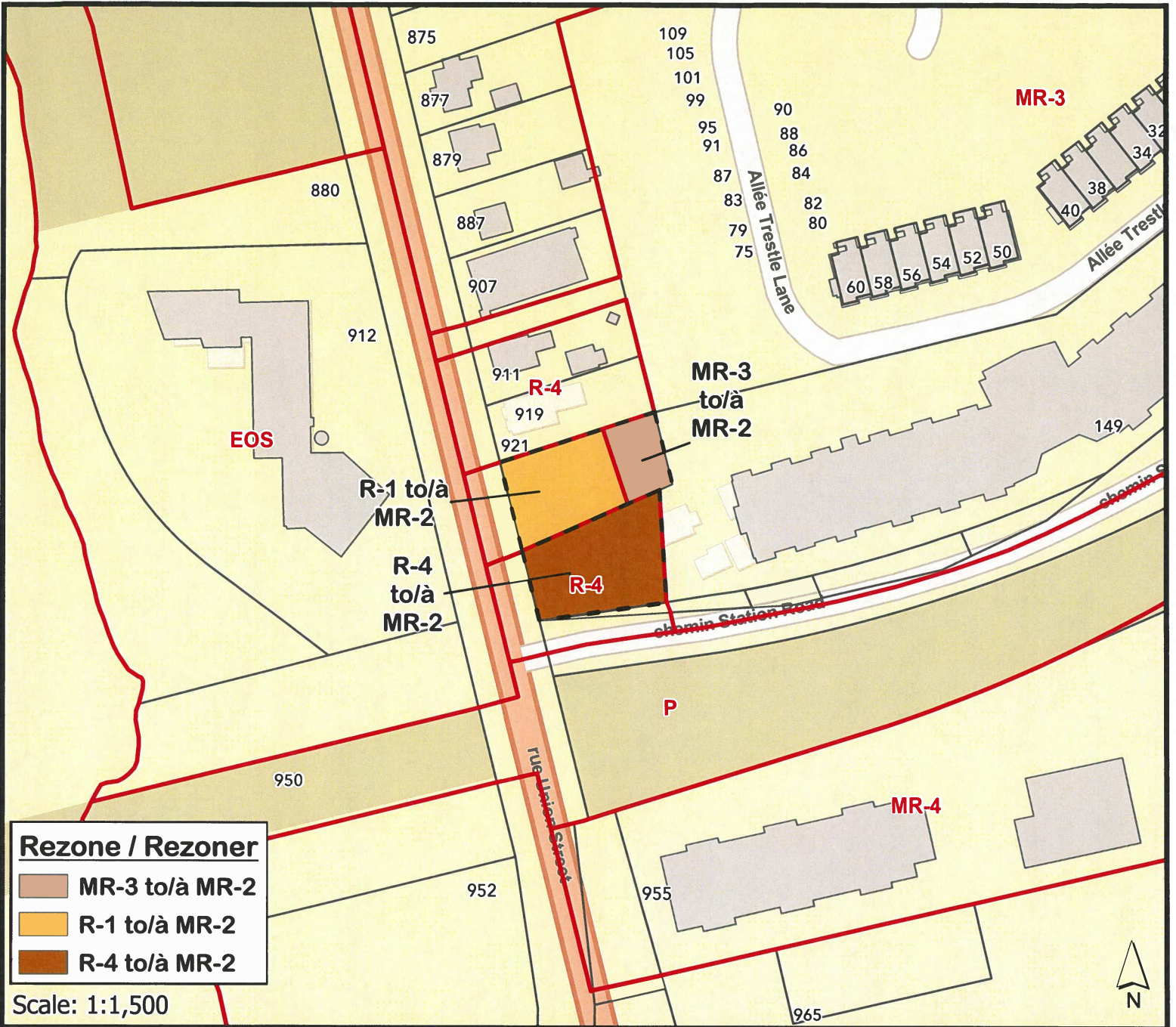


Fredrick Van Rooyen, RPP, MCIP  
Senior Planner, Community Planning




Approved by:



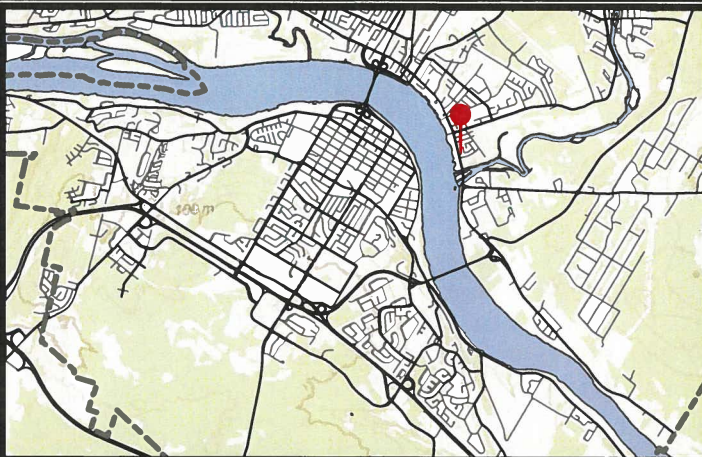
Marcello Battilana, RPP, MCIP  
Assistant Director, Planning & Development




**Rezone / Rezoner**

	MR-3 to/à MR-2
	R-1 to/à MR-2
	R-4 to/à MR-2

Scale: 1:1,500



 **Subject Properties / Propriétés Visé**

Rezone property from R-1, R-4, and MR-3 to MR-2; 307.83m<sup>2</sup> lot area variance to permit two additional dwelling units, 1.51m setback variance from a property line abutting a public street (Station Road), and a 2.15m side yard setback variance, to permit two stacked townhouse buildings with 13 units total.  
 Modifier le zonage de la propriété de R-1, R-4 et MR-3 à MR-2.  
 Dérogation de 307,83 m<sup>2</sup> à la superficie du lot afin de permettre deux logements supplémentaires; Dérogation de 0,56 m à la marge de recul le long d'une rue publique (chemin Station).  
 Dérogation de 2,15 m à la marge de recul latérale. Afin de permettre la construction de deux bâtiments superposés en bande totalisant 13 logements.

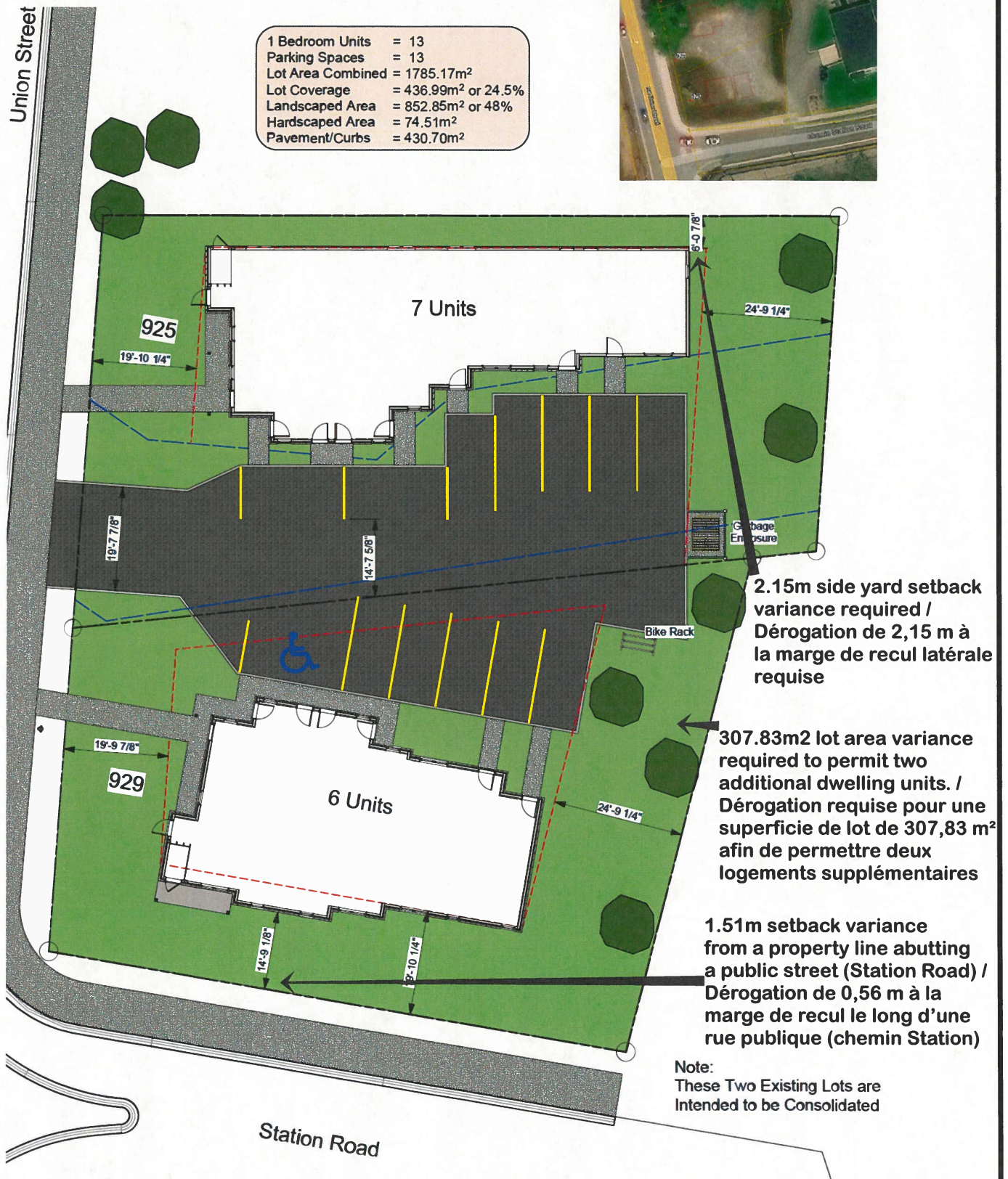


Community Planning  
Planification urbaine

Map \ carte # I  
 File \ fiche: PR-19-2026  
 Date \ date: avril \ April 15, 2026  
 Subject \ sujet: 925-929 rue Union Street  
 Colpitts Developments  
 c/o Craig McElroy



1 Bedroom Units	= 13
Parking Spaces	= 13
Lot Area Combined	= 1785.17m <sup>2</sup>
Lot Coverage	= 436.99m <sup>2</sup> or 24.5%
Landscaped Area	= 852.85m <sup>2</sup> or 48%
Hardscaped Area	= 74.51m <sup>2</sup>
Pavement/Curbs	= 430.70m <sup>2</sup>



**Site Plan / Plan du Site**



**South ( Union Street) / Sud (rue Union)**



**Union Street (Looking West) / rue Union (Vue vers l'ouest)**

**Conceptual Renderings / Rendus conceptuels**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # III

File \ fiche: PR-19-2026

Date \ date: avril \ April 15, 2026

Subject \ sujet: 925-929 rue Union Street  
Colpitts Developments  
c/o Craig McElroy



**6 Unit Building / Bâtiment de 6 unités**



**7 Unit Building / Bâtiment de 7 unités**

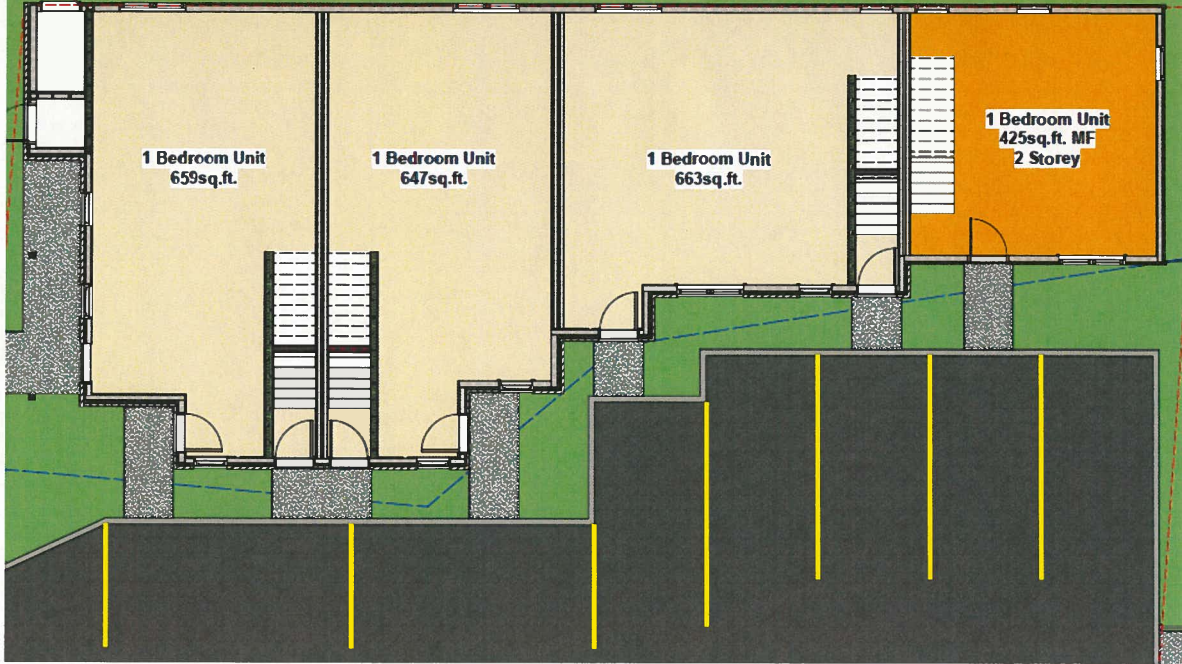
**Conceptual Renderings / Rendus conceptuels**



**6 Unit Building (Station Road) / Bâtiment de 6 unités (chemin Station)**

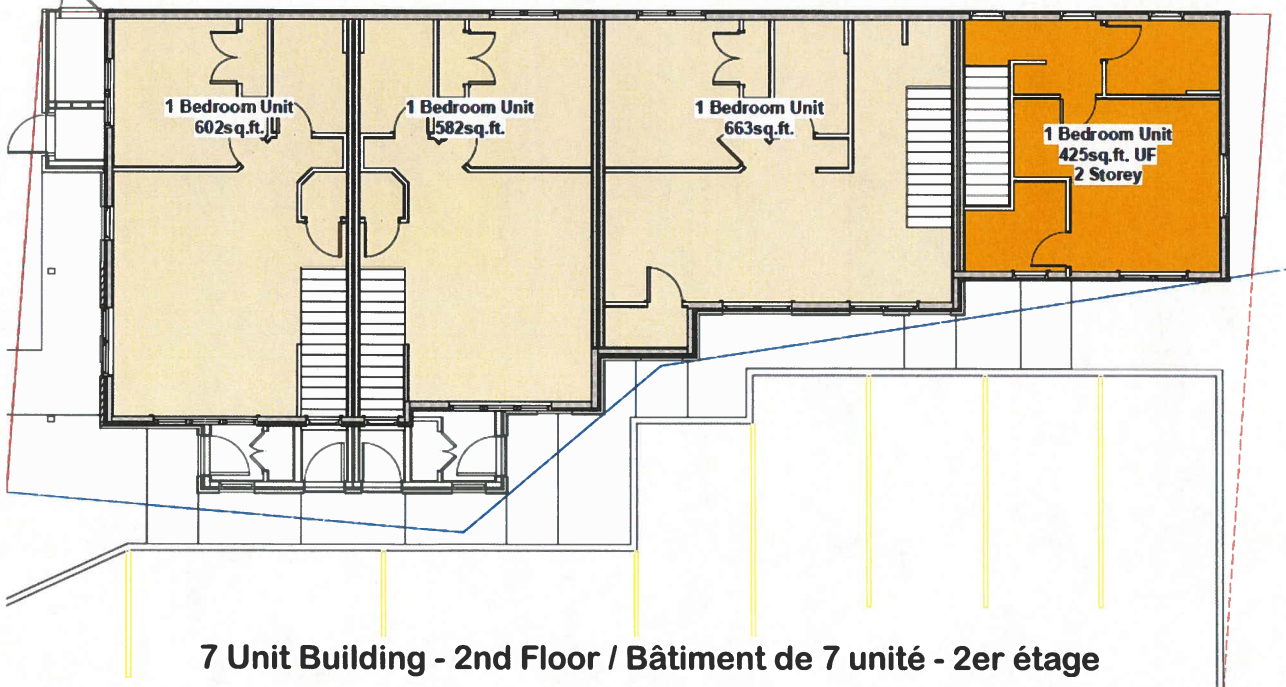
**Conceptual Renderings / Rendus conceptuels**

# 925 Union Street



7 Unit Building - 1st Floor / Bâtiment de 7 unité - 1er étage

# 925 Union Street - 2nd Storey



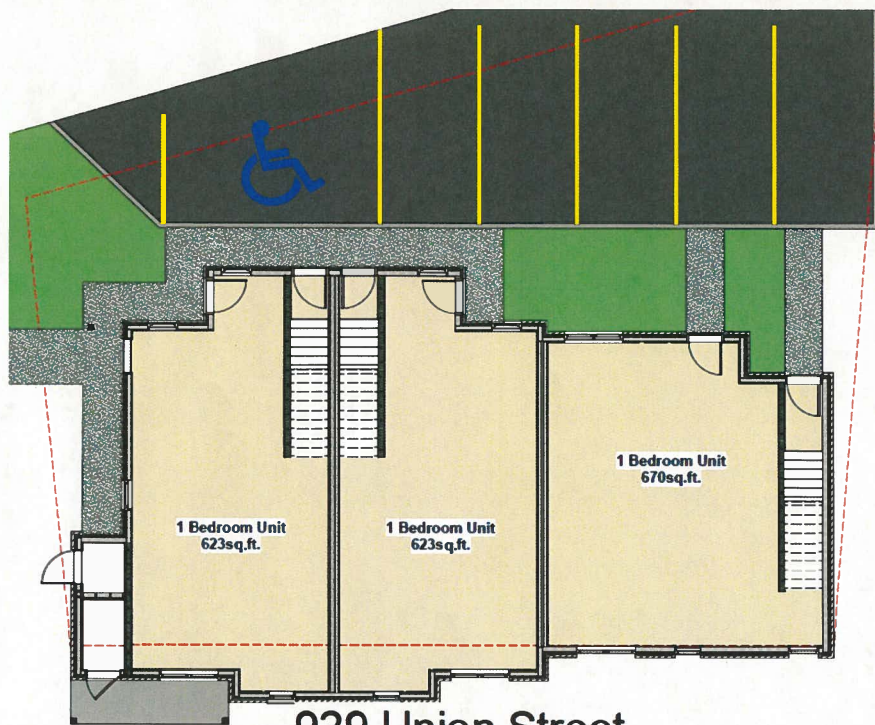
7 Unit Building - 2nd Floor / Bâtiment de 7 unité - 2er étage

## Floor Plans / Plans d'étage

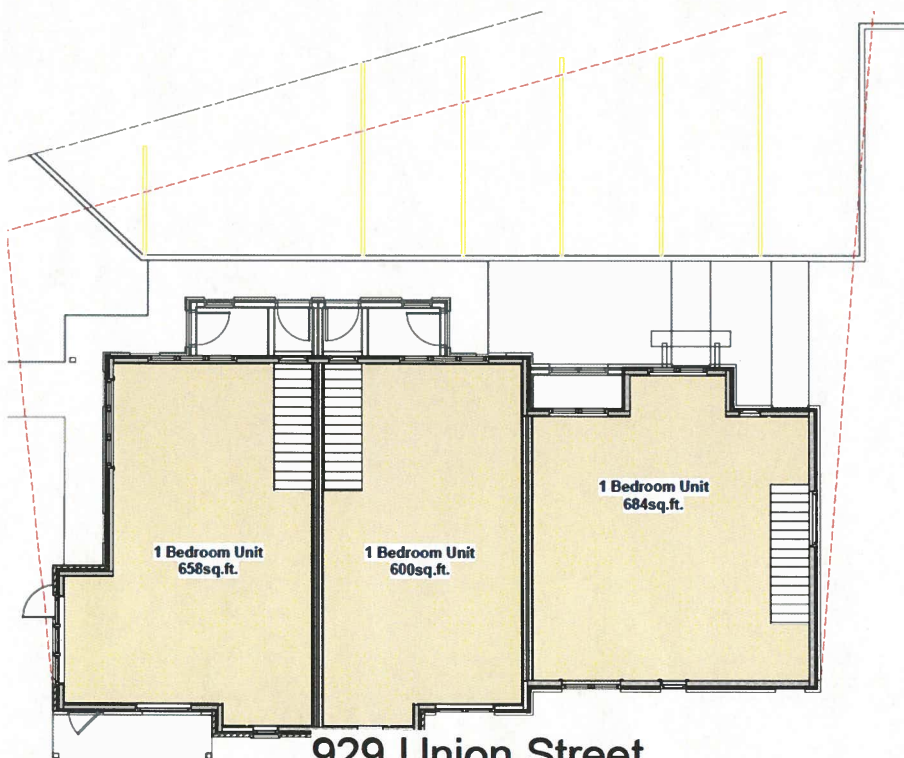


Community Planning  
Planification urbaine

Map \ carte # VI  
File \ fiche: PR-19-2026  
Date \ date: avril \ April 15, 2026  
Subject \ sujet: 925-929 rue Union Street  
Colpitts Developments  
c/o Craig McElroy



**929 Union Street**  
**6 Unit Building - 1st Floor / Bâtiment de 7 unité - 1er étage**



**929 Union Street**  
**6 Unit Building - 2nd Floor / Bâtiment de 6 unité - 2er étage**

**Floor Plans / Plans d'étage**



**PLANNING REPORT**

*PAC – April 15, 2026  
File No.: P.R. No. 23/26*

**To:** Planning Advisory Committee  
**From:** Connor Adsett, Planner  
**Proposal:** Rezone a portion of property from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.  
**Property:** **17 Kimble Court (PID 01483007)**

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**OWNER:** Bishop of Fredericton (c/o M Wilson-Smith)  
188 Cambridge Crescent,  
Fredericton NB,  
E3B 4N9

**APPLICANT:** Skyline Surveys & Geomatics Ltd. (c/o Steven Cook)  
30 Hughes St Unit 2, Office D  
Fredericton NB,  
E3A 2W3

**SITE INFORMATION:**

**Location:** Corner lot at the intersection of Forest Hill Road and Kimble Court  
**Context:** Institutional land to the south, single detached dwellings to the east, west and north  
**Ward No:** 8  
**Municipal Plan:** Established Neighbourhood  
**Zoning:** Institutional Zone One (I-1)  
**Existing Land Use:** Church and single detached dwelling

**EXECUTIVE SUMMARY:**

The Applicant is proposing to rezone a portion of property at 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1) in order to subdivide the property. The subject lot contains both a church and a single detached dwelling. The church intends to subdivide the lot and sell the single detached dwelling. They cannot however proceed with this subdivision until the portion they intend to subdivide is rezoned. Staff feel that the rezoning is appropriate for the established neighborhood designation and support the application subject to terms and conditions.

## **APPLICATION:**

Steven Cook, of Skyline Surveys & Geomatics Ltd, on behalf of the Bishop of Fredericton, has made an application to rezone a portion of 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.

## **PLANNING COMMENTS:**

### Proposal:

- The subject lot contains both St. Margaret's Anglican Church and its rectory (Map I). Both were built in 1995. The rectory has been unoccupied for at least a year.
- The Applicant is proposing to subdivide the rectory from the church and sell the newly created lot as is.
- Given that the rectory already exists, the subdivision does not require 8% land for public purpose as per section 3.05 of Bylaw Z-4. The subdivision is therefore not being considered in this application.
- The new lot will provide access to the parcel from the existing driveways on Kimble Court (Map II). Access is also maintained to the Church and its parking lot by driveways on both Kimble Court and Forest Hill Road.
- The newly subdivided rectory and its accessory building will meet the requirements of the zoning bylaw.
- The building is in good condition and is of a similar style to other single detached dwellings in the neighbourhood (Map III). The new lot will be larger than the existing lot pattern, however this is necessary to encompass the entire building and driveway as well as prevent the creation of remnant unusable lot space.

### Municipal Plan:

- The subject property is designated Established Neighbourhood in the Municipal Plan. These neighbourhoods are meant for limited intensification through complimentary and compatible development as well as the maintenance of existing housing stock.
- The proposed rezoning meets the intent of the Municipal Plan by encouraging the maintenance of existing housing stock, providing a new lot which is broadly consistent with the existing lot pattern and by protecting healthy and mature trees.

Zoning By-law:

The rezoned section complies with the applicable R-1 Zone standards as follows:

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (Min)	450m <sup>2</sup>	1724m <sup>2</sup>
Lot Frontage (Min)	15m	48m
Lot Depth (Min)	30m	45.9m

- The proposed and remnant lots comply with the minimum lot standards of the Zoning By-law and are appropriately sized for future development.

Public Land Dedication

- Section 3.05 of the subdivision By-Law Z-4 allows a subdivision to be exempt from the Lands for Public Purpose requirements if it creates "lots containing usable main buildings, existing at the time of the application for subdivision". In this case the building is usable and therefore the application is exempt.

Engineering & Operations

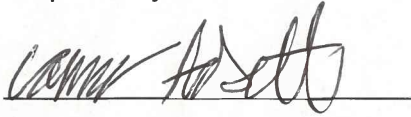
- Water and sanitary sewer servicing records indicate that there is one water and sanitary sewer service lateral installed to 775 Forest Hill (the Church) and one service lateral is installed to 17 Kimble Court (the house). Records do not show a location of the services. The applicant shall call Service Fredericton and schedule a locate of services to the properties prior to the final subdivision plan and have the service locations added to the plan of subdivision to ensure that the services fall within the proposed property boundaries, or easements are provided to ensure servicing and maintenance requirements.

**RECOMMENDATION:**

It is recommended that the application submitted by Steven Cook, of Skyline Surveys & Geomatics Ltd, on behalf of the Bishop of Fredericton, for rezoning a portion of 17 Kimble Court be recommended for approval subject to terms and conditions:

- a) The final plan of subdivision be submitted substantially in accordance with Map I attached to P.R. 23/26 to the satisfaction of the Development Officer;
- b) The applicant is to coordinate and complete water and sewer service locates for 775 Forest Hill Road, and 17 Kimble Court. The traced services are to be added to the plan of subdivision and any easements be added to the plan if required.

Prepared by:

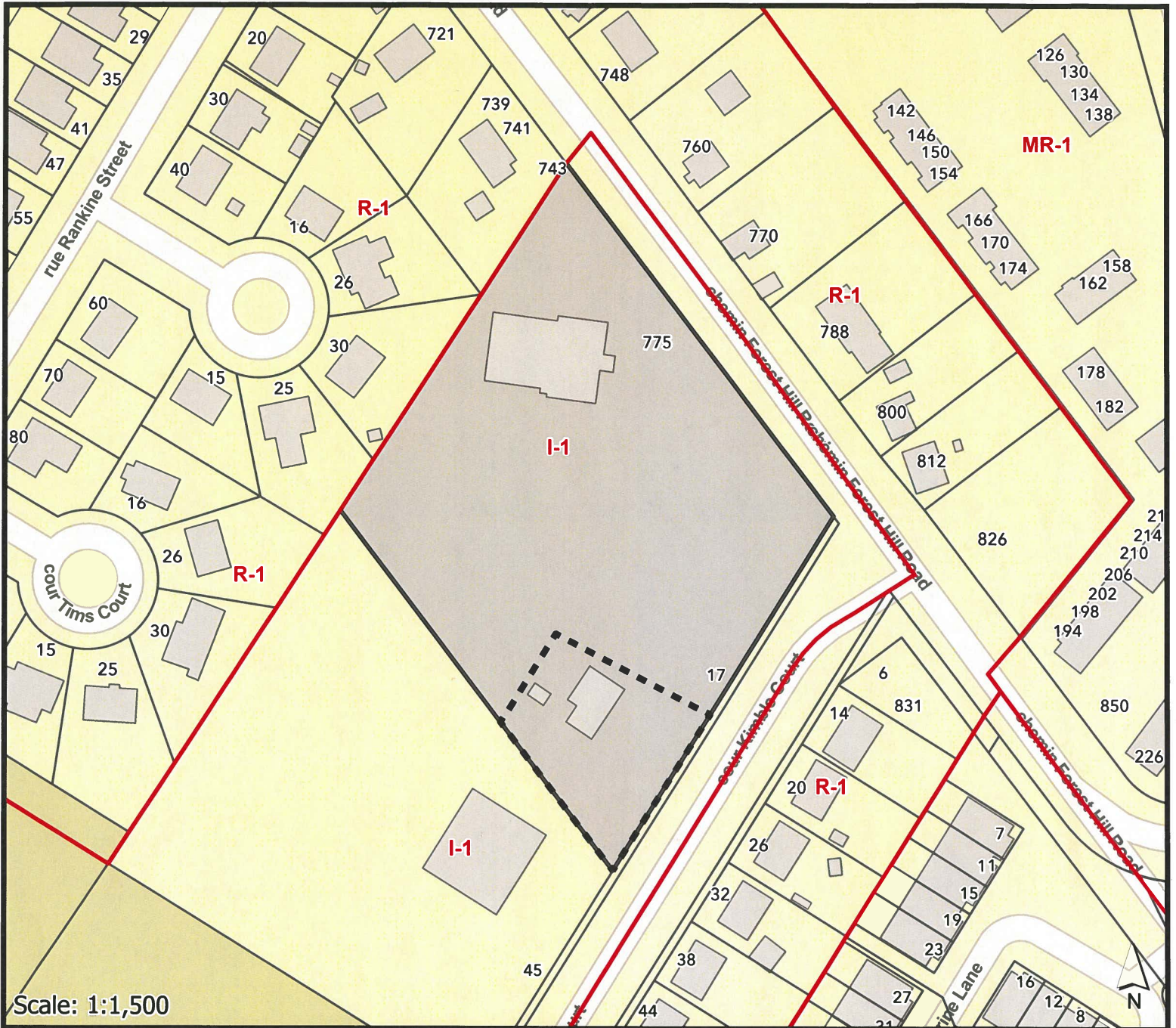
A handwritten signature in black ink, appearing to read "Connor Adsett", written over a horizontal line.

Connor Adsett  
Planner, Community Planning

Approved by:

A handwritten signature in blue ink, appearing to read "Marcello Battilana", written over a horizontal line.

Marcello Battilana, RPP, MCIP  
Assistant Director, Community Planning



-  Subject Properties / Propriétés Visé
-  Subject Area / Point d'intérêt

Rezoner a portion of property from Institutional Zone One (I-1) to Residential Zone One (R-1) to permit subdivision for an existing single detached dwelling.

Rezoner une partie de la propriété de la zone institutionnelle 1 (I-1) à la zone résidentielle 1 (R-1) afin de permettre la subdivision pour une habitation unifamiliale isolée existante.



Community Planning  
Planification urbaine

Map \ carte # I  
 File \ fiche: PR-23-2026  
 Date \ date: avril \ April 15, 2026  
 Subject \ sujet: 17 cour Kimble Court  
 Skyline Surveys & Geomatics Ltd.  
 (c/o Steven Cook)





**Existing House / Maison existante**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # III

File \ fiche: PR-23-2026

Date \ date: avril \ April 15, 2026

Subject \ sujet: 17 cour Kimble Court

Skyline Surveys & Geomatics Ltd.  
(c/o Steven Cook)

**From:** [REDACTED]  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** Development Proposal Z/10/2026  
**Date:** Wednesday, April 1, 2026 3:31:29 PM

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**External email:** Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

To the Planning Advisory Committee,

I am writing in regard to the proposed subdivision and rezoning of 17 Kimble Court from Institutional Zone One (I-1) to Residential Zone One (R-1).

I would like to express my support for the proposed rezoning and subdivision. Increasing the availability of residential land in Fredericton is important, and this proposal appears to be a positive step toward making better use of existing land within the city.

That said, I would encourage the Committee to consider rezoning the subject property to a more flexible residential designation, such as MR-1 or MR-2, rather than limiting it to R-1. A more permissive zoning classification could allow for a wider range of housing types, including modest multi-unit or mixed residential forms, which would better support housing diversity and affordability in the area.

In my view, allowing for slightly increased density, while still maintaining compatibility with the surrounding neighbourhood, would make more efficient use of the land and align with broader goals of sustainable growth.

Thank you for your consideration.

Sincerely,

Scott Strang

## PLANNING REPORT



PAC – April 15, 2026

File No.: S-8-2026, V-9-2026 P.R. No. 22/26

**To:** Planning Advisory Committee  
**From:** Melisa Tang Choy, Planner  
**Proposal:** Tentative plan of subdivision to create a new R-1 lot and 7.93 metre lot depth variance for the new lot  
**Property:** **11 Charles Avenue (PID 01560911)**

---

**OWNER:** Daniel Charles Watters  
11 Charles Avenue  
Fredericton, NB E3A 3S3

**APPLICANT:** Green Canary Group (c/o Krista Downey)  
2295 Woodstock Road  
Fredericton, NB E3C 1P6

### **SITE INFORMATION:**

**Location:** Corner lot at the intersection of Charles Avenue and McKay Drive  
**Context:** Low-rise residential neighbourhood with multi-unit development and Charles Avenue Park to the south  
**Ward No:** 6  
**Municipal Plan:** Established Neighbourhoods  
**Zoning:** Residential Zone One (R-1)  
**Existing Land Use:** Single-detached dwelling  
**Previous Applications:** N/A

### **EXECUTIVE SUMMARY:**

The Applicant is proposing to subdivide the subject property in order to create one new Residential Zone One (R-1) lot. Due to the configuration of the existing lot, the new lot fronting on McKay Drive would be deficient in the lot depth, requiring a 7.93 metre lot depth variance. However, the proposed lot would otherwise meet the R-1 zone standards, and the Applicant has demonstrated that a single-detached dwelling would meet the required setbacks and lot coverage of the R-1 zone (see Map II). Staff are of the opinion that the overall proposal is consistent with policies in the Municipal Plan and is in keeping with the existing development pattern in the area. Staff support this application subject to terms and conditions.

## **APPLICATIION:**

Krista Downey, on behalf of Green Canary Group, has made application for the following on property located at 11 Charles Avenue:

- Tentative plan of subdivision to create one new R-1 lot; and,
- 7.93 metre lot depth variance for the new lot.

## **PLANNING COMMENTS:**

Proposal:

- The Applicant is proposing to subdivide the subject property to create a new R-1 lot (Lot 26-52 shown on Map II). The new lot would be created from the rear portion of the subject property and would be fronting on McKay Drive. Due to the orientation of the current lot, the new lot would be deficient in the lot depth by 7.93 metres, which requires a variance.
- The existing single-detached dwelling on the remnant lot would be maintained, and the shed would be removed, as shown on Map II. The property owner intends to continue to live in the existing house on the remnant lot, and the new lot would be for a family member to build a new single-detached dwelling with a detached garage.
- Staff would note that the property is within 30 metres of a provincially-significant wetland. Staff have received confirmation from the NB Department of Environment and Local Government (DELG) that the current wetland mapping is being updated, and will not be delineated until later in the year. DELG have provided Staff with the approximate updated buffers. As seen on Map III, a portion of the remnant lot would fall within the wetland buffer. The Applicant has already met with DELG, and is aware that a Wetland and Watercourse Alteration (WAWA) permit might be required for any development within 30 metres of a wetland or watercourse.

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.
- The subject property is located on the eastern side of Charles Avenue, which is generally composed of single-detached dwellings located on narrow deep lots (approximately 65 metres in depth). This lot pattern changes on the southern portion of Charles Avenue where it intersects with Greenwood Drive, with the lot depths reducing to approximately 35 metres. Lots on the western side of Charles Avenue vary significantly in lot depth, from approximately 85 metres to 18 metres, in order to accommodate the Gibson Trail. Thus, the proposal would be generally consistent with the lot pattern of the neighbourhood, and the development would be compatible with adjacent properties

Zoning By-law:

The proposal complies with the standards of the R-1 zone as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>	<b>Variance</b>
<b><i>New lot</i></b>			
Lot frontage	18 m	33.79 m	n/a
Lot depth	30 m	22.07 m	<b>7.93 m</b>
Lot area	540 m <sup>2</sup>	774 m <sup>2</sup>	n/a
<b><i>Remnant lot</i></b>			
Lot frontage	18 m	25.77 m	n/a
Lot depth	30 m	30.50 m	n/a
Lot area	540 m <sup>2</sup>	759 m <sup>2</sup>	n/a

- As seen on the table above, the new lot would meet all the R-1 standards, except for the lot depth. The deficiency in the lot depth is a product of the orientation and configuration of existing lot fronting on Charles Avenue. The new lot would still be able to meet all other lot standards, and as shown on Map II, the Applicant has demonstrated that a single-detached dwelling with a detached garage would meet all required setbacks.
- The remnant lot would meet all the standards of the R-1 zone, and no changes are being proposed to the existing house with this application. As shown on Map II, the Applicant is proposing a barrier to prevent through-access for the existing driveway. While two driveways are permitted on corner lots, they cannot connect, as per section 5.2(7)(c)(i) of Zoning By-law Z-5.
- Staff would further note that the subject property is located at approximately 10 metres in geodetic elevation. As per Section 7.1(1) of Zoning By-law Z-5, no habitable space is to be located less than 9 metres in geodetic elevation.
- The proposal presents a good opportunity for infill development. Staff do not anticipate any negative impacts

Public land dedication

- The 8% public land dedication is required for the new lot (Lot 26-52). Staff recommend this be taken in the form of cash.

Engineering & Operations

- The proposed lot will have access to municipal water and sanitary systems; however, due to the nature and history of the neighborhood, there is no public storm sewer available for drain tile connection. The Applicant is required to manage any drainage required on their own property at their cost. Any solution for foundation drainage will need to be approved by the Building Inspections department, following the National Building Code.
- Lot grading and stormwater management are not to negatively impact adjacent properties. An engineered lot grading and site services plan is required.

- Due to the nature and history of the neighborhood, the public street will stay as is with no curb being added.
- McKay Drive is a dead-end street. The installation of services to the property must be completed in a manner that keeps the road open to one lane of through traffic at all times.
- Any trees within the City's right-of-way are to remain unless directed or approved by the City Forester. If it is necessary to remove or relocate trees, the work must be coordinated with the City of Fredericton. The Applicant is responsible for all associated costs.
- Following approval of this application, Engineering & Operations staff along with Planning staff, will meet with the applicant and their consultant to review access, lot grading, water and sanitary servicing to ensure that there are no issues as design progresses.

**RECOMMENDATION:**

1. It is recommended that the application submitted by Krista Downey, on behalf of Green Canary Group, for a 7.93 metre lot depth variance for the new lot for property located at 11 Charles Avenue be approved.
2. It is further recommended that the tentative plan of subdivision to create one new R-1 lot be forwarded to Council with a recommendation that the public land dedication be taken in the form of cash.

**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 site be developed generally in accordance with Map II attached to P.R. 22/26 to the satisfaction of the Development Officer;
- b) The existing shed shown on Map II attached to PR 22/26 be removed prior to the final plan of subdivision;
- c) A no through-access barrier be placed on the existing driveway on the remnant lot as shown on Map II attached to PR 22/26 to the satisfaction of the Development Officer and prior to the final plan of subdivision;
- d) The top of the finished floor of any habitable space shall be located above 9 metres in geodetic elevation;
- e) Servicing, access and lot grading plans to be provided prior to building permit approval and to the satisfaction of the Director of Engineering & Operations;

- f) Foundation drainage to be managed on-site and to mee National Building Code requirements;
- g) The installation of services to the property to be completed in a manner that keeps the road open to one lane of through traffic at all times;
- h) All municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project;
- i) Any trees within the City's right-of-way are to remain unless directed or approved by the City Forester; and,
- j) If required, the Applicant is to obtain a Watercourse and Wetland Alteration Permit from the NB Department of Environment and Local Government.

Prepared by:

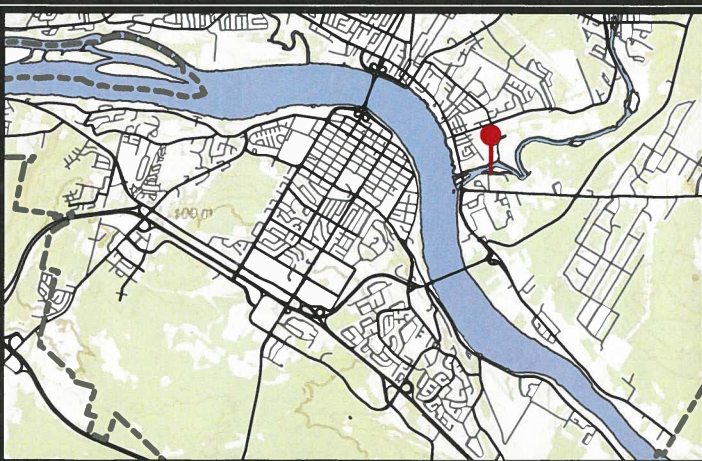
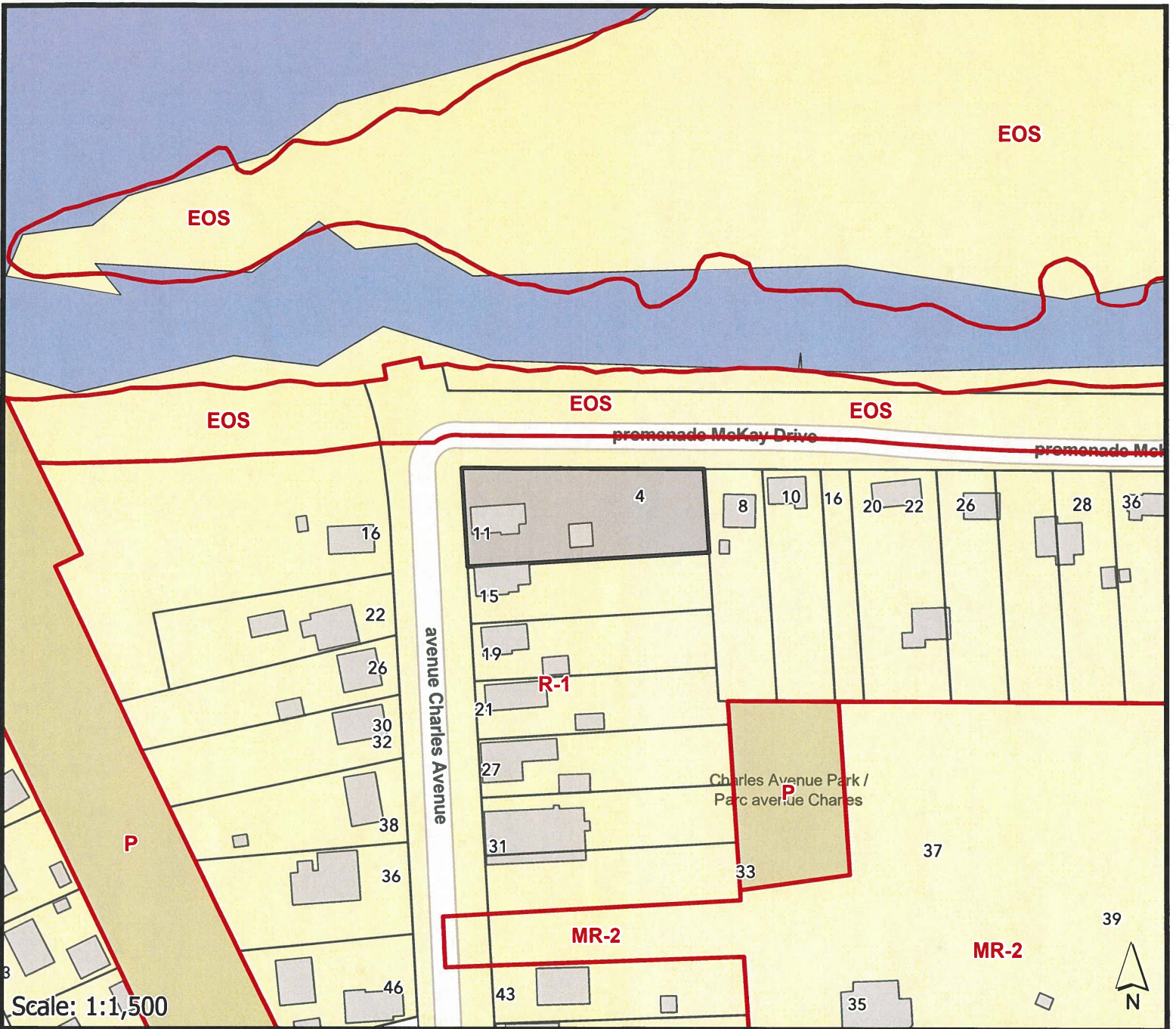


Melisa Tang Choy, RPP, MCIP  
Planner, Community Planning

Approved by:

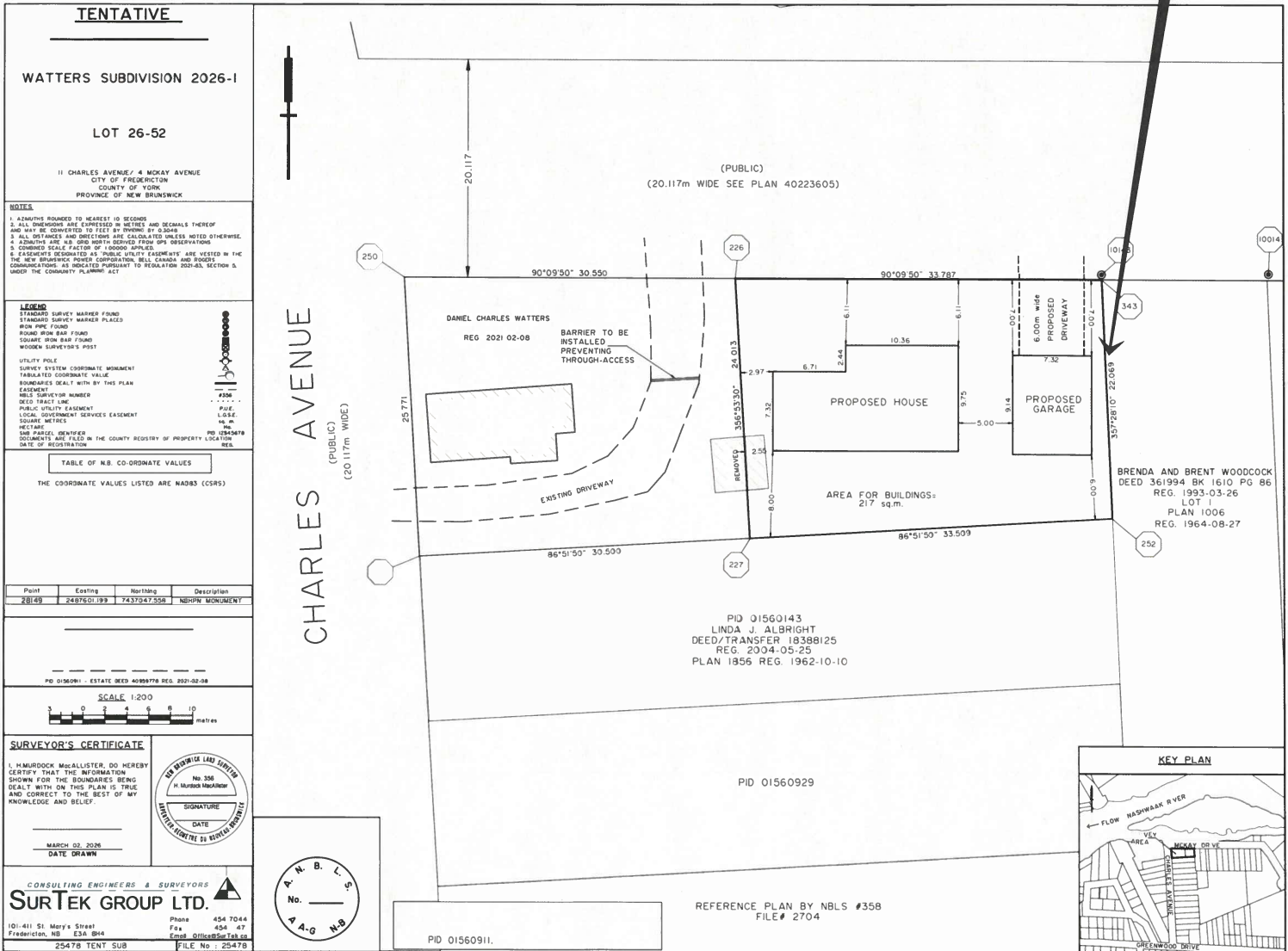


Marcello Battilana, RPP, MCIP  
Assistant Director, Planning & Development



**Subject Properties / Propriétés Visé**  
 Tentative plan of subdivision to create one R-1 lot and 7.93 metre lot depth variance for the new lot.  
 Plan provisoire de lotissement visant la création d'un lot R-1, ainsi qu'une dérogation de 7,93 mètres à la profondeur du lot pour le nouveau lot.

7.93 metre lot depth variance required /  
 Dérogation à la profondeur minimale  
 de lot de 7,93 m requise



Tentative Plan of Subdivision / Plan provisoire de lotissement



Community Planning  
 Planification urbaine

Map \ carte # II  
 File \ fiche: PR-22-2026  
 Date \ date: avril \ April 15, 2026  
 Subject \ sujet: 11 avenue Charles Avenue  
 Green Canary Group  
 (c/o Krista Downey)



Site Plan / Plan du site



Community Planning  
Planification urbaine

Map \ carte # III  
 File \ fiche: PR-22-2026  
 Date \ date: avril \ April 15, 2026  
 Subject \ sujet: 11 avenue Charles Avenue  
 Green Canary Group  
 (c/o Krista Downey)



**PLANNING REPORT**

*PAC – April 15, 2026  
File No.: P.R. No. 24/26*

**To:** Planning Advisory Committee  
**From:** Connor Adsett, Planner  
**Proposal:** Conditional use variance to operate a vehicle sales business  
**Property:** **1899 Lincoln Road (PID 60001088)**

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**OWNER:** Russell Carson  
1899 Lincoln Road,  
Fredericton NB,  
E3B 8P4

**APPLICANT:** Matthew McQuinn  
3000 RTE 148,  
Nashwaak Bridge NB,  
E6C 2C5

**SITE INFORMATION:**

**Location:** Interior lot on the North Side of Lincoln Road between Glasier Road and McFadzen Lane

**Context:** Industrial and commercial land along Lincoln Road, Provincially Significant Wetland to the North before the Saint John River, and Commercial and Park land to the South

**Ward No:** 7

**Municipal Plan:** Commercial Centres and Corridors and Rural and Agricultural

**Zoning:** Business Industrial Zone (BI)

**Existing Land Use:** Self-Storage Facility, Office and Dwelling Units

**Previous Applications:** P.R. 11/92

**EXECUTIVE SUMMARY:**

The Applicant is proposing to relocate their vehicle sales business to 1899 Lincoln Road. While the subject property is zoned Business Industrial (BI), the proposed vehicle sales use requires a conditional use variance. The proposal meets the requirements of the BI zone and staff consider the proposed vehicle sales use appropriate for this location. Overall, staff support the application subject to terms and conditions.

## **APPLICATION:**

Matthew McQuinn has made an application at 1899 Lincoln Road for a conditional use variance to permit Vehicle Sales in the Business Industrial (BI) zone.

## **PLANNING COMMENTS:**

### Background:

- The subject property contains three buildings: one residential structure and two larger industrial buildings (Map I). In addition, five self-storage buildings are located on the site. The industrial buildings (Map III) were previously occupied by M & A Welding & Mechanical, which no longer operate at this location.
- The self-storage buildings remain active, and this use is intended to continue. However, the two storage buildings located on the west side of the property (Map IV) will be relocated to accommodate the parking required for this application (Map II).
- Staff are also aware of legally non-conforming dwelling units on the property (Map III). Building Inspection and Planning staff are reviewing this portion of the site to confirm the extent of the non-conforming use. This matter does not form part of the current application outside of the required parking.

### Proposal:

- The current application concerns the Applicants proposal to relocate their existing compact vehicle dealership and service centre to 1899 Lincoln Road. The proposed dealership and service centre will reuse an existing office in one of the storage buildings as well as one of the existing industrial buildings on site (Map II).
- The business currently employs two staff members who work from 8:30 a.m. to 5:00 p.m., Monday to Friday, and from 11:00 a.m. to 2:00 p.m. on Saturdays.
- As seen on Map I, there would be 20 parking spaces on site, which would accommodate vehicle inventory (six vehicles), staff and visitors as well as the remaining uses (dwelling units and self storage facility). The inventory is to be placed in the six spaces parallel to Lincoln Road (Map II). Access would be provided by two driveways one of which is one-way and one of which is two-way.
- The site abuts a wetland area zoned Environmental and Open Space (EOS). Staff have identified several encroachments into this wetland associated with the previous industrial activities. To prevent further intrusion, the Applicant will install fencing along the rear of the property, subject to obtaining a Watercourse and Wetland Alteration permit.

Zoning By-law:

The proposal complies with the BI Zone standards as follows:

Standard	Required	Provided
Lot Area (Min)	2,000m <sup>2</sup>	6,037m <sup>2</sup>
Lot Frontage (Min)	30m	126.5m
Office Floor Area (Max)	498m <sup>2</sup>	38.5m <sup>2</sup>
Parking	11	14

- The total number of required parking spaces was determined by adding the number required for each use together and then rounding this to the nearest whole number. The breakdown of the number of required parking spots per use is as follows:

Use	Required Parking
Self-Storage Facility 2 sp/100m <sup>2</sup> NFA for office portion of use	0.77
Dwelling Unit: Per 3 or more BR Unit/1.75 sp	3.5
Vehicle Sales: 3.5sp/100m <sup>2</sup> NFA for exclusive use of customers and employees and must be signed as such and 1 sp/ inventory vehicle	6.45
<b>Total</b>	<b>10.72 (rounded to 11)</b>

- The proposal complies with the applicable standards in the Business Industrial Zone and the required parking standards.
- Though three uses will be present on site, the site is large enough to accommodate each. Staff would also note that the proposal reuses the existing buildings while providing much needed fencing to protect the adjacent wetland.
- Overall, staff consider the proposed vehicle sales use appropriate for the location on the north side of Lincoln Road given the surrounding commercial uses and in particular the number of existing car dealerships to the west and east.

Engineering & Operations

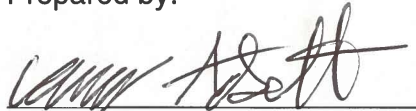
- Any upgrades to the property that alter the hard surfacing of the property will require a grading and stormwater management plan to ensure that there are no drainage impacts to adjacent properties or the right-of-way.
- The city has long term plans to modify the cross section of Lincoln Road to make it a more urbanized cross section. Although there are no requirements to provide landscaping or formalize a driveway at this time, the city may reduce the access to conform to city

**RECOMMENDATION:**

It is recommended that the application submitted by Matthew McQuinn for conditional use variance to permit Vehicle Sales in the BI zone be approved subject to terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 24/26 to the satisfaction of the Development Officer;
- b) Fencing be installed at the rear of the site generally in accordance with Map II attached to P.R. 24/26 to the satisfaction of the Development Officer;
- c) Sign permits be obtained for any proposed signage and subject to Section 6 of Zoning By-law Z-5;
- d) Any upgrades to the property that alter the hard surfacing of the property will require a grading and stormwater management plan to ensure that there are no drainage impacts to adjacent properties or the right-of-way.
- e) Future access to conform to city driveway and landscaping standards like what is shown on map ii during street renewal and upgrade projects.

Prepared by:

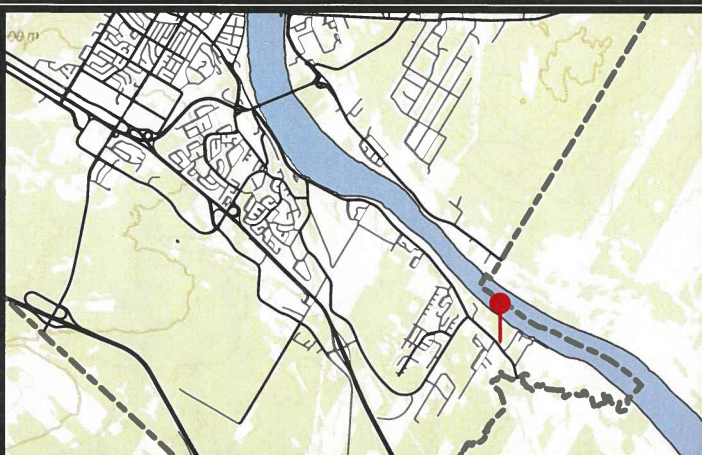
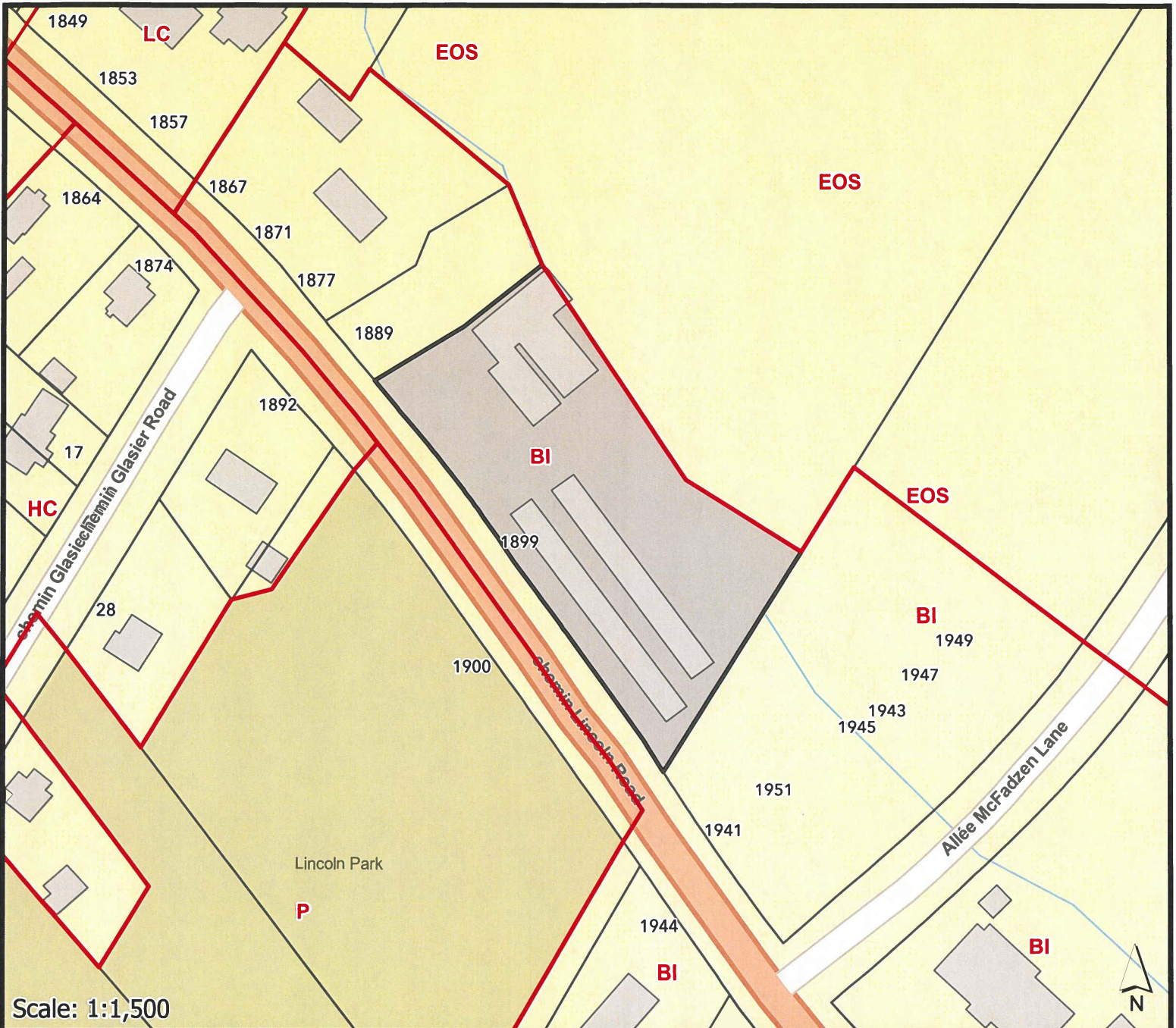


Connor Adsett  
Planner, Community Planning

Approved by:



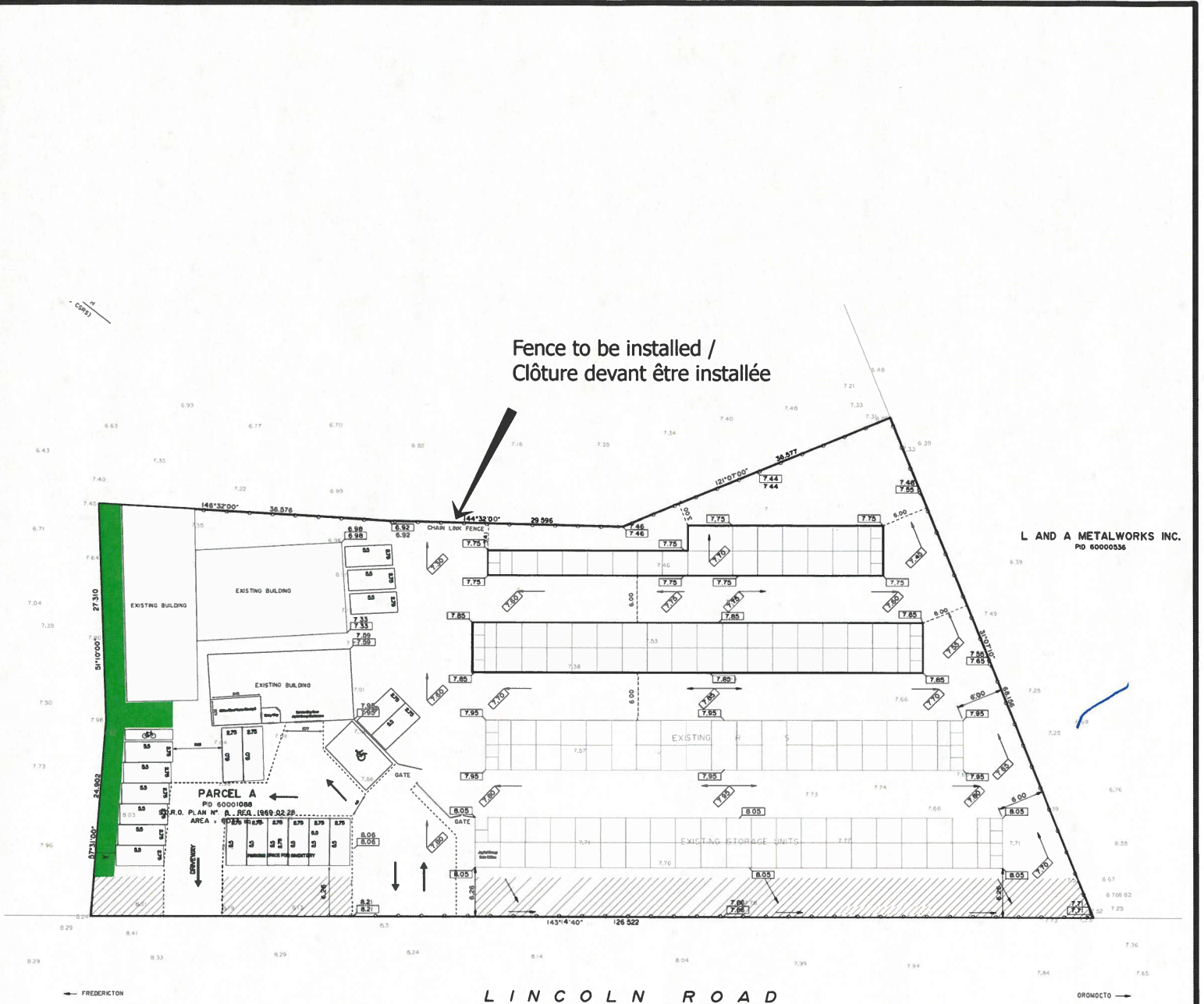
Marcello Battilana, RPP, MCIP  
Assistant Director, Community Planning



**Subject Properties / Propriétés Visé**

Application for a conditional use variance to operate a vehicle sales business at 1899 Lincoln Rd.

Demande de dérogation pour usage conditionnel afin d'exploiter une entreprise de vente de véhicules au 1899, chemin Lincoln.



Application for a conditional use variance to operate a vehicle sales business at 1899 Lincoln Rd.

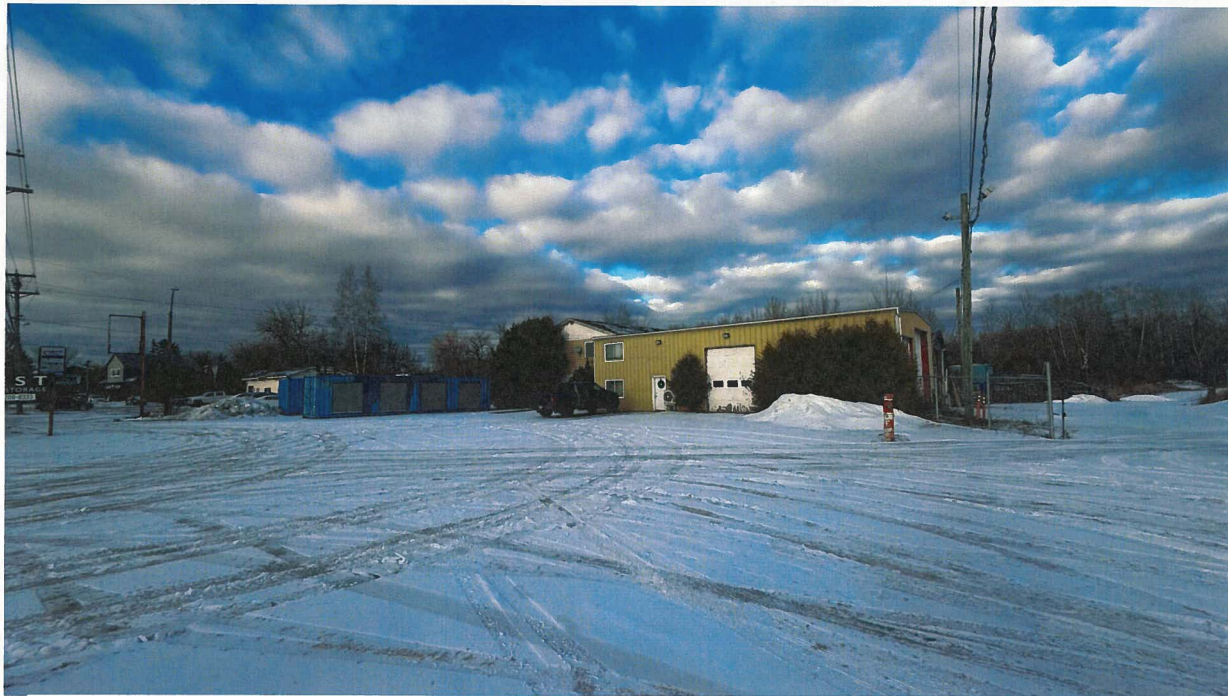
Demande de dérogation pour usage conditionnel afin d'exploiter une entreprise de vente de véhicules au 1899, chemin Lincoln.

**Tentative Plan of Subdivision / Plan provisoire de lotissement**



Community Planning  
Planification urbaine

Map \ carte # II  
File \ fiche: PR-24-2026  
Date \ date: avril \ April 15, 2026  
Subject \ sujet: 1899 chemin Lincoln Road  
Matthew McQuinn



**Lincoln Road - South / chemin Lincoln - South**



**Looking East / Vue vers l'est**

**Elevations / Élévations**



Looking West / Vue vers l'ouest



West / Ouest

**Elevations / Élévations**

**BUILDING INSPECTION REPORT FOR March 2026**

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<b><u>RESIDENTIAL</u></b>				
<b><u>SINGLE DETACHED DWELLING</u></b>				
New	5	\$2,279,000	\$2,279,000	\$2,688,500
Additions	-	-	\$65,000	\$234,000
<b><u>MINI HOMES</u></b>				
New	1	\$99,000	\$339,000	\$342,000
Additions	-	-	-	-
<b><u>SEMI-DETACHED / DUPLEX</u></b>				
New	2	\$1,200,000	\$1,850,000	-
Additions	-	-	-	-
<b><u>SECONDARY DWELLING UNIT</u></b>				
New Basement Apt	-	-	\$135,000	\$215,000
New Accessory Apt	1	\$12,000	\$37,000	-
New Garden Apt	-	-	-	-
New Garage Apt	-	-	-	-
<b><u>TOWNHOUSES</u></b>				
New	1	\$1,270,000	\$1,270,000	-
Additions	-	-	-	-
<b><u>APARTMENT BLDG.</u></b>				
New	-	-	-	\$50,000,400
Additions	-	-	-	-
<b><u>3 - 4 UNIT APARTMENT BUILDING</u></b>				
New	-	-	-	-
Additions	-	-	-	-
				\$250,000
<b><u>ACCESSORY BLDG</u> * Includes Development Permits</b>				
Storage Building *	3	\$21,500	\$133,000	\$251,863
Carport/Garage *	1	\$20,000	\$120,000	\$39,000
Swimming Pool	1	\$75,000	\$75,000	\$12,000
Deck	-	-	\$16,000	\$25,000
<b><u>RENOV/REPAIRS</u></b>				
	24	\$858,257	\$2,395,532	\$2,174,132
<b><u>TOTAL RESIDENTIAL</u></b>				
	39	\$5,834,757	\$8,714,532	\$56,231,895

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<b><u>COMMERCIAL</u></b>				
New	-	-	-	\$3,723,000
Additions	1	\$30,000	\$30,000	\$564,000
Renov/Repairs	9	\$2,929,166	\$36,538,990	\$7,953,702
<b><u>INDUSTRIAL</u></b>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$111,469	\$221,500
<b><u>GOVERN (Mun.)</u></b>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	2	\$10,000	\$10,000	\$60,000
<b><u>GOVERN (Fed/Prov)</u></b>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$48,000	\$1,469,000
<b><u>INSTITUTIONAL</u></b>				
New	-	-	-	-
Additions	-	-	-	\$220,000
Renov/Repairs	-	-	\$1,734,000	\$400,860
Others	-	-	-	-
<b><u>DEMOLITION</u></b>				
	2	-	-	-
<b>TOTALS</b>	<b>53</b>	<b>\$8,803,923</b>	<b>\$47,186,991</b>	<b>\$70,843,957</b>

\$1,188,880 (February 2025)

**DEMOLITIONS**

70 Carlisle Road - Single Detached Dwelling

221 Barton Crescent - Singlr Detached Dwelling

**NUMBER OF NEW DWELLING UNITS**

	<u>March 2026</u>	<u>THIS YEAR TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	5	5	6	6
SEMI-DETACHED / DUPLEX	4	6	0	1
TINY / MINI HOMES	1	3	2	3
SECONDARY DWELLING UNIT	2	5	4	9
APARTMENT UNITS	0	0	5	183
TOWNHOUSE UNITS	4	4	0	0
<b>TOTAL</b>	<b>16</b>	<b>23</b>	<b>17</b>	<b>202</b>

**NUMBER OF PERMITS ISSUED**

**BUILDING PERMITS**

<u>March 2026</u>	<u>TO DATE</u>
49	112

**PLUMBING PERMITS**

<u>March 2026</u>	<u>TO DATE</u>
25	68

**SIGN PERMITS**

<u>March 2026</u>	<u>TO DATE</u>
13	23

**DEVELOPMENT PERMITS**

<u>March 2026</u>	<u>TO DATE</u>
4	7

**FEES FOR BUILDING PERMITS ISSUED**

<u>March 2026</u>	<u>TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$72,578.00	\$384,744.00	\$119,126.00	\$572,638.00

**FEES FOR PLUMBING PERMITS ISSUED**

<u>March 2026</u>	<u>TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$6,750.00	\$19,780.00	\$27,670.00	\$62,760.00

**FEES FOR SIGN PERMITS**

<u>March 2026</u>	<u>TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,625.00	\$2,875.00	\$1,125.00	\$3,425.00

**FEES FOR DEVELOPMENT PERMITS**

<u>March 2026</u>	<u>TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$300.00	\$650.00	\$700.00	\$1,000.00

**TOTAL FEES - BUILDING/PLUMBING/SIGNS**

<u>March 2026</u>	<u>TO DATE</u>	<u>March 2025</u>	<u>SAME PERIOD LAST YEAR</u>
<b>\$81,253.00</b>	<b>\$408,049.00</b>	<b>\$148,621.00</b>	<b>\$639,823.00</b>

SUBMITTED BY:

APPROVED BY:


## Issued Building Permits Sorted by Structure Type

March 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of	Permit Fee	Value	Description
2026BP0121	75295811	Mar-26-26	471 Smythe St	Bob Hughson	Ward 10	Accessory Building	New	\$66.00	\$2,000.00	Install a temporary 52.5' x 23' tarped structure for the garden center at the Superstore as per plans submitted.
2026BP0128	01404268	Mar-26-26	116 Main St	Loblaw	Ward 4	Accessory Building	New	\$58.00	\$1,000.00	To install temporary garden center as per previous years application. To be erected from April 20 to July 10, 2026.
2026BP0089	75560912	Mar-17-26	400 Cliffe St	Mr. Sun Solar & Renewables	Ward 4	Apartment Building	Renovation	\$970.00	\$114,511.00	Construct renovation to install a roof-mounted solar array on a 9-unit apartment building as per information submitted.
2025BP0399	75366138	Mar-25-26	221 King St	Ward Holdings Inc.	Ward 10	Commercial Building	Addition	\$290.00	\$30,000.00	Construct post & beam roofed structure addition as per plans submitted.
2025BP0875	75282445	Mar-30-26	191 Doak Rd	Iron Maple	Ward 7	Commercial Building	Renovation	\$6,050.00	\$750,000.00	Construct interior renovations to an existing commercial building as per plans submitted
2026BP0012	75317040	Mar-31-26	290 Main St	Avenue Architecture Inc.	Ward 4	Commercial Building	Renovation	\$3,250.00	\$400,000.00	Construct renovation to Tim Horton's restaurant as per plans submitted.
2026BP0033	75306670	Mar-11-26	377 York St	Alpha Technologies Ltd.	Ward 10	Commercial Building	Renovation	\$10,474.00	\$1,302,242.00	Construct renovation of Rogers office and warehouse areas to convert into additional Hub area and Power Room as per plans submitted
2026BP0044	75359182	Mar-03-26	1050 Douglas Ave	Green Light Estimates	Ward 3	Commercial Building	Renovation	\$2,042.00	\$249,000.00	Construct finishes renovation to Suite 1050B (existing Subway) as per plans submitted No change to floor plan.
2026BP0054	75297325	Mar-06-26	1381 Regent St	Chestnut Building Solutions	Ward 5	Commercial Building	Renovation	\$370.00	\$40,000.00	Construct a renovation to the Maritime Travel suite (3005B) of the Regent Mall as per plans submitted.
2026BP0058	01554641	Mar-30-26	7 Levean St	Under One Sky Friendship Centre	Ward 9	Commercial Building	Renovation	\$1,050.00	\$124,924.00	Construct basement renovations to First Nation's Community building to expand a kitchen for instructional cooking purposes as per plans submitted.
2026BP0101	75553730	Mar-27-26	10 Knowledge Park Dr	Chestnut Building Solutions	Ward 8	Commercial Building	Renovation	\$530.00	\$60,000.00	Construct renovation to construct demising wall and fit-up suite (Suite 200) for Eagle Consulting on second floor of office building
2026BP0065	75295337	Mar-11-26	89 Evergreen Cres	Allanick Modern Homes	Ward 9	Mini Home	New	\$842.00	\$99,000.00	Install a new mini-home as per information submitted.
2026BP0091	01406420	Mar-12-26	35 Royal Rd	The City of Fredericton	Ward 1	Municipal	Renovation	\$90.00	\$5,000.00	Construct installation of roof mounted solar array on municipal building as per plans submitted.
2026BP0092	01454693	Mar-17-26	730 Aberdeen St	The City of Fredericton	Ward 11	Municipal	Renovation	\$90.00	\$5,000.00	Construct roof mounted solar array on municipal building as per plans submitted.
2026BP0087	75531905	Mar-12-26	670 Aberdeen St	Lipstick Landscaping	Ward 11	Pool	New	\$650.00	\$75,000.00	Construct the installation of 12' x 20', semi in-ground pool in rear yard of SDD as per plan submitted.
2026BP0069	75571216	Mar-13-26	37 Leavery St	Martell Custom Homes	Ward 2	Semi Detached	Renovation	\$530.00	\$60,000.00	Construct renovation to finish both basements in semi-detached house currently under construction.
2026BP0105	75574012	Mar-24-26	81 Attenborough Dr	Robin Clark Homes Ltd.	Ward 2	Semi Detached	New	\$4,850.00	\$600,000.00	Construct a new semi-detached dwelling (to be subdivided into separate parcels) as per plans submitted.
2026BP0114	75574004	Mar-24-26	73 Attenborough Dr	Robin Clark Homes Ltd.	Ward 2	Semi Detached	New	\$4,850.00	\$600,000.00	Construct a new semi-detached dwelling (to be subdivided into separate parcels) as per plans submitted.
2026BP0053	75391227	Mar-09-26	45 Sandview Ln	BRD Construction	Ward 1	Single Detached Dwelling	New	\$3,050.00	\$375,000.00	Construct a new SDD as per plans submitted.
2026BP0060	01503424	Mar-04-26	18 Orchard Dr	R.I. Builders	Ward 7	Single Detached Dwelling	Renovation	\$850.00	\$100,000.00	Construct renovation for kitchen renovations, install a new washroom and replace siding, windows and doors for an SDD as per p
2026BP0066	75564369	Mar-06-26	356 Appendale Ln	Colpitts Developments	Ward 8	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to put a bathroom in the basement of an SDD as per plans submitted.
2026BP0067	75013870	Mar-02-26	169 Preston Dr	Targett's Windows and Doors	Ward 4	Single Detached Dwelling	New	\$4,842.00	\$599,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2026BP0072	75569830	Mar-04-26	70 Canisla Rd	Cedar Valley Investments Limited	Ward 1	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace 3 exterior doors in SDD as per information submitted.
2026BP0075	75565655	Mar-30-26	75 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2026BP0076	75013847	Mar-09-26	177 Charlotte St	Jennifer Lawson	Ward 10	Single Detached Dwelling	New	\$2,230.00	\$280,000.00	Construct a new SDD as per plans submitted
2026BP0077	75236844	Mar-06-26	546 Pedersona Cres	Service Master	Ward 9	Single Detached Dwelling	Renovation	\$690.00	\$40,000.00	Construct renovation (replace 4 non-bedroom windows, removing and infilling an exterior door, removing exterior access stairs) in
2026BP0079	01471390	Mar-12-26	32 Watnook Row	Sunly Energy Corp	Ward 11	Single Detached Dwelling	Renovation	\$202.00	\$18,391.00	Construct installation of roof mounted solar array on SDD as per information submitted.
2026BP0080	75008953	Mar-05-26	12 Sierra Dr	Xolar Inc	Ward 3	Single Detached Dwelling	Renovation	\$410.00	\$44,583.00	Construct installation of roof mounted solar array on SDD as per information submitted.
2026BP0083	75573261	Mar-18-26	155 Stonehill Ln	Alexair Inc.	Ward 2	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct new SDD as per plans submitted.
2026BP0084	75357368	Mar-09-26	965 Douglas Ave	Targett's Windows and Doors	Ward 3	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct renovation to replace front and side entry doors on garage as per information submitted.
2026BP0090	01527936	Mar-12-26	148 McGregor St	We Build Contracting	Ward 1	Single Detached Dwelling	Renovation	\$410.00	\$45,000.00	Construct interior renovations to SDD as per scope of work submitted.
2026BP0093	75154500	Mar-12-26	40 Mason Ave	Targett's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct renovation to replace 4 basement windows (2br) in SDD as per information submitted.
2026BP0095	01495415	Mar-18-26	406 Sewell St	Targett's Windows and Doors	Ward 6	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace 5 windows (1br) as per information submitted.
2026BP0099	75318451	Mar-18-26	30 Jessica St	Neighbourhood Builders Ltd.	Ward 5	Single Detached Dwelling	Renovation	\$362.00	\$39,000.00	Construct renovation to replace kitchen (same layout) and flooring in SDD as per information submitted.
2026BP0100	75348581	Mar-23-26	27 Rhonda Ln	Isabelle Morissette	Ward 7	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct renovation to replace windows (2 bedrooms) and siding on SDD as per information submitted.
2026BP0108	75475020	Mar-24-26	430 Springhill Rd	Epic Energy	Ward 1	Single Detached Dwelling	Renovation	\$266.00	\$26,956.52	Installing roof-mounted solar array on an SDD as per information submitted.
2026BP0117	75418236	Mar-23-26	134 Ruby St	Epic Energy	Ward 10	Single Detached Dwelling	Renovation	\$274.00	\$27,826.09	Installing roof-mounted solar array on an SDD as per information submitted.
2026BP0118	01444407	Mar-26-26	235 Carleton Ave	Robert Sharpe	Ward 12	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to replace siding on all but rear wall closest to property line on SDD as per information submitted.
2026BP0113	01471044	Mar-30-26	334 University Ave	Cynthia Stacey	Ward 11	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace floor decking on front stairs and landing/screen room (no structural work) of SDD as per information submitted.
2026BP0115	75444182	Mar-27-26	146 Claremont Dr	Elevation Building Developments Inc.	Ward 1	Single Detached Dwelling	Renovation	\$530.00	\$60,000.00	Construct renovation to replace siding and exterior decks (one roofed over) on SDD as per plans submitted.
2026BP0120	75154500	Mar-26-26	40 Mason Ave	Miller Building Company Ltd.	Ward 5	Single Detached Dwelling	Renovation	\$258.00	\$26,000.00	Construct washroom in basement of SDD as per floor plan submitted.
2026BP0124	75411102	Mar-27-26	428 Ledgestone Dr	Colpitts Developments	Ward 12	Single Detached Dwelling	Renovation	\$30,500.00	\$30,500.00	Construct a renovation to partially finish the basement of an SDD as per plans submitted
2026BP0129	01406594	Mar-27-26	221 Barton Cres	J. Morehouse Developments & Management	Ward 2	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2026BP0036	01400787	Mar-10-26	133 Brookside Dr	Wayne Craig	Ward 4	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct structural renovation for existing front porch on SDD - new 3ply 2x8 beam and 3 sonotubes.
2026BP0037	75565192	Mar-16-26	700 Woodstock Rd	First Choice Builders & Renovations	Ward 12	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct secondary dwelling unit on main floor of SDD as per plans submitted.
2026BP0073	75437517	Mar-26-26	226 Douglas Ave	Firefly Solar	Ward 3	Single Detached Dwelling	New	\$5,050.00	\$625,000.00	Construct a new SDD with a basement apartment (secondary suite) as per plans submitted
2026BP0074	75565747	Mar-30-26	54 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Townhouse	New	\$10,210.00	\$27,489.00	Install a solar panel array on a townhouse unit as per plans submitted
										Construct a 4-unit townhouse (for future subdivision) as per plans submitted
<b>TOTALS</b>									<b>\$8,782,422.61</b>	