

## AGENDA REGULAR MEETING OF FREDERICTON CITY COUNCIL

Date: **Monday, April 13, 2026, 7:30 p.m.**  
Location: **Council Chamber and Via Web Conferencing**

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### 1. CALL TO ORDER

### 2. MOMENT OF REFLECTION

I acknowledge that this meeting of Fredericton City Council is taking place on traditional Wolastoqey territory. The territory of the Wolastoqiyik people are recognized in the Peace and Friendship Treaties to establish an ongoing relationship of peace, friendship and mutual respect between equal nations. The river that runs through our City is known as the Wolastoq, along which live the Wolastoqiyik, “the people of the beautiful and bountiful river.”

**Poem Reading by Fawn Parker, The City of Fredericton's Poet Laureate**

### 3. APPROVAL OF AGENDA

### 4. CONFLICT OF INTEREST DECLARATIONS

### 5. CONSENT AGENDA

- 5.1 402-408 Saint Mary’s Street - Tentative Plan of Subdivision & Assent of Council (City of Fredericton)
  - Recommendation: As outlined within the report
- 5.2 Burns Street, Fearnley Street, Goddard Street, Shannon Street, Tori Street (PID 75565531) - Tentative Plan of Subdivision (Northrup Holdings Ltd.)
  - Recommendation: As outlined within the report
- 5.3 Anderson St, Timber Ridge Crt, and Viewpoint Cres Subdivision – Assent of Council
  - Recommendation: As outlined within the report
- 5.4 By-law Officer Appointment - Marwa Salih and Cameron Lynch
  - Recommendation: As outlined within the report

5.5 By-law Officer Appointment - Love Love

- Recommendation: As outlined within the report

5.6 Canadian Armed Forces Sniper Detachment Commander Course May

- Recommendation: As outlined within the report

MOBILITY COMMITTEE REPORT

5.7 T-1 By-law Amendments – Parking Restrictions Update in the Military Compound Area

- Recommendation: As outlined within the report

PUBLIC SAFETY COMMITTEE REPORT

5.8 Fredericton Fire Department Master Plan 2026-2040

- Recommendation: As outlined within the report

COUNCIL-IN-COMMITTEE REPORTS

5.9 Feasibility Study – Satellite Police Station

- Recommendation: As outlined within the report

5.10 Memorandum of Understanding with Maliseet Nation Conservation Council

- Recommendation: As outlined within the report

**6. APPROVAL OF MINUTES**

6.1 Minutes of the Regular Meeting of City Council - January 26, February 9 and February 23, 2026

**7. PRESENTATIONS**

7.1 25 Year Service Award Presentation to Barry Durling

**8. FIRST AND SECOND READING OF BY-LAWS**

8.1 By-law A-29 - A By-law to Permit the Enactment of Certain By-Laws & the Adoption of Certain Resolutions During the Election Process

By-law A-29, A By-law to Permit the Enactment of Certain By-Laws and Adoption of Certain Resolutions

- Direction to Prepare a By-law
- First Reading of By-law No. A-29, by title
- Second Reading of By-law No. A-29, by title

8.2 By-law No. T-1.129 - Adding Accessible and Service Parking Spaces at NBCCD

By-law No. T-1.129, A By-law to Amend By-law T-1, A By-law to Regulate Traffic

- First Reading of By-law No. T-1.129, by title
- Second Reading of By-law No. T-1.129, by title

8.3 By-law No. Z-5.364 – 314-316 & 348, 402 Saint Mary's Street – Rezoning (Carle Developments Ltd.)

By-law No. Z-5.364, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.364, by title
- Second Reading of By-law No. Z-5.364, by title

8.4 By-law No. Z-5.365 – 50-70 Liverpool Street – Rezoning (NB Department of Transportation & Infrastructure)

By-law No. Z-5.365, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.365, by title
- Second Reading of By-law No. Z-5.365, by title

8.5 By-law Nos. Z-6.13 and Z-5.362– 750 Prospect Street - Municipal Plan Amendment & Rezoning (City of Fredericton)

By-law No. Z-6.13, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton and By-law No. Z-5.362, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law Nos. Z-6.13 and Z-5.362, by title
- Second Reading of By-law Nos. Z-6.13 and Z-5.362, by title

8.6 By-law Nos. Z-6.14 and Z-5.363 – Blizzard Street - Municipal Plan Amendment & Rezoning (John Howard Society of Fredericton)

By-law No. Z-6.14, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton and By-law No. Z-5.363, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law Nos. Z-6.14 and Z-5.363, by title
- Second Reading of By-law Nos. Z-6.14 and Z-5.363, by title

**9. THIRD READING OF BY-LAWS**

9.1 By-law No. L-11.183 – Stop-Up and Close a Portion of a Reserved Road

By-law No. L-11.183, A By-law to Stop-Up and Close a Portion of a Reserved Road

- Reading by Summary
- Third Reading of By-law No. L-11.183, by title

**10. COMMITTEE REPORTS**

10.1 Municipal Finance & Corporate Administration Committee Update (March 26, 2026)

10.2 Public Safety Committee Update (April 2, 2026)

10.3 Livable Community Committee Update (April 7, 2026)

10.4 Environmental Stewardship Committee Update (April 9, 2026)

LIVABLE COMMUNITY COMMITTEE REPORT

10.5 Recreational Service Agreements – Future Regional Agreement

COUNCIL-IN-COMMITTEE REPORT

10.6 Agreement for Canada Public Transit Fund – Baseline Funding Stream 10 year

**11. OTHER MATTERS**

11.1 2025 Audited Financial Statements

**12. ADJOURNMENT**

## ORDRE DU JOUR SÉANCE ORDINAIRE DU CONSEIL MUNICIPAL DE FREDERICTON

Date : **le lundi 13 avril 2026, 19 h 30**  
Endroit : **salle du conseil municipal et participation via conférence web**

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### 1. OUVERTURE DE LA SÉANCE

### 2. MOMENT DE RÉFLEXION

Je reconnais que cette séance du conseil municipal de Fredericton a lieu sur le territoire traditionnel des Wolastoqey. Le territoire du peuple Wolastoqiyik est consigné dans les traités de paix et d'amitié visant à établir une relation permanente de paix, d'amitié et de respect mutuel entre des nations égales. Le fleuve qui traverse notre ville est connu sous le nom de Wolastoq, le long duquel vivent les Wolastoqiyik, « peuple de la belle et généreuse rivière ».

**Lecture d'un poème par Fawn Parker, la poète officielle de la ville de Fredericton**

### 3. ADOPTION DE L'ORDRE DU JOUR

### 4. CONFLIT D'INTÉRÊTS

### 5. RÉOLUTIONS EN BLOC

- 5.1 402-408, rue Saint Mary's - Plan provisoire de lotissement et assentiment du conseil (City of Fredericton)
  - Recommandation figurant au rapport
- 5.2 Rue Burns, rue Fearnley, rue Goddard, rue Shannon, rue Tori (NID 75565531) - Plan provisoire de lotissement (Northrup Holdings Ltd.)
  - Recommandation figurant au rapport
- 5.3 Lotissement de la rue Anderson, cour Timber Ridge et croissant Viewpoint – Assentiment du conseil
  - Recommandation figurant au rapport
- 5.4 Nomination d'agentes d'exécution d'arrêtés : Marwa Salih et Cameron Lynch
  - Recommandation figurant au rapport

5.5 Nomination d'agente d'exécution d'arrêtés : Love Love

- Recommandation figurant au rapport

5.6 Cours de commandant de détachement de tireurs d'élite des Forces armées canadiennes – mai

- Recommandation figurant au rapport

#### RAPPORT DU COMITÉ DE MOBILITÉ

5.7 Modification de l'arrêté T-1 – Mise à jour des restrictions de stationnement dans la zone du complexe militaire

- Recommandation figurant au rapport

#### RAPPORT DU COMITÉ DE LA SÉCURITÉ PUBLIQUE

5.8 Plan directeur du service d'incendie de Fredericton 2026-2040

- Recommandation figurant au rapport

#### RAPPORTS DU COMITÉ PLÉNIER

5.9 Étude de faisabilité – Poste de police satellite

- Recommandation figurant au rapport

5.10 Protocole d'entente avec le Maliseet Nation Conservation Council

- Recommandation figurant au rapport

### **6. ADOPTION DU PROCÈS-VERBAL**

6.1 Procès-verbal de la séance ordinaire du conseil municipal: 26 janvier, 9 et 23 février 2026

### **7. PRÉSENTATIONS**

7.1 Remise de récompenses pour 25 années de service – Barry Durling

### **8. PREMIÈRE ET DEUXIÈME LECTURES D'ARRÊTÉS**

8.1 Arrêté A-29 - Arrêté permettant l'édiction de certains arrêtés et l'adoption de certaines résolutions au cours du processus électoral

Arrêté no A-29, Arrêté permettant l'édiction de certains arrêtés et l'adoption de certaines résolutions

- Directive relative à la préparation des règlements
- Première lecture de l'arrêté no A-23, par titre
- Deuxième lecture de l'arrêté no A-23, par titre

8.2 Arrêté T-1.129 - Création de places de stationnement réservées aux personnes à mobilité réduite et au personnel du NBCCD

Arrêté T-1.129, Arrêté modifiant l'arrêté T-1, Arrêté visant à réglementer la circulation

- Première lecture de l'arrêté T-1.129, par titre
- Deuxième lecture de l'arrêté T-1.129, par titre

8.3 Arrêté Z-5.364 – 314-316 & 348, 402, rue Saint Mary's – Rezonage (Carle Developments Ltd.)

Arrêté Z-5.364, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de la Ville de Fredericton

- Réception du rapport du comité consultatif sur l'urbanisme
- Audition des oppositions et appuis
- Première lecture de l'arrêté no Z-5.364, par titre
- Deuxième lecture de l'arrêté no Z-5.364, par titre

8.4 Arrêté Z-5.365 – 50-70, rue Liverpool – Rezonage (NB Department of Transportation & Infrastructure)

Arrêté Z-5.365, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de la Ville de Fredericton

- Réception du rapport du comité consultatif sur l'urbanisme
- Audition des oppositions et appuis
- Première lecture de l'arrêté no Z-5.365, par titre
- Deuxième lecture de l'arrêté no Z-5.365, par titre

8.5 Arrêtés Z-6.13 et Z-5.362– 750, rue Prospect - modification du plan municipal et rezonage (City of Fredericton)

Arrêté Z-6.13, Arrêté modifiant l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton et Arrêté Z-5.362, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage pour The City of Fredericton

- Réception du rapport du comité consultatif sur l'urbanisme
- Audition des oppositions et appuis
- Première lecture des arrêtés Z-6.13 et Z-5.362, par titre
- Deuxième lecture des arrêtés Z-6.13 et Z-5.362, par titre

8.6 Arrêtés Z-6.14 et Z-5.363– rue Blizzard- modification du plan municipal et rezonage (John Howard Society of Fredericton)

Arrêté Z-6.14, Arrêté modifiant l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton et Arrêté Z-5.363, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage pour The City of Fredericton

- Réception du rapport du comité consultatif sur l'urbanisme
- Audition des oppositions et appuis
- Première lecture des arrêtés Z-6.14 et Z-5.363, par titre
- Deuxième lecture des arrêtés Z-6.14 et Z-5.363, par titre

## 9. TROISIÈME LECTURE D'ARRÊTÉS

9.1 Arrêté L-11.183 – fermeture d'un tronçon d'une route réservée et interruption de la circulation

Arrêté L-11.183, Arrêté sur l'interruption de la circulation dans un tronçon d'une route réservée

- Lecture du sommaire
- Troisième lecture de l'arrêté L-11.183, par titre

## 10. RAPPORTS DES COMITÉS

10.1 Comité des finances municipales et de l'administration générale (26 mars 2026)

10.2 Comité de la sécurité publique (2 avril 2026)

10.3 Comité sur la communauté habitable (7 avril 2026)

10.4 Comité sur la gérance environnementale (9 avril 2026)

## RAPPORT DU COMITÉ SUR LA COMMUNAUTÉ HABITABLE

- 10.5 Entente de services de loisirs – Entente régionale à venir

## RAPPORT DU COMITÉ PLÉNIER

- 10.6 Accord relatif au Fonds pour le transport en commun du Canada - Volet de financement de base sur 10 ans

## **11. AUTRES POINTS**

- 11.1 États financiers vérifiés 2025

## **12. LEVÉE DE LA SÉANCE**

# **NOTICE OF CLOSED COUNCIL-IN-COMMITTEE SESSION/ AVIS DE SÉANCE À HUIS CLOS DU CONSEIL EN COMITÉ**

A closed session of Council-in-Committee is scheduled for **Monday, April 13, 2026**, in the Second Floor Committee Room, City Hall, at 5:15 p.m./ Une séance à huis clos du conseil en comité est prévue **le lundi 13 avril 2026**, dans la salle de comité du deuxième étage de l'hôtel de ville, à 17 :15h.

## **A G E N D A**

*Items being considered in closed session pursuant to the Local Governance Act are as follows:/ Les points examinés à huis clos conformément à la loi sur la Gouvernance Locale sont les suivants:*

- 7 items pursuant to *Section 68(1)(c)* / 7 articles conformément à *l'article 68(1)(c)*
- 4 items pursuant to *Section 68(1)(d)* / 4 articles conformément à *l'article 68(1)(d)*
- procedural matters pursuant to *Section 68(2)(a)* / les questions de procédure conformément à *l'article 68(2)(a)*

*Office of the City Clerk / Bureau du greffier municipal*

*April 10, 2026/ 10 avril 2026*



**REPORT OF THE PLANNING ADVISORY COMMITTEE**

*For City Council – April 13, 2026*

**From:** Elizabeth Murray, Secretary, Planning Advisory Committee

**Date:** Thursday, March 19, 2026

**Title:** 402-408 Saint Mary’s Street

**Description:** Tentative plan of subdivision to add land to the public right-of-way (Saint Mary’s Street). Assent of Council is required.

The Planning Advisory Committee, at its meeting held on March 18, 2026, considered a recommendation from staff, in relation to an 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), and recommended that the following be forwarded to City Council to be **adopted**:

**BE IT RESOLVED** that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, in relation to an 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) 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** 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*.


Additional Information:

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

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 14/26 to the satisfaction of the Development Officer.

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

Yours truly,

 Elizabeth Murray  
Secretary, Planning Advisory Committee

Cc: City of Fredericton, c/o Ryan Seymour, 397 Queen Street, Fredericton, NB, E3B 1B5  
601557 N.B. Ltd., 402 – 408 Saint Mary's Street, Fredericton, NB, E3A 8H5

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

## PLANNING REPORT



PAC – March 17, 2026  
File No.: S-6-26, P.R. No. 14/26

**To:** Planning Advisory Committee  
**From:** Mei Jiang, Planner  
**Proposal:** Tentative plan of subdivision to add land to the public right-of-way (Saint Mary's Street). **Assent of Council is required.**  
**Property:** 402 - 408 Saint Mary's Street (PID 75549550)

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**OWNER:** 601557 N.B. Ltd.  
402 – 408 Saint Mary's Street  
Fredericton, NB  
E3A 8H5

**APPLICANT:** City of Fredericton c/o Ryan Seymour  
397 Queen Street  
Fredericton, NB  
E3B 1B5

### **SITE INFORMATION:**

**Location:** East side of Saint Mary's Street, south of Two Nations Crossing and north of Maple Street

**Context:** General Industrial; area to the east, OK Tire Auto Service to the north, Loyal Taxi company to the south, Hawkins Equipment Ltd to the west

**Ward No:** 4

**Municipal Plan:** Commercial Centres and Corridors

**Zoning:** Commercial Corridor Zone Two (COR-2)

**Existing Land Use:** Commercial corridor with seasonal vehicle service

**Previous Applications:** P.R. 5/11 & P.R. 90/06

### **EXECUTIVE SUMMARY:**

The Applicant is proposing a tentative plan of subdivision to add a 338 square metre parcel of land from 402 – 408 Saint Mary's Street to the public right-of-way. The proposed subdivision adds the necessary land for a future street widening on Saint Mary's Street to accommodate upgrades to the sidewalk. The remnant lot complies with the minimum lot requirements of the COR-2 zone. Staff support the application subject to terms and conditions.

**APPLICATION:**

Ryan Seymour, on behalf of the City of Fredericton, has made application 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).

**PLANNING COMMENTS:**

Proposal:

- The City of Fredericton is proposing to add a 338 square metre parcel of land to Saint Mary's Street right-of-way as shown on Map II, in order to make the upgrades (to the right-of-way) and extend the sidewalk on the east side of Saint Mary's Street. Staff would note that the western side of St. Mary's Street has a continuous sidewalk, whereas this is not the case on the eastern side. The long-term plan is to create a pedestrian connection on the eastern side of St. Mary's Street, connecting Maple Street to Two Nations Crossing.

Discussion:

- The subject property is zoned COR-2, and the proposed subdivision will not result in any deficiencies for the remnant lot. The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed right-of-way to City Council before assent is given. Based on the above, staff are prepared to support this application

Engineering & Operations:

- Engineering & Operations have no concerns with the proposed subdivision as the parcel of land to be transferred to the City right-of-way is adequate to accommodate the long-term plans of adding a sidewalk on the eastern side of Saint Mary's Street, connecting Maple Street to Two Nations. The City has been continually adding ROW to accommodate this work.

**RECOMMENDATION:**

It is recommended that 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.

Additional Information

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

- a) The final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 14/26 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

**BE IT RESOLVED THAT 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*.**

Prepared by:

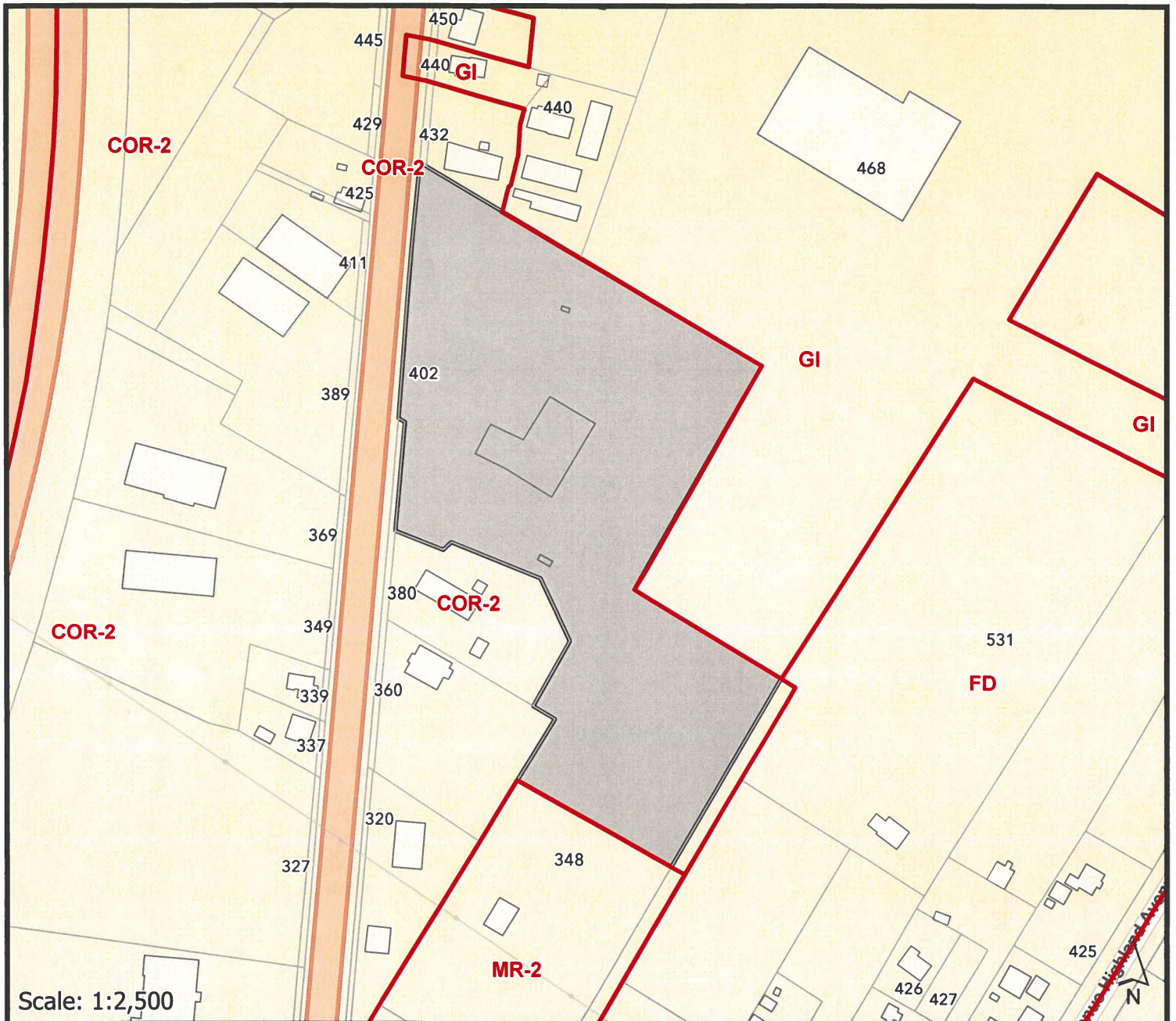


Mei Jiang  
Planner, Community Planning

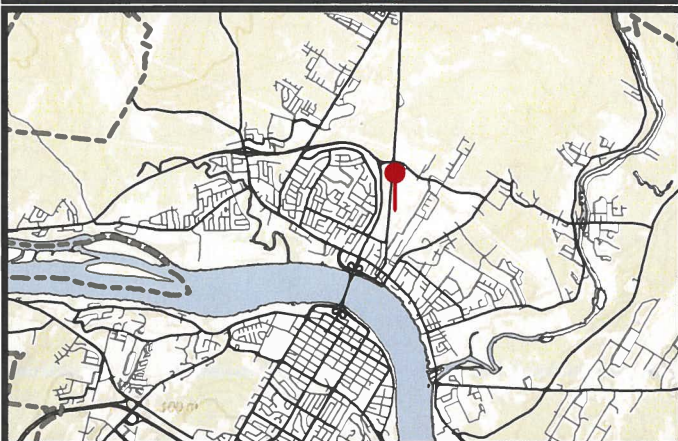
Approved by:




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



Scale: 1:2,500



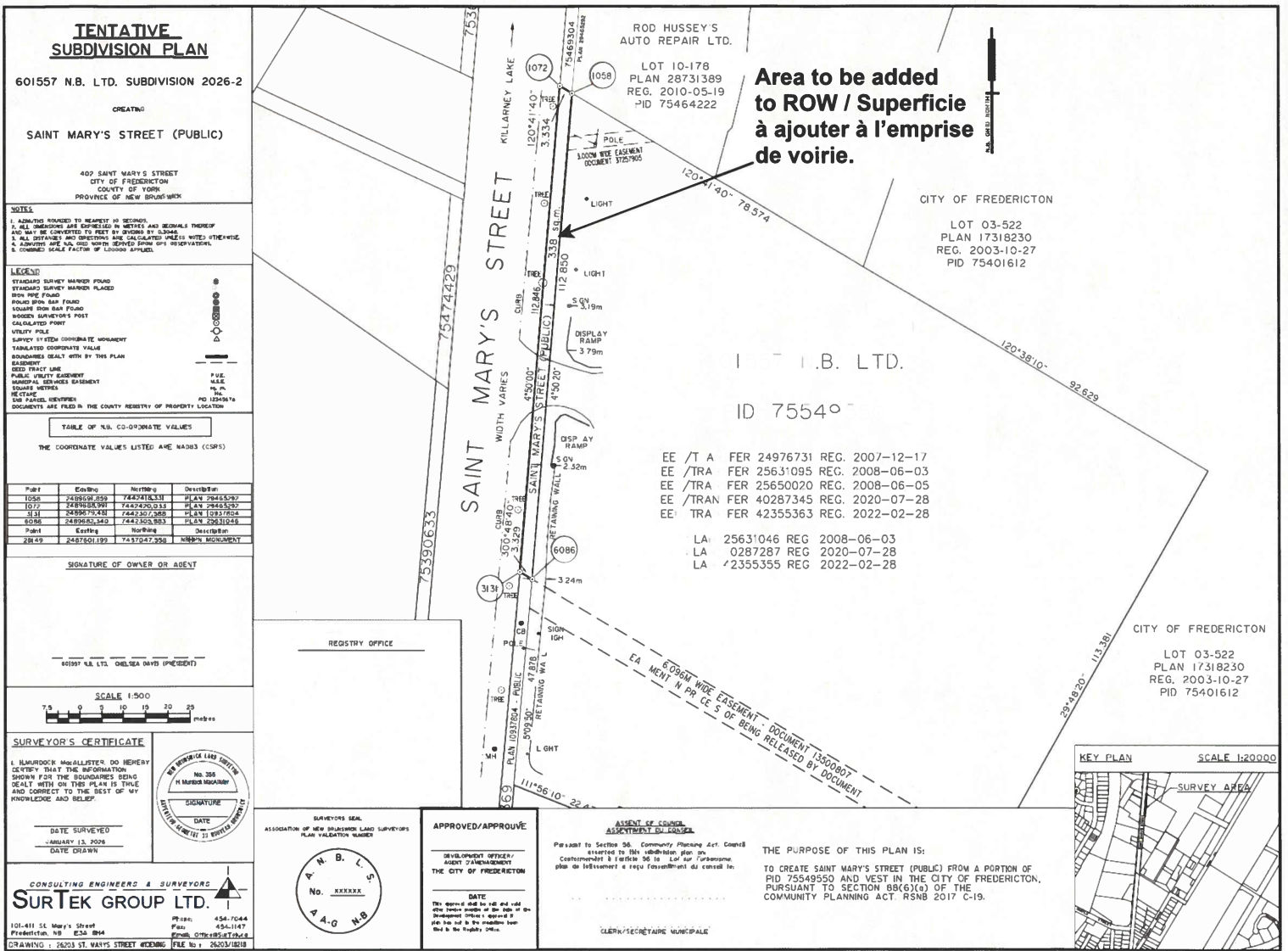
 Subject Property / Propriete Visé  
 Tentative Plan of Subdivision to add 338m<sup>2</sup> to the public right of way for a future street widening on Saint Mary's Street.

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

**Fredericton**

Community Planning  
 Planification urbaine

Map \ carte # I  
 File \ fiche: PR-14-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \sujet: 402-408 rue Saint Mary's Street  
 City of Fredericton  
 c/o Ryan Seymour



**TENTATIVE SUBDIVISION PLAN**  
 601557 N.B. LTD. SUBDIVISION 2026-2  
 CREATING  
 SAINT MARY'S STREET (PUBLIC)  
 402 SAINT MARY'S STREET  
 CITY OF FREDERICTON  
 COUNTY OF YORK  
 PROVINCE OF NEW BRUNSWICK

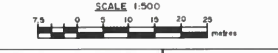
**NOTES**  
 1. ADJUSTED TO NEAREST TO SECOND.  
 2. ALL DIMENSIONS ARE EXPRESSED IN METERS AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVISION BY 0.3048.  
 3. ALL DISTANCES AND BEARINGS ARE CALCULATED FROM THE POINTS AND ADJUSTED TO NEAREST TO SECOND FROM GPS MEASUREMENTS.  
 4. CORNER BEARS FACTORS OF LINDEN ADJUSTED.

**LEGEND**  
 STANDARD SURVEY MARKER FOUND  
 STANDARD SURVEY MARKER PLACED  
 IRON PILE FOUND  
 POLY BOND BAR FOUND  
 SQUARE IRON BAR FOUND  
 WOODEN SURVEYOR'S POST  
 CALCULATED POINT  
 UTILITY POLE  
 SURVEY SYSTEM COORDINATE MONUMENT  
 TABULATED COORDINATE VALUE  
 BOUNDARIES DEALT WITH BY THIS PLAN  
 EASEMENT  
 GROUND TRACT LINE  
 PUBLIC UTILITY EASEMENT  
 MUNICIPAL SERVICES EASEMENT  
 SQUARE METERS  
 METERS  
 METERS  
 DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION

**TABLE OF N.B. CO-ORDINATE VALUES**  
 THE COORDINATE VALUES LISTED ARE NAD83 (CCRS)

Point	Existing	Northing	Westing	Description
1072	2489679.420	7442307.368	7547442.9	IRON PILE
1078	2489679.420	7442307.368	7547442.9	IRON PILE
1088	2489679.420	7442307.368	7547442.9	IRON PILE
6086	2489679.420	7442307.368	7547442.9	IRON PILE
3131	2489679.420	7442307.368	7547442.9	IRON PILE

**SIGNATURE OF OWNER OR AGENT**  
 \_\_\_\_\_  
 601557 N.B. LTD. CHELSEA DAVIS (PRESIDENT)



**SURVEYOR'S CERTIFICATE**  
 I, SURVEYOR MICHAEL J. DOHERTY, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE SURVEYED: JANUARY 13, 2026  
 DATE DRAWN: \_\_\_\_\_

**CONSULTING ENGINEERS & SURVEYORS**  
**SURTEK GROUP LTD.**  
 101-411 St. Mary's Street  
 Fredericton, NB E3A 8H4  
 Phone: 554-7044 Fax: 554-1147  
 Email: info@surtek.ca  
 DRAWING: 7547442.9 SAINT MARY'S STREET WIDENING FILE No. 1-2603-0018

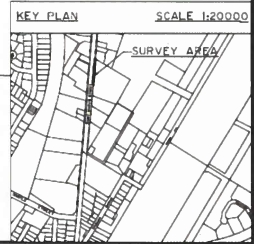
**REGISTRY OFFICE**  
 \_\_\_\_\_

**SURVEYOR'S SEAL**  
 ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS  
 PLAN VALUATION NUMBER  
 No. XXXXXX  
 A.A.G. N.B.

**APPROVED/APPROUVE**  
 DEVELOPMENT OFFICER/  
 AGENT D'AMENAGEMENT  
 THE CITY OF FREDERICTON  
 DATE: \_\_\_\_\_  
 THIS OFFICIAL SEAL IS VALID AND VALID ONLY WHEN USED IN THE CITY OF FREDERICTON. IT IS NOT VALID IN ANY OTHER JURISDICTION.

**ASSENT OF COUNCIL**  
 ASSÉNTIMENT DU CONSEIL  
 Presented to Section 56, Community Planning Act, Council  
 presented to this subdivision plan on:  
 Contournement à l'article 56 de la Loi sur l'aménagement  
 plan de lotissement à l'usage d'un règlement de conseil en:  
 \_\_\_\_\_  
 CLERK/SECRETARIE MUNICIPALE

THE PURPOSE OF THIS PLAN IS:  
 TO CREATE SAINT MARY'S STREET (PUBLIC) FROM A PORTION OF  
 PID 75549550 AND VEST IN THE CITY OF FREDERICTON,  
 PURSUANT TO SECTION 56(1)(K) OF THE  
 COMMUNITY PLANNING ACT, RSNB 2017 C-19.



**Tentative plan of subdivision / Plan provisoire de lotissement.**



REPORT OF THE PLANNING ADVISORY COMMITTEE

For City Council – April 13, 2026

From: Elizabeth Murray, Secretary, Planning Advisory Committee
Date: Thursday, March 19, 2026
Title: Burns Street, Fearnley Street, Goddard Street, Shannon Street, Tori Street (PID 75565531)
Description: Tentative plan of subdivision to create 83 RMH lots on an extension of Burns Street, Fearnley Street, Goddard Street. Shannon Street, and a new public street, Tori Street

The Planning Advisory Committee, at its meeting held on March 18, 2026, considered a recommendation from staff, in relation to an 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, and recommended that the following be forwarded to City Council to be adopted:

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, in relation to an 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, 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.

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) A final plan of subdivision be submitted generally in accordance with Maps II, III, and IV attached to P.R. 13/26 to the satisfaction of the Development Officer;
b) Servicing, access, lot grading, and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
c) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;

Table with 4 columns: Label, Value, Label, Value. Row 1: Form No.: GOV-FRM-259, Issue No.: 1.3. Row 2: Service: Community Leadership, Issue Date: May 19, 2015. Row 3: Sub-Service: Council & Committee Support, © May 25, 2001. Row 4: Printed On: April 8, 2026.

- d) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Yours truly,



Elizabeth Murray

Secretary, Planning Advisory Committee

Cc: Exp Services Inc., c/o Frank Flanagan, 140 Carleton Street, Suite 200, Fredericton, NB, E3B 3T4  
Northrup Holdings Ltd., 975 Alison Boulevard, Fredericton, NB, E3C 0E5

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

## PLANNING REPORT



PAC – March 18, 2026  
File No.: S-5-2026 P.R. No. 13/26

**To:** Planning Advisory Committee

**From:** Fredrick Van Rooyen, Senior Planner

**Proposal:** Tentative plan of subdivision to create 83 RMH lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, and a new public street, Tori Street

**Property:** Burns Street, Fearnley Street, Goddard Street, Shannon Street, Tori Street (PID 7556531)

---

**OWNER:** Northrup Holdings Ltd.  
975 Alison Boulevard  
Fredericton, NB  
E3C 0E5

**APPLICANT:** Exp Services Inc. c/o Frank Flanagan  
140 Carleton Street, Suite 200  
Fredericton, NB  
E3B 3T4

### **SITE INFORMATION:**

**Location:** Western portion of Northbrook subdivision off Brookside Drive

**Context:** Low rise residential area

**Ward No:** 2

**Municipal Plan:** New Neighbourhood

**Zoning:** Residential Mini-Home Zone (RMH)

**Existing Land Use:** Vacant

**Previous Applications:** P.R. 35/07, P.R. 146/07, P.R. 74/09, P.R. 105/09, P.R. 142/10, P.R. 109/12, P.R.68/20, P.R. 10/23, P.R. 19/23, P.R. 47/24, P.R. 27/25, P.R. 38/25

### **EXECUTIVE SUMMARY:**

The Applicant is proposing 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, along with a new public street named Tori Street. The Northbrook Master Plan provides a framework and context for the proposed subdivision and future development in the area. The proposed subdivision represents a logical extension of the existing residential area and is consistent with the existing lot pattern. Overall, the proposed subdivision complies with the

requirements of the Zoning By-law and meets the intent of the Municipal Plan's New Neighbourhood designation. Staff do not anticipate any negative impacts and support the application subject to terms and conditions.

### **APPLICATION:**

Exp Services Inc., on behalf of Northrup Holdings Ltd., has made application 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.

### **PLANNING COMMENTS:**

#### Background:

- The Northbrook subdivision has gone through several phases since 2007, with the most recent phase being the extension of Shannon Street in 2025. The Northbrook Master Plan, as shown on Map V, provides a comprehensive development plan for the entire lands and has established a framework for orderly development of the area, including an interconnected street network, pathways, and parkland. The master plan has been updated to reflect the current phase of development and is outlined in red on Map V.

#### Proposal:

- The Northbrook subdivision is proceeding further west, with the current phase (Phase 13) being a larger extension of the mini-home lots along several streets: Burns Street, Fearnley Street, Goddard Street, and Shannon Street. As part of this phase, there is also a new public street proposed that runs north south connecting to Burns Street, Fearnley Street, and Shannon Street. This new public street would be named Tori Street (see Maps II, III, and IV). It should be noted that this is a tentative plan of subdivision, and the developer intends to break up this larger phase into smaller portions as they complete the various street extensions and proceed with the final plans of subdivision.
- The RMH zone accommodates residential development in the form of mini homes on individual lots fronting on public streets. The RMH lots continue the same land use and lot pattern as the existing streets being extended and contributes to the supply and variety of low-rise housing options for the community.
- As part of this phase within the Northbrook subdivision there would be a new public street. The Applicant has requested the name "Tori Street" as seen on Maps II, III, and IV. Staff have consulted the Province (NB911) with respect to any potential conflicts between the proposed names and other streets in the Fredericton area. NB911 have no concerns with the proposed street name and have placed the name on reserve for the City of Fredericton's use.
- Consistent with the overall Northbrook Master Plan, this tentative plan of subdivision includes an interconnected pathway system that would be a 6-metre-wide pathway running down mid-block through Tori Street and Goddard Street to provide pedestrian access to the parkland on Hank Street. The tentative plan also includes the public land dedication shown as land, contributing to a future neighbourhood park to the north (see Map V).

## Growth Strategy:

- The subject lands are within the Brookside future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. The Brookside neighbourhood in particular, will see future development tie existing neighbourhoods together and reinforce the amenities in the Brookside Mall area. The Northbrook subdivision includes a variety of housing types and densities that are tied together through an interconnected street network and pathway connections that led to a number of neighbourhood parks.

## Municipal Plan:

- The subject lands are designated New Neighbourhood in the Municipal Plan. This designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developed neighbourhoods, providing a range of housing types that meet a variety of needs. The proposed tentative plan of subdivision is consistent with the Municipal Plan policy criteria for the design of New Neighbourhoods. Subsection 2.2.1(24) states:

*Council shall seek to ensure that the design of New Neighbourhoods:*

- i. Fosters a sense of community and neighbourhood;*
- ii. Provides for the efficient use of land;*
- iii. Provides for the compatible mix of varied and innovative forms of housing and other uses;*
- iv. Provides for the efficient and economic extension and delivery of water and sewer services and utilities;*
- v. Provides for parks, schools and other community uses in central, convenient locations;*
- vi. Minimizes the adverse effects of highways and other existing incompatible surrounding land uses;*
- vii. Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;*
- viii. Promotes walking and cycling opportunities by providing trails; trail connections and interconnected street pattern designed to provide a variety of convenient walking routes;*
- ix. Places particular emphasis on the needs of public transit;*
- x. Minimizes adverse impacts on the environment; and,*
- xi. Includes a focal point or nodes, where appropriate.*

Overall, the proposed tentative plan of subdivision and Northbrook Master Plan meets the intent of the New Neighbourhood designation by providing:

- A mix of housing types including mini-homes, single detached, duplex, and semi-detached dwellings, and options for multi-residential development in future phases;
- A focal point for the neighbourhood through the dedication of public parkland in a central convenient location;
- A logical hierarchy of streets and pathway connections that provide proper linkages throughout the neighbourhood; and,
- An efficient use of land and an economic extension of water and sewer services.

#### Zoning By-law:

- The proposed lots as shown on Maps II, III, and IV all comply with the applicable lot requirements of the RMH zone. No rezoning is required as the zoning is already in place for this phase of the Northbrook subdivision.

#### Tentative Plan of Subdivision:

- The 8% public land dedication (LPP) applies to all newly created lots in the city. In previous phases, LPP has been taken as land, contributing to neighbourhood parks in the area along with a pathway system that provides pedestrian connections through the plan area to the parks. The proposed 83 RMH lots are subject to LPP under Phase 13 and the total LPP contribution required would be 4,383.60 square metres.
- The dedication is being provided primarily through contribution to a future neighbourhood park to the north (see Map IV). This area has been earmarked for parkland in the Northbrook Master Plan and the LPP contribution through previous phases along with this phase, would represent almost half of the overall neighbourhood park space required (see Map V). As future phases progress, LPP would continue to contribute to the full land amount envisioned for the future neighbourhood park to the north. Staff would note that while the interconnected pathway system contributes to the total LPP, the overall dedication required for the Northbrook Master Plan is achieved through the parkland shown on the plan. Given the gradual development within the Northbrook Master Plan, staff will be working closely with Recreation and Parks & Trees to determine the timing of programming for parkland within this neighbourhood, particularly for the existing parkland on Hank Street.

#### Engineering & Operations:

- Engineering & Operations will work with the Developer and their Engineering Consultant to ensure that the servicing and stormwater design for the parcels being created are compatible with future development of the entire Northbrook property.
- It should be noted that this phase reaches the limit of the existing stormwater management pond in place along the western portion of the catchment. Phases moving forward along the western portion of the catchment will need to consider the advancement of a new stormwater management facility.
- Municipal servicing design, stormwater management plan update, and street design (including street widths and pedestrian connections) are to be provided to the satisfaction of the Director of Engineering & Operations.
- The proposed subdivision is part of the long-term plan for the growth of the area. The proposed application falls within existing traffic and transportation plans for the area. The proposal incorporates corridors within the development for active transportation and neighborhood connectivity. Brookside Drive has seen upgrades over the past few years including the construction of left turn pockets, the roundabout at St. Mary's and the roundabout at the ring road to accommodate the anticipated traffic from this and future developments.

- Should this application be approved, Engineering & Operations staff will meet with the applicant's consultant to review sanitary and water servicing, and storm water management to ensure that there are no issues.

**RECOMMENDATION:**

It is recommended that 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.

**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) A final plan of subdivision be submitted generally in accordance with Maps II, III, and IV attached to P.R. 13/26 to the satisfaction of the Development Officer;
- b) Servicing, access, lot grading, and stormwater management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- c) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- d) All road and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) Local Government Service Easements (LGSE), Public Utility Easements (PUE), Drainage Easements, streets and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton.

Prepared by:

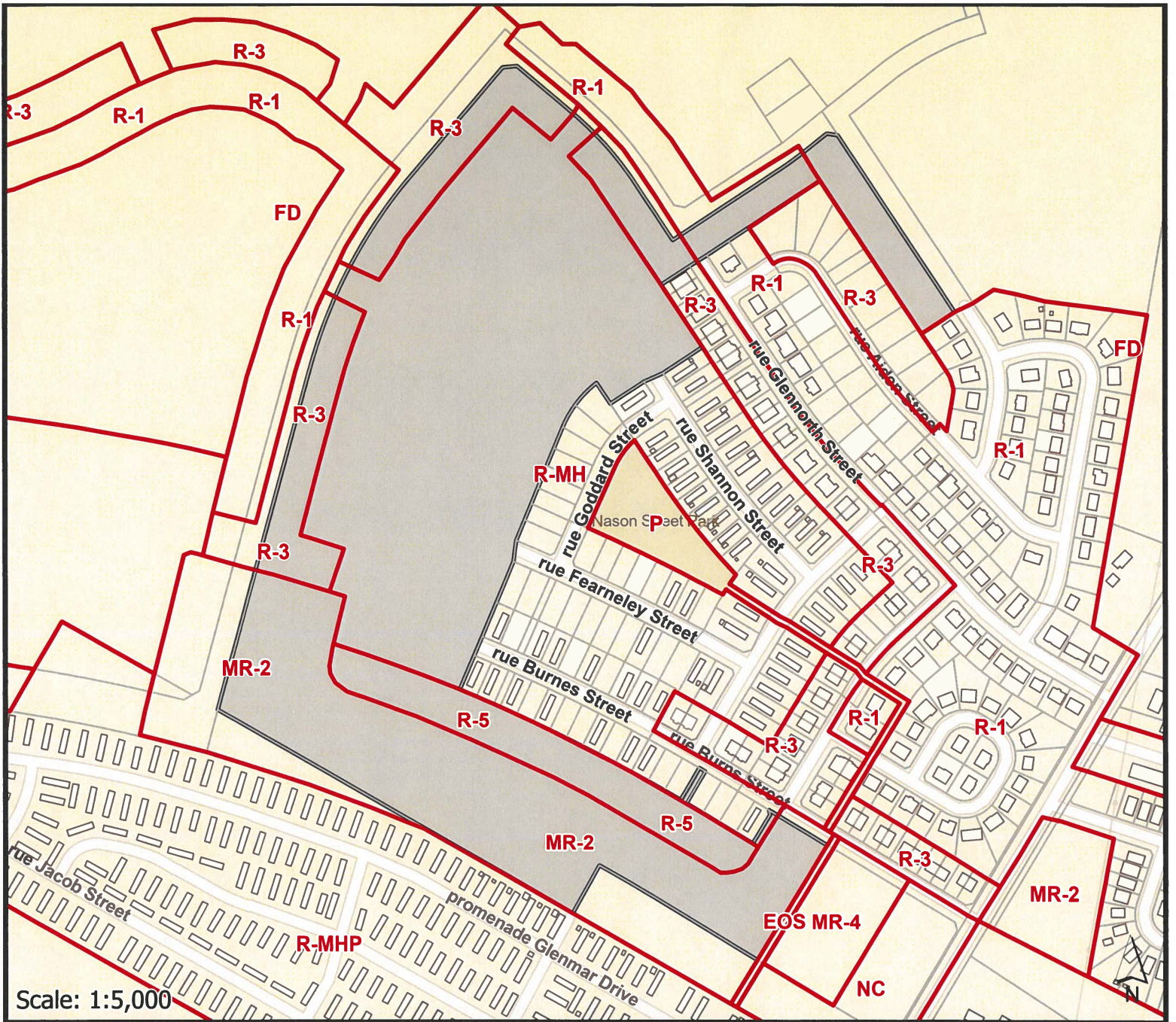


Fredrick Van Rooyen, RPP, MCIP  
Senior Planner, Community Planning

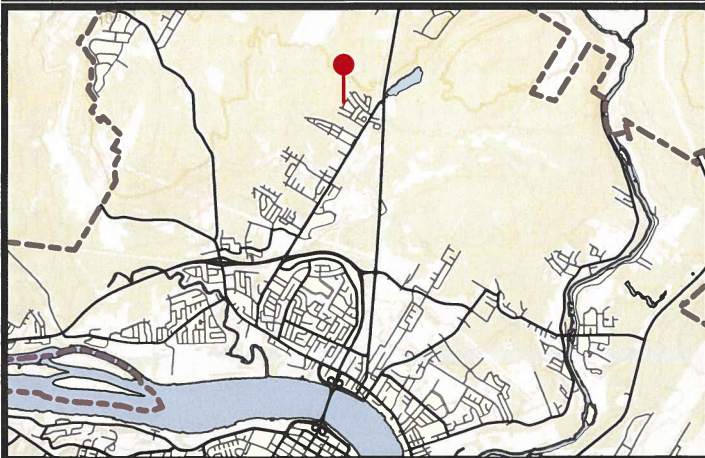
Approved by:



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



Scale: 1:5,000



**Subject Property / Propriete Visé**

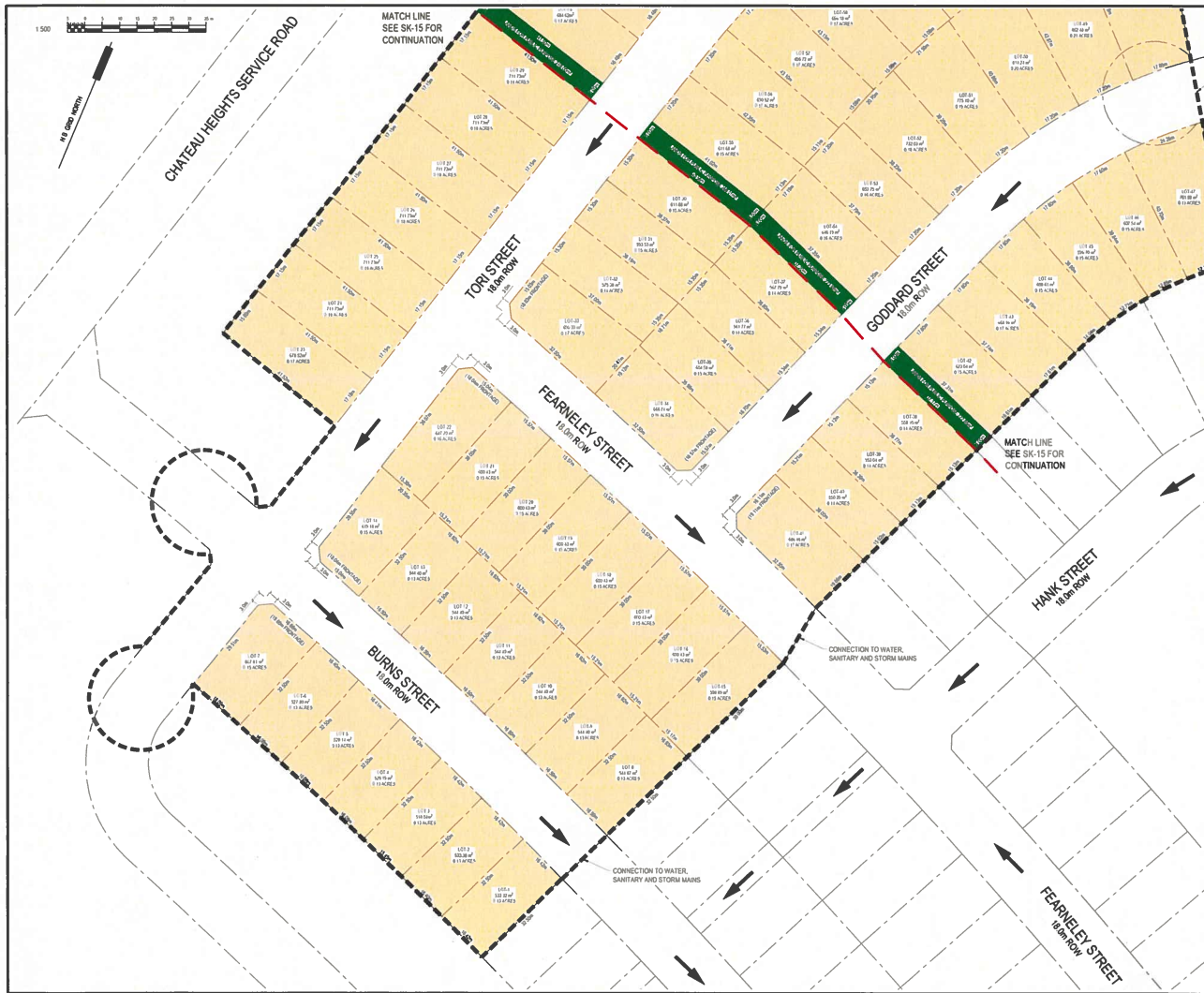
Tentative plan of subdivision to create 83 Residential Mini-Home (RMH) lots on an extension of Burns Street, Fearnley Street, Goddard Street, Shannon Street, as well as a new public street, Tori Street.

Projet provisoire de lotissement visant à créer 83 lots résidentiels pour maisons minimodulaires (RMH) dans le prolongement des rues Burns, Fearnley, Goddard et Shannon, ainsi qu'une nouvelle rue publique, la rue Tori.



Community Planning  
Planification urbaine

Map \ carte # I  
 File \ fiche: PR-13-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,  
 Goddard St, and Tori St  
 Exp Services Inc. c/o Frank Flanagan



**EXP Services Inc.**  
 11 St. John Street, Suite 200  
 140 Colborne Street, Suite 200  
 Toronto, ON M5E 1Y4  
 Canada  
 www.exp.com

**exp.**

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For the purpose of this plan, the client has provided the necessary information to allow the engineer to prepare the plan. The engineer is not responsible for the accuracy of the information provided by the client. The engineer is not responsible for the accuracy of the information provided by the client.

8/18/2026

No.	Issue	Date

**LEGEND**

- Zone (shaded) - LOTS
- LOT'S BOUNDARIES
- STORM AND SANITARY SERVICE LINE DIRECTION
- LAND SUBJECT TO THIS APPLICATION
- PROPOSED LOTS FOR PUBLIC PURPOSES
- PROPOSED LOCATION OF FUTURE UTILITY LINES (WATER, SANITARY AND STORM MAINS)
- MATCH LINE

No.	Revision	Date

**FOR INFORMATION ONLY**

Professional (s/s):

Drawn By:	EJY
Design Checked By:	STWD
Scale:	1:500

Project Title: **NORTHBROOK SUBDIVISION PHASE 13 BURNS, FEARNELEY, GODDARD, SHANNON, AND TORI STREETS**

Draw Title: **TENTATIVE SUBDIVISION PLAN JOYCELANDS DEVELOPMENT SHEET 1 OF 3**

Project No: **FRE-25016624-A0**

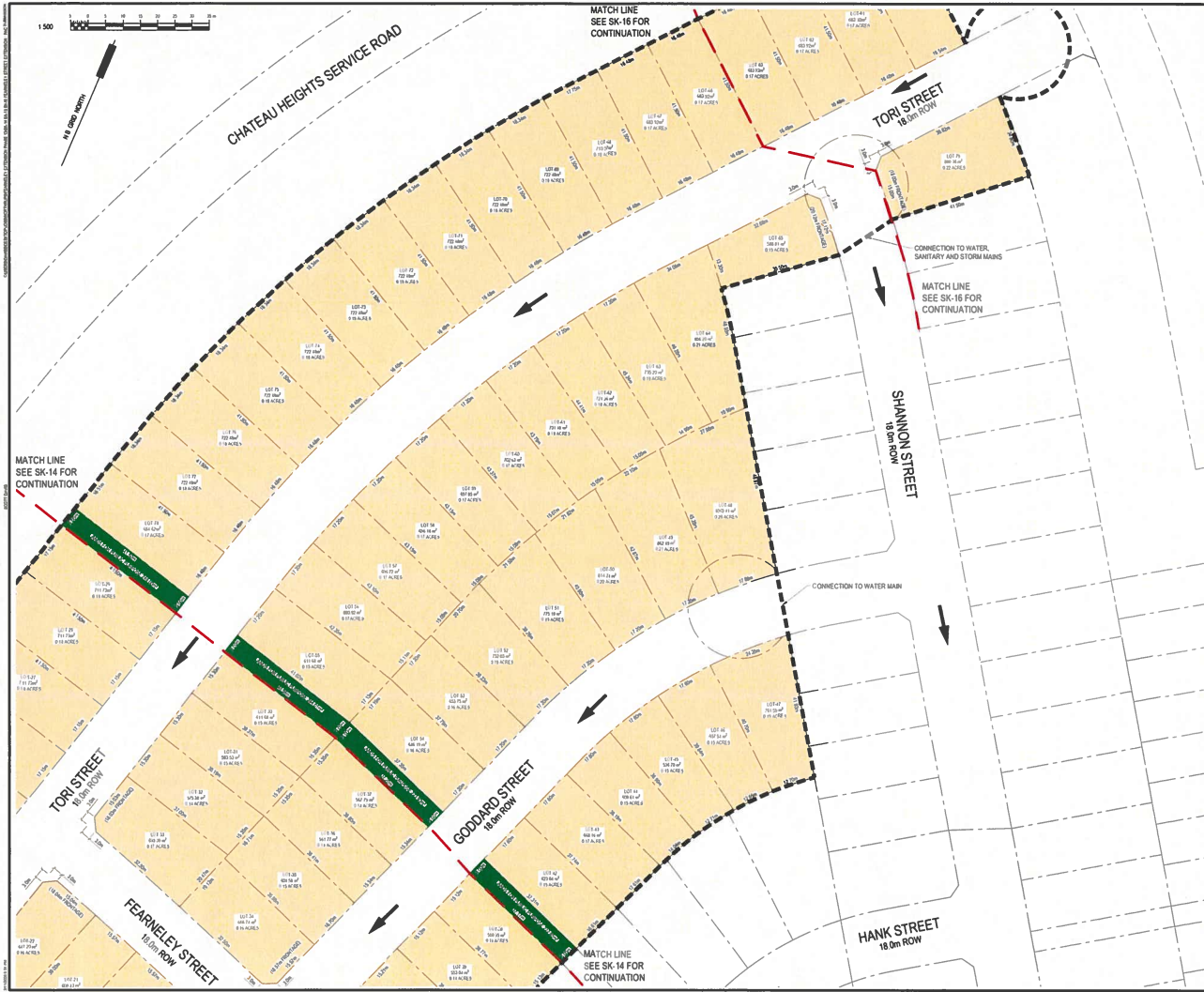
Draw No: **SK-14** / 0

**Tentative plan of subdivision - Sheet 1 / Plan provisoire de lotissement - Feuille 1**



Community Planning  
 Planification urbaine

Map \ carte # II  
 File \ fiche: PR-13-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,  
 Goddard St, and Tori St  
 Exp Services Inc. c/o Frank Flanagan



EXP Services Inc.  
 1 - 250 422 8000 / 1 250 428 2884  
 140 Gower Street, Suite 200  
 Fredericton, NB E8B 3T4  
 Canada  
 www.exp.com

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EXP Services Inc. is a registered professional engineering firm in the province of New Brunswick, Canada. All services are provided under the supervision of a Professional Engineer. For more information, please contact the Professional Engineer responsible for the project.

6 of 202

No.	Issue	Date

**LEGEND**

- Zone 10A - 10.1.1.1 (10' x 10' x 10' x 10')
- Storm and Sanitary Sewer Flow Direction
- Land Subject to this Application
- Existing Land for Public Purpose
- Proposed Development - 10' x 10' x 10' x 10' (10' x 10' x 10' x 10')
- Match Line

No.	Revision	Date

**FOR INFORMATION ONLY**

Professional Seal:

Drawn By: EJY  
 Eng. Estimatee: STWD  
 Design Checked By: STWD  
 Scale: 1:500

Project Title:  
**NORTHBROOK  
 SUBDIVISION PHASE 13  
 BURNS, FEARNELEY,  
 GODDARD, SHANNON,  
 AND TORI STREETS**

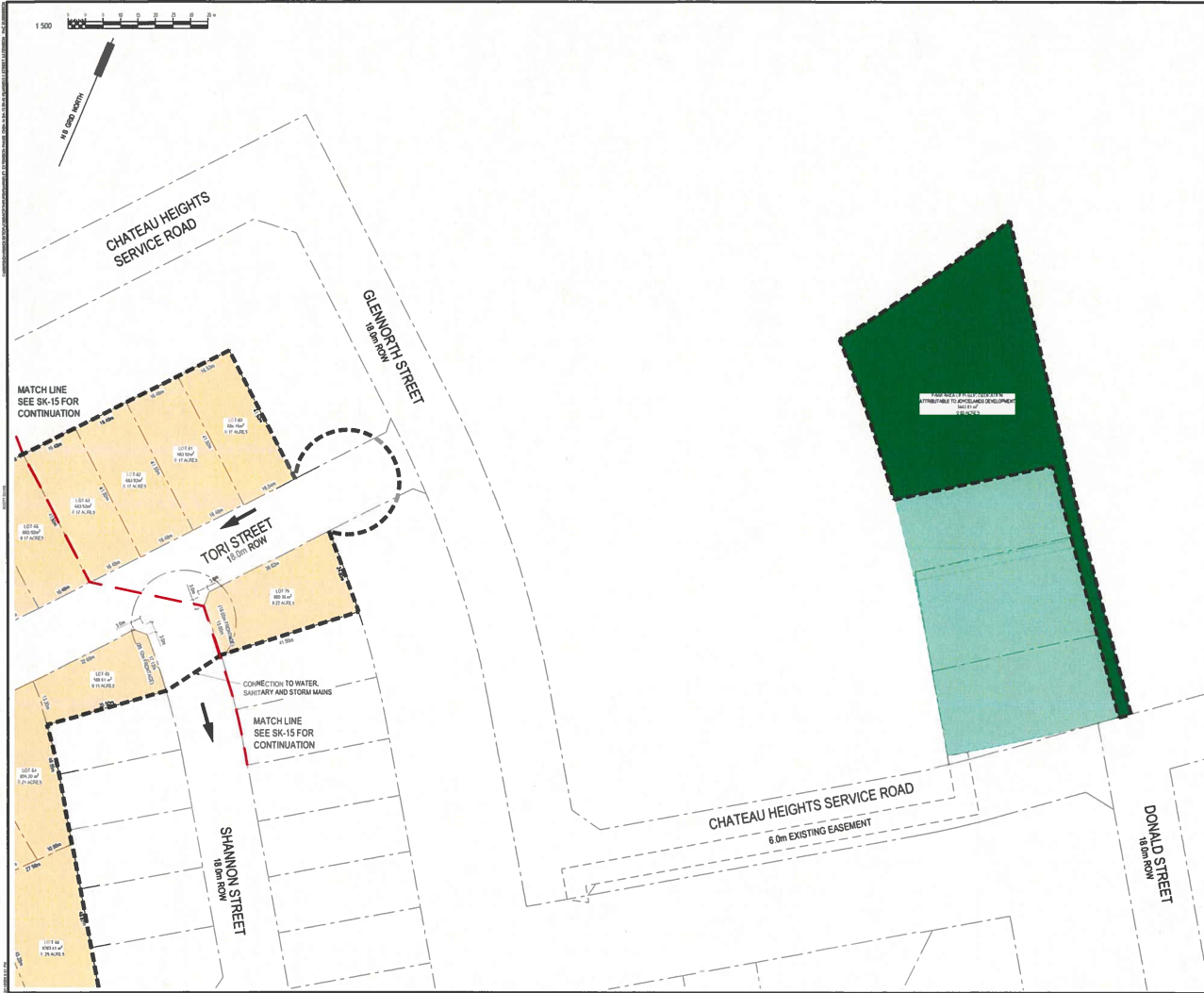
Eng. File:  
**TENTATIVE  
 SUBDIVISION PLAN  
 JOYCELANDS DEVELOPMENT  
 SHEET 2 OF 3**

Project No.: FRE-25016624-A0  
 Eng. No.: **SK-15** 0

**Tentative plan of subdivision - Sheet 2 / Plan provisoire de lotissement - Feuille 2**

**Fredericton**  
 Community Planning  
 Planification urbaine

Map \ carte # III  
 File \ fiche: PR-13-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,  
 Goddard St, and Tori St  
 Exp Services Inc. c/o Frank Flanagan



**EXP Services Inc.**  
 111 10th Ave S.E. #200 | 1-800-499-3954  
 4th Floor | 10th Ave S.E. | 200 200  
 Calgary, AB T2G 2V1  
 Canada  
 www.exp.com

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EXP 202

No.	Issue	Date

**LEGEND**

- LOT 13H - 14I (10)
- 20 LOTS SHOWN ON SK-16
- STORM AND SANITARY FLOW DIRECTION
- LAND SUBJECT TO THIS APPLICATION
- EXISTING LAND FOR PUBLIC PURPOSES
- PUBLIC SELECTION AT FUTURE DATE BY JOYCELANDS DEVELOPMENT - 1800-499-3954 AND 403-243-1410
- MATCH LINE

No.	Revision	Date

**FOR INFORMATION ONLY**

Professional Seal: \_\_\_\_\_

Drawn By: E.J.Y.

Designated By: STWD

Design Checked By: \_\_\_\_\_

Scale: 1:500

Project No: **NORTHBROOK SUBDIVISION PHASE 13 BURNS, FEARNELEY, GODDARD, SHANNON, AND TORI STREETS**

Exp. No: **TENTATIVE SUBDIVISION PLAN JOYCELANDS DEVELOPMENT SHEET 3 OF 3**

Project No: **FRE-25016624-A0**

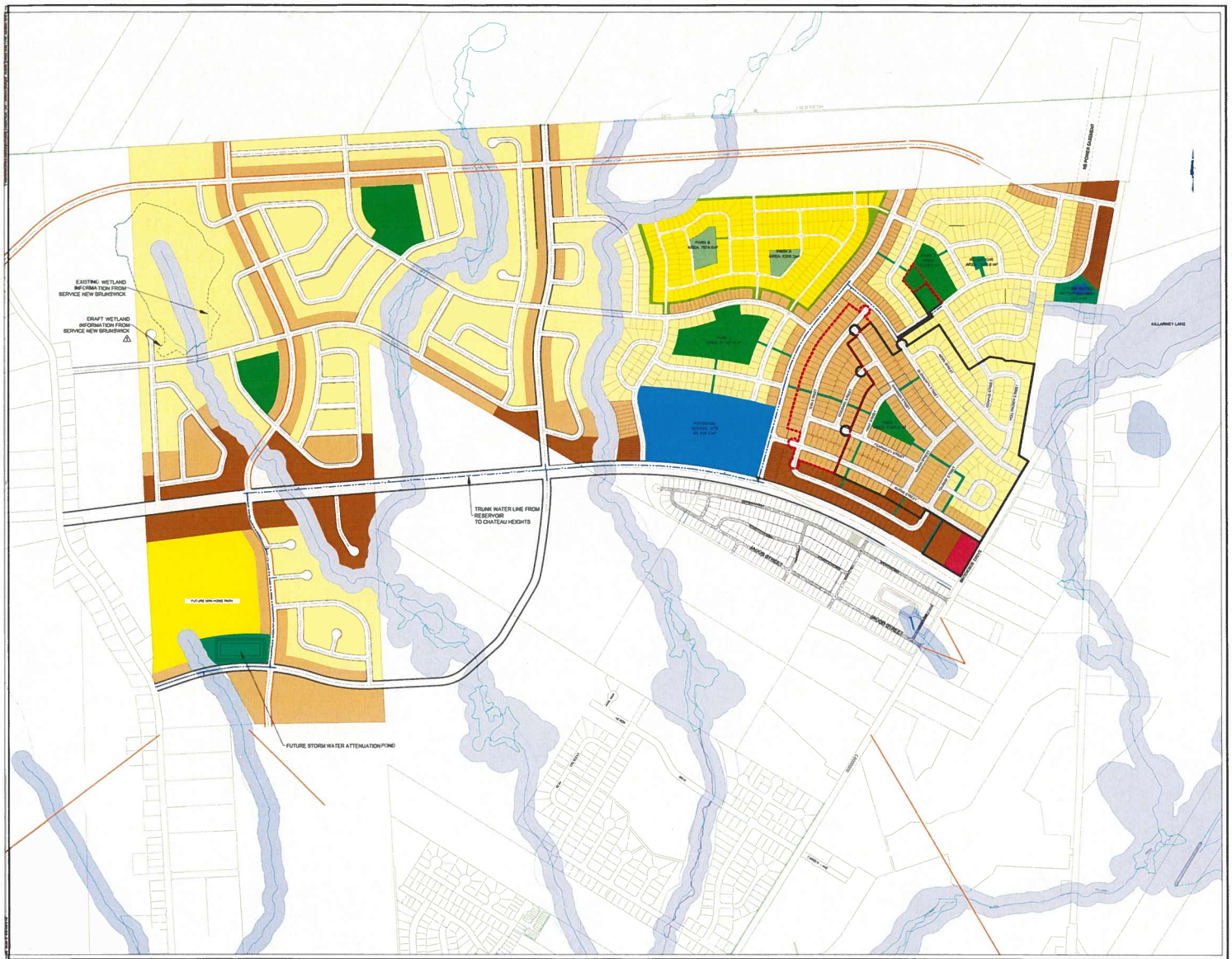
Exp. No: **SK-16** Rev. No: **0**

**Tentative plan of subdivision - Sheet 3 / Plan provisoire de lotissement - Feuille 3**



Community Planning  
Planification urbaine

Map \ carte # IV  
 File \ fiche: PR-13-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St, Goddard St, and Tori St  
 Exp Services Inc. c/o Frank Flanagan



**LEGEND:**

- Property Line
- 7526 1876 Property Identification Number (PID)
- Contours (Interval 1m) (source: City of Fredericton)
- Watercourse
- 30m Watercourse Buffer
- INSTITUTION ZONE I-1

- Northwest Fredericton Master Plan Street Network:**
- Arterial (40m Right-of-Way)
  - Major Residential Collector (23m ROW)
  - Minor Residential Collector (20m ROW)
  - Residential Local (18m/15m ROW)
  - Commercial/Industrial Collector (23m ROW)
  - Previously Approved Development
  - Area Subject to this Application

- Proposed Land Use Type**
- Low Density Residential
  - Low-Medium Density Residential
  - Medium-High Density Residential
  - Private Mini Home Park
  - Park
  - Open Space
  - Institutional

**NOTE:**  
THIS MAP SHOWS THE PROPOSED LAND USE DENSITY.  
THIS IS NOT A ZONING MAP

**Northbrook Master Plan | Plan directeur de Northbrook**



Community Planning  
Planification urbaine

Map \ carte # V  
File \ fiche: PR-13-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: rue Burns St, rue Fearnley St, rue Shannon St,  
Goddard St, and Tori St  
Exp Services Inc. c/o Frank Flanagan



**REQUEST FOR A DECISION**

*Regular City Council – April 13, 2026*

**To:** Her Worship Mayor Kate Rogers and Members of City Council

**From:** Fredrick Van Rooyen, Senior Planner

**Date:** April 09, 2026

**Title:** Anderson St, Timber Ridge Crt, and Viewpoint Cres Subdivision – Assent of Council

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**ISSUE:**

A final plan of subdivision has been submitted for the extensions of Anderson Street and Viewpoint Crescent, along with a new public street named Timber Ridge Court as shown on the attached plan. Staff are presently seeking the Assent of Council of the City of Fredericton pursuant to Section 88(1) of the *Community Planning Act*.

**RECOMMENDATION(S):**

**A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration: BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd., entitled “Highpoint Ridge Real Estate Ltd. Subdivision 2026-1 Showing Lots 24-275 to 24-316, Viewpoint Crescent (Public), Anderson Street (Public) and Timber Ridge Court (Public), Viewpoint Crescent / Anderson Street, City of Fredericton, County of York, Province of New Brunswick” receive the Assent of Council pursuant to Section 88(1) of the *Community Planning Act*.

**BACKGROUND & DISCUSSION:**

In March 2025, the Council of the City of Fredericton approved a tentative plan of subdivision to create 17 Residential Zone Two (R-2) lots on an extension of Anderson Street and a new public street (Timber Ridge Court) along with 25 Residential Zone One Narrow (R-1N) lots on an extension of Viewpoint Crescent. This represents the latest phase within the Highpoint Ridge Subdivision. The final plan of subdivision attached is consistent with the approved tentative plan of subdivision. Staff would note that the public land dedication was previously taken as land through a previous phase.

Section 88(1) of the *Community Planning Act* states that if a plan of subdivision provides for the laying out of public streets or sets aside land for public purposes, it shall not be approved by the Development Officer until the plan has been assented to by Council.

**FINANCIAL:**

The Department/Division has determined that there are no financial considerations associated with this matter. The City Treasurer was not specifically consulted with respect to this administrative report.

**LEGAL:**

The Department/Division has determined that there are no legal considerations associated with this matter. The Office of the City Solicitor was not specifically consulted with respect to this administrative report.

**COMMUNICATIONS:**

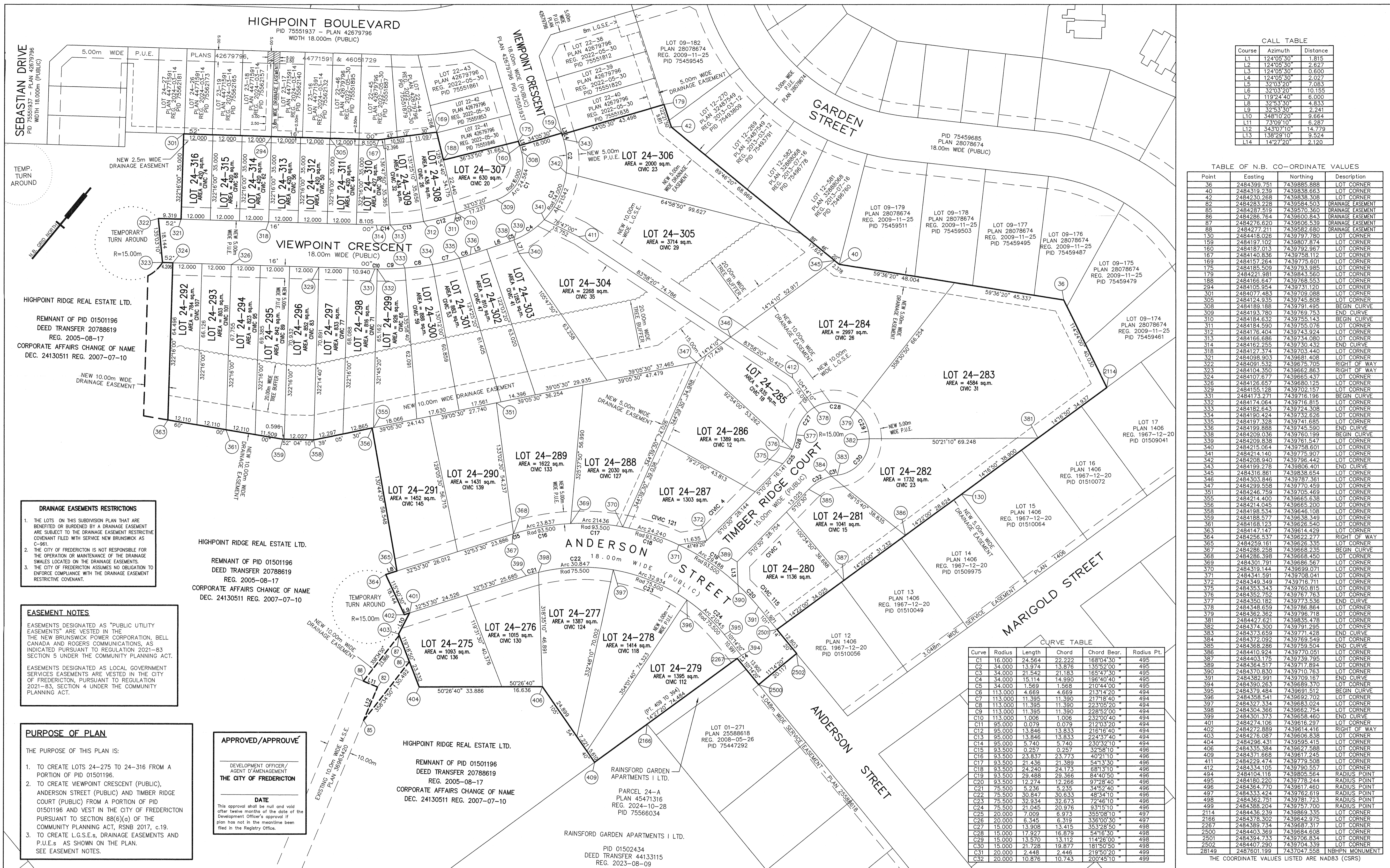
The Department/Division has determined that there are no communication considerations associated with this matter. Neither Corporate nor Strategic Communications was consulted with respect to this administrative report.

**SPOKESPERSON:**

**Prepared by: Fredrick Van Rooyen, RPP, MCIP**  
**Senior Planner**  
**Community Planning**

**Approved by: Ken Forrest, RPP, MCIP**  
**Director**  
**Planning and Development**

/Attachment (1): Highpoint Ridge Real Estate Ltd. Subdivision 2026-1



**CALL TABLE**

Course	Azimuth	Distance
L1	124°05'30"	1.815
L2	124°05'30"	2.827
L3	124°05'30"	0.600
L4	124°05'30"	2.027
L5	32°03'20"	7.083
L6	32°03'20"	10.155
L7	119°24'40"	6.000
L8	32°53'30"	4.833
L9	32°53'30"	2.241
L10	348°10'20"	9.664
L11	73°09'10"	6.287
L12	343°07'10"	14.779
L13	138°29'10"	9.524
L14	142°27'20"	2.120

**TABLE OF N.B. CO-ORDINATE VALUES**

Point	Easting	Northing	Description
36	2484399.751	7439885.888	LOT CORNER
41	2484319.239	7439838.603	LOT CORNER
42	2484230.268	7439838.308	LOT CORNER
82	2484283.228	7439854.503	DRAINAGE EASEMENT
85	2484287.519	7439850.360	DRAINAGE EASEMENT
86	2484274.343	7439850.360	DRAINAGE EASEMENT
87	2484276.620	7439866.539	DRAINAGE EASEMENT
88	2484277.211	7439862.680	DRAINAGE EASEMENT
130	2484418.026	7439797.780	LOT CORNER
159	2484187.013	7439807.874	LOT CORNER
160	2484187.013	7439792.967	LOT CORNER
167	2484140.836	7439758.112	LOT CORNER
169	2484157.264	7439775.601	LOT CORNER
175	2484155.508	7439793.595	LOT CORNER
179	2484221.981	7439843.560	LOT CORNER
188	2484166.647	7439768.553	LOT CORNER
294	2484105.954	7439731.120	LOT CORNER
301	2484077.483	7439709.088	LOT CORNER
305	2484124.935	7439745.808	LOT CORNER
308	2484189.188	7439791.495	BEGIN CURVE
309	2484193.780	7439769.753	END CURVE
310	2484162.255	7439753.143	BEGIN CURVE
311	2484184.640	7439776.076	LOT CORNER
312	2484176.404	7439743.924	LOT CORNER
313	2484166.686	7439734.080	LOT CORNER
318	2484162.255	7439730.432	END CURVE
319	2484174.374	7439703.440	LOT CORNER
321	2484098.903	7439681.408	LOT CORNER
322	2484091.532	7439675.705	RIGHT OF WAY
323	2484104.350	7439662.863	RIGHT OF WAY
324	2484107.674	7439678.814	RIGHT OF WAY
326	2484126.657	7439686.125	LOT CORNER
329	2484155.128	7439702.157	LOT CORNER
331	2484173.271	7439716.196	BEGIN CURVE
332	2484174.064	7439716.615	LOT CORNER
333	2484182.643	7439724.308	LOT CORNER
334	2484190.424	7439732.626	LOT CORNER
335	2484197.328	7439741.685	LOT CORNER
336	2484199.898	7439745.595	END CURVE
338	2484209.036	7439760.199	BEGIN CURVE
339	2484208.838	7439761.547	LOT CORNER
340	2484215.064	7439758.601	LOT CORNER
342	2484214.40	7439775.907	LOT CORNER
343	2484208.940	7439796.442	LOT CORNER
345	2484199.278	7439806.401	END CURVE
346	2484316.861	7439838.654	LOT CORNER
347	2484303.846	7439783.361	LOT CORNER
348	2484298.568	7439770.476	LOT CORNER
351	2484246.759	7439705.469	LOT CORNER
355	2484214.400	7439665.638	LOT CORNER
356	2484214.043	7439665.200	LOT CORNER
357	2484199.898	7439745.595	LOT CORNER
358	2484188.577	7439638.349	LOT CORNER
359	2484188.577	7439638.349	LOT CORNER
361	2484188.123	7439626.540	LOT CORNER
363	2484147.147	7439614.429	LOT CORNER
364	2484256.537	7439622.277	RIGHT OF WAY
365	2484259.161	7439626.335	LOT CORNER
367	2484286.258	7439668.235	BEGIN CURVE
368	2484286.398	7439668.450	LOT CORNER
369	2484335.343	7439763.915	LOT CORNER
370	2484319.144	7439699.071	LOT CORNER
371	2484341.591	7439708.041	LOT CORNER
372	2484349.349	7439716.711	LOT CORNER
373	2484352.182	7439724.028	LOT CORNER
376	2484352.182	7439767.763	LOT CORNER
377	2484350.782	7439773.536	END CURVE
378	2484348.659	7439786.864	LOT CORNER
379	2484362.362	7439795.478	LOT CORNER
381	2484427.621	7439835.478	LOT CORNER
382	2484374.500	7439791.295	LOT CORNER
383	2484373.659	7439771.428	END CURVE
384	2484372.851	7439763.549	LOT CORNER
385	2484368.266	7439758.504	END CURVE
386	2484410.924	7439770.051	LOT CORNER
387	2484403.175	7439739.795	LOT CORNER
389	2484364.517	7439771.894	LOT CORNER
390	2484370.830	7439770.763	LOT CORNER
391	2484382.991	7439709.167	END CURVE
394	2484390.263	7439689.370	LOT CORNER
395	2484379.484	7439691.512	BEGIN CURVE
396	2484358.341	7439692.702	LOT CORNER
397	2484327.334	7439683.024	LOT CORNER
398	2484304.366	7439662.754	LOT CORNER
399	2484301.373	7439658.460	END CURVE
401	2484274.106	7439619.207	LOT CORNER
402	2484272.889	7439614.416	RIGHT OF WAY
403	2484276.077	7439608.838	LOT CORNER
404	2484296.431	7439595.415	LOT CORNER
406	2484335.343	7439627.568	LOT CORNER
409	2484371.668	7439617.245	LOT CORNER
411	2484229.474	7439779.508	LOT CORNER
412	2484334.105	7439790.557	LOT CORNER
494	2484104.116	7439805.564	RADIUS POINT
495	2484180.220	7439778.244	RADIUS POINT
496	2484364.770	7439617.460	RADIUS POINT
497	2484333.424	7439762.619	RADIUS POINT
498	2484362.751	7439781.723	RADIUS POINT
499	2484368.204	7439757.700	RADIUS POINT
2114	2484436.239	7439869.335	LOT CORNER
2166	2484378.502	7439642.975	LOT CORNER
2267	2484389.734	7439687.317	LOT CORNER
2500	2484403.369	7439693.608	LOT CORNER
2501	2484394.733	7439706.834	LOT CORNER
2502	2484407.290	7439704.339	LOT CORNER
28149	2487601.199	7437047.558	NBHPN MONUMENT

**DRAINAGE EASEMENTS RESTRICTIONS**

- THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIONS SET FORTH IN THE DRAINAGE EASEMENT RESTRICTIONS COVENANT FILED WITH SERVICE NEW BRUNSWICK AS C-961.
- THE CITY OF FREDERICKTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SWALES LOCATED ON THE DRAINAGE EASEMENTS.
- THE CITY OF FREDERICKTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE DRAINAGE EASEMENT RESTRICTIONS GOVERNANT.

**EASEMENT NOTES**

EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE NEW BRUNSWICK POWER CORPORATION, BELL CANADA AND ROGERS COMMUNICATIONS, AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.

EASEMENTS DESIGNATED AS LOCAL GOVERNMENT SERVICES EASEMENTS ARE VESTED IN THE CITY OF FREDERICKTON, PURSUANT TO REGULATION 2021-83, SECTION 4 UNDER THE COMMUNITY PLANNING ACT.

**PURPOSE OF PLAN**

THE PURPOSE OF THIS PLAN IS:

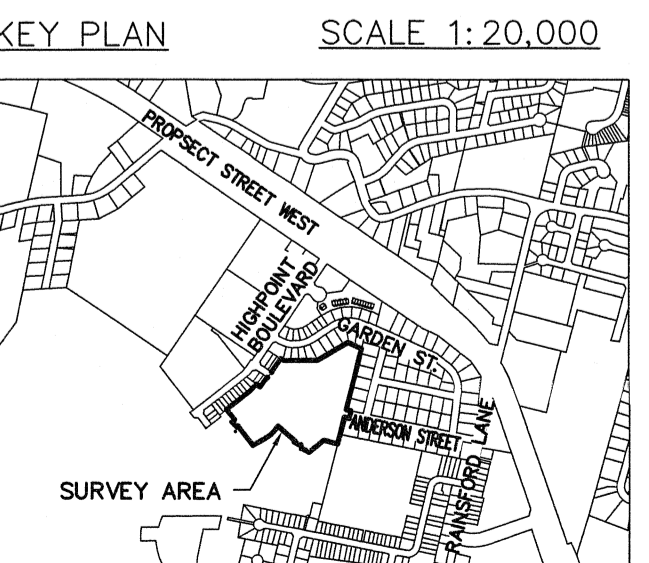
- TO CREATE LOTS 24-275 TO 24-316 FROM A PORTION OF PID 01501196.
- TO CREATE VIEWPOINT CRESCENT (PUBLIC), ANDERSON STREET (PUBLIC) AND TIMBER RIDGE COURT (PUBLIC) FROM A PORTION OF PID 01501196 AND VEST IN THE CITY OF FREDERICKTON PURSUANT TO REGULATION 2021-83, SECTION 4 UNDER THE COMMUNITY PLANNING ACT.
- TO CREATE L.G.S.E.s, DRAINAGE EASEMENTS AND P.U.E.s AS SHOWN ON THE PLAN. SEE EASEMENT NOTES.

**APPROVED/APPROUVE**

DEVELOPMENT OFFICER/  
AGENT D'AMENAGEMENT  
THE CITY OF FREDERICKTON

DATE

This approval shall be null and void after twelve months of the date of the Development Officer's approval if the plan has not in the meantime been filed in the Registry Office.



**ASSENT OF COUNCIL**  
ASSENTIMENT DU CONSEIL

Pursuant to Section 88, Community Planning Act, Council assented to this subdivision plan on:

Conformément de l'article 88 de la Loi sur l'urbanisme, le conseil municipal a approuvé ce plan de lotissement le :

CLERK/SECRÉTAIRE MUNICIPALE

**NOTES**

- AZIMUTHS ROUNDED TO NEAREST TO SECONDS.
- ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
- AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
- COMBINED SCALE FACTOR OF 1/0.0000 APPLIED.
- SURVEY MARKERS WERE FOUND OR PLACED AT ALL LOT CORNERS.

SIGNATURE OF OWNER OR AGENT

SHAWN COLPITTS, PRESIDENT - HIGHPOINT RIDGE REAL ESTATE LTD.  
PID 01501196 - DEED TRANSFER 20788619 - REG. 2005-08-17

**LEGEND**

- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- IRON PIPE FOUND
- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- WOODEN SURVEYOR'S POST
- CALCULATED POINT
- UTILITY POLE
- SURVEY SYSTEM COORDINATE MONUMENT
- TABLED COORDINATE VALUE
- BOUNDARIES DEALT WITH BY THIS PLAN
- EASEMENT
- DEED TRACT LINE
- PUBLIC UTILITY EASEMENT
- LOCAL GOVERNMENT SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- SNB PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION
- DATE OF REGISTRATION

**SURVEYOR'S CERTIFICATE**

I, H. MURDOCK MacALLISTER, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

H. MURDOCK MacALLISTER  
No. 356  
MAR 31, 2026  
DATE

MARCH 2026  
DATE SURVEYED  
MARCH 25, 2026  
DATE DRAWN

SCALE 1:750

**SURTEK GROUP LTD.**  
CONSULTING ENGINEERS & SURVEYORS

411-101 St. Mary's Street  
Fredericton, NB E3A 8H4

Phone: 454-7044  
Fax: 454-1147  
Email: Office@SurTek.ca

FILE No : 21553/2026

**SUBDIVISION PLAN**

**HIGHPOINT RIDGE REAL ESTATE LTD.**  
SUBDIVISION 2026-1

SHOWING

**LOTS 24-275 TO 24-316, VIEWPOINT CRESCENT (PUBLIC), ANDERSON STREET (PUBLIC) AND TIMBER RIDGE COURT (PUBLIC)**

VIEWPOINT CRESCENT / ANDERSON STREET  
CITY OF FREDERICKTON  
COUNTY OF YORK  
PROVINCE OF NEW BRUNSWICK



## REQUEST FOR A DECISION

Regular City Council - open session – April 13, 2026.

**To:** Her Worship Mayor Kate Rogers and Members of City Council

**From:** David Banks, Manager, Bylaw Enforcement

**Date:** March 24, 2026

**Title:** By-law Officer Appointments

This item is for consideration during an open session of City Council.

### **ISSUE:**

The City of Fredericton has contracted out specific areas of by-law enforcement throughout the City to the Garda Canada Security Corporation and is required to give them the authority to issue City of Fredericton municipal by-law tickets. Each new Garda officer must be designated as a by-law enforcement officer before they can officially issue municipal by-law tickets.

### **RECOMMENDATION(S):**

#### **A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration: BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes, appoints, and designates Marwa Salih and Cameron Lynch as By-law Enforcement Officers effective immediately, pursuant to Section 72 of the Local Governance Act and subsection 14(3) of the Police Act, in order to administer and enforce the following by-laws within the territorial boundary of the City of Fredericton:  By-law No. L-19, A By-law Respecting Park Lands and Trail Systems, and amendments thereto;  By-law No. L-9, A By-law Relating to the Old Public Burial Ground, and amendments thereto;  By-law No. R-2, Maintenance and Occupancy Standards for Residential Properties By-law, and amendments thereto;  By-law No. R-4, A By-law Respecting the Control of Gravel and Sand Pits, and amendments thereto;  By-law No. R-6, A By-law to Regulate Taxi Owners and Operators of the City of Fredericton, and amendments thereto;  By-law No. R-7, A By-law to License Peddlers, and amendments thereto;  By-law No. R-11, A By-law Respecting Pawnbrokers & Second Hand Dealers in the City of Fredericton, and amendments thereto;  By-law No. R-14, A By-law to Regulate Vehicles for Hire, and amendments thereto;  By-law No. S-4, A By-law Respecting the Regent Street Wharf, and amendments thereto;  By-law No. S-6, A By-law to Establish a Curfew, and amendments thereto;  By-law No. S-15, A Fire Lane By-law for the City of Fredericton, and amendments thereto;  By-law No. S-16, A By-law Respecting Dangerous or Unsightly Premises, and amendments thereto;  By-law No. S-19, A By-law to Prevent Nuisances, and amendments thereto;  By-law No. S-11, A By-law Respecting Animal Control, and amendments thereto;  By-law No. S-17, A By-law Respecting Disturbance by Noise, and amendments thereto;  By-law No. T-1, A By-law to Regulate Traffic, and amendments thereto;  By-law No. T-4, A By-law Respecting Streets and Sidewalks, and amendments thereto;  By-law No. T-6, A By-law Respecting Public Motor Buses, and amendments thereto;  By-law No. T-8, A By-law Relating to Loitering and Begging in the City of Fredericton, and amendments thereto;  By-law No. T-9, A By-law Respecting Fredericton Transit, and amendments thereto;  By-law No. W-4, A By-law to Regulate the Collection and Disposal of Garbage and other Material, and amendments thereto;  By-law No. Z-5, A Zoning By-law for the City of Fredericton, and amendments thereto;  By-law No. L-18, A By-law for the Management of trees, and amendments thereto;  By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones, and Pay and Display Machines, and amendments thereto; And BE IT FURTHER RESOLVED that this appointment shall continue until Marwa Salih and Cameron Lynch ceases to be employed by the Garda Canada Security Corporation; or until the appointment under this resolution are rescinded by City Council, whichever comes first.

## **SITUATION, BACKGROUND & DISCUSSION:**

### **SITUATION:**

- a. Current Direction. This is due to a contract amendment with Garda Canada Security Corporation related to the Community Safety Services Unit and is in accordance with Council approved Policy PUB-POL-004 *Bylaw Enforcement*.
- b. Alignment. The matter aligns with the People Focused (Residents) and Building Community sections of the City of Fredericton Strategy map 2022-2026.
- c. Link to CAO goal or inflight. This action supports Inflight work related to public safety.
- d. Why is this coming to Council and why now? Council is the only authority able to appoint by-law officers. This is being brought forward related to a contract amendment with Garda Canada Security Corporation. Their staff are prepared to fulfill their duties as the Community Safety Services Unit but are unable to complete all of them without this direction.

### **BACKGROUND**

The *Local Governance Act*, under section 72 states:

- 72 A council may appoint by-law enforcement officers for the local government and may determine their terms of office.

Further, subsection 14 (3) of the *Police Act* states:

- 14(3) Within the territorial boundaries of the municipality for which a by-law enforcement officer is appointed, the by-law enforcement officer has the powers and immunities of a police officer for the purposes of enforcing the by-laws of the municipality for which the by-law enforcement officer is appointed as are stipulated in the appointment, but has in no other regard the powers or immunities of a police officer.

### **DISCUSSION**

The City of Fredericton is responsible for by-law enforcement. Appointment of the designate is required to continue providing this service.

- **FINANCIAL:** There are no immediate impacts on the current operating budget. Failure to enforce parking could have long-term impacts on the City's operating budget.
- **LEGAL:** In order to ensure compliance with the provisions under the *Local Governance Act* and the *Police Act*, by-law enforcement officers must be duly authorized, appointed and designated by resolution of City Council; otherwise, successful enforcement may not be achieved. The officer then has the jurisdiction to write and serve tickets within the territorial boundary of the municipality for infractions inscribed under the noted by-laws but for no others.
- **COMMUNICATIONS:** The Department/Division has determined that there are no communication considerations associated with this matter. Neither Corporate nor Strategic Communications was consulted with respect to this administrative report.
- **CLIMATE LENS:**

**Does this proposal move the City of Fredericton closer to its greenhouse gas (GHG) emissions reduction targets of 50% reduction by 2030 and net-zero by 2050 in line with the City's Corporate Energy & Emissions Plan and/or Community Energy Emission Plan?**

- Moves us towards GHG reduction targets
- No change in GHG emissions
- Moves us away from GHG targets but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**Does this proposal improve the City of Fredericton's resilience to the impacts of climate change in line with our Climate Change Adaptation Plan?**

- Moves us towards climate resilience
- No change in resilience
- Moves us away from climate resilience but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**SPOKESPERSON:**

**Prepared by: David Banks, Manager, Bylaw Enforcement**

**Approved by: Ken Forrest, Director, Planning, Development and Bylaw Enforcement**

**To:** Her Worship Mayor Kate Rogers and Members of City Council

**From:** David Banks, Manager of By-law Enforcement and Parking Services

**Date:** March 27, 2026

**Title:** By-law Officer Appointment

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### **ISSUE:**

Staff request that City Council adopt a new resolution to authorize, appointment and designate a by-law enforcement officer to correct a previous appointment that contained an error in the individual's name.

As such, a new resolution needs to be adopted by Council to authorize, appoint, and designate the officer using the correct name.

### **RECOMMENDATION(S):**

#### **A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration: BE IT RESOLVED THAT the Council of the City of Fredericton hereby rescinds the appointment of Love Gupta as a by-law enforcement officer, AND authorizes, appoints, and designates Love Love as a By-law Enforcement Officer effective immediately, pursuant to Section 72 of the Local Governance Act and subsection 14(3) of the Police Act, in order to administer and enforce the following by-laws within the territorial boundary of the City of Fredericton: - By-law No. R-6, A By-law to Regulate Taxi Owners and Operators of the City of Fredericton, and amendments thereto; - By-law No. S-15, A Fire Lane By-law for the City of Fredericton, and amendments thereto; - By-law No. S-19, A Nuisance By-law, and amendments thereto; - By-law No. T-1, A By-law to Regulate Traffic, and amendments thereto; - By-law No. T-6, A By-law Respecting Public Motor Buses, and amendments thereto; - By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones, and Pay and Display Machines, and amendments thereto; - By-law N-. T-9, A By-law Respecting Fredericton Transit, and amendments thereto; and, BE IT FURTHER RESOLVED THAT this appointment shall continue until Love Love ceases to be employed on the Garda Canada Security Corporation's City of Fredericton Parking Enforcement detail; or until the appointment under this resolution is rescinded by City Council, whichever comes first.

### **SITUATION, BACKGROUND & DISCUSSION:**

#### **SITUATION:**

WHEREAS The Council of the City of Fredericton adopted a resolution on September 22, 2025, authorizing appointing and designating an individual as a by-law enforcement officer with an incorrect name:

- a. Current Direction. City Council authorization is required to appoint persons to enforce by-laws in accordance with Policy No. PUB-POL-004 *By-law Enforcement*.
- b. Alignment. This Aligns with Council Statement of Interest Mobility – building community – continue to provide a safe community through compassionate police, fire mitigation and communicative emergency measures – continue implementing the Traffic Strategy.
- c. Link to CAO goal or inflight. There are no CAO goals or inflight initiative in which this applies.
- d. Why. City Council is the only authority able to appoint by-law officers. This is being brought forward as these officers are prepared to fulfill their duties but are unable to complete all of them without this authorization.

## BACKGROUND

The City of Fredericton has contracted out specific areas of by-law enforcement throughout the City to the Garda Canada Security Corporation and is required to give them the authority to issue City of Fredericton municipal by-law tickets. Each new Garda officer must be designated as a by-law enforcement officer before they can officially issue municipal by-law tickets.

Parking Services administration was informed by Garda management on Friday, Mar. 27, 2026, that an officer employed on the Parking Enforcement detail, previously authorized by City Council on Monday, September 22, 2025, under the name of Love Gupta, had advised that he does not have a surname and the name used by the municipality was incorrect. He stated that the Government of Canada, along with Service New Brunswick, records his given name, Love, as both his first name and surname, Love Love.

Section 72 of the *Local Governance Act* states:

- 72 A council may appoint by-law enforcement officers for the local government and may determine their terms of office.

Further, subsection 14 (3) of the *Police Act* states:

- 14(3) Within the territorial boundaries of the municipality for which a by-law enforcement officer is appointed, the by-law enforcement officer has the powers and immunities of a police officer for the purposes of enforcing the by-laws of the municipality for which the by-law enforcement officer is appointed as are stipulated in the appointment but has in no other regard the powers or immunities of a police officer.

## DISCUSSION

The City of Fredericton is responsible for by-law enforcement. Appointment of the designate is required to continue providing this service.

- **FINANCIAL:** There are no immediate impacts on the current operating budget. Failure to enforce parking could have long-term impacts on the City's operating budget.
- **LEGAL:** In order to ensure compliance with the provisions under the *Local Governance Act* and the *Police Act*, by-law enforcement officers must be duly authorized, appointed and designated by resolution of City Council; otherwise, successful enforcement may not be achieved. The by-law enforcement officer then has the jurisdiction to write and serve tickets within the territorial boundary of the municipality for infractions inscribed under the noted by-laws but for no others.
- **COMMUNICATIONS:** The Department/Division has determined that there are no communication considerations associated with this matter. Neither Corporate nor Strategic Communications was consulted with respect to this administrative report.

- **CLIMATE LENS:**

**Does this proposal move the City of Fredericton closer to its greenhouse gas (GHG) emissions reduction targets of 50% reduction by 2030 and net-zero by 2050 in line with the City's Corporate Energy & Emissions Plan and/or Community Energy Emission Plan?**

- Moves us towards GHG reduction targets
- No change in GHG emissions
- Moves us away from GHG targets but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**Does this proposal improve the City of Fredericton's resilience to the impacts of climate change in line with our Climate Change Adaptation Plan?**

- Moves us towards climate resilience
- No change in resilience

Moves us away from climate resilience but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**SPOKESPERSON:** David Banks, Manager of Bylaw Enforcement and Parking Services

**Prepared by:** David Banks, Manager of By-law Enforcement and Parking Services

**Approved by:** Ken Forrest, Director of Planning, Development, and By-law Enforcement

**To:** Her Worship Mayor Kate Rogers and Members of City Council

**From:** **Holly Kirkpatrick – Special Events Coordinator**

**Date:** 27/03/2026

**Title:** Canadian Armed Forces Sniper Detachment Commander Course May

**Description:** The Canadian Armed Forces is conducting a Combat Training Course on May 29 from 9am to 4pm. Students will be on the streets and sidewalks starting from the intersection of Waterloo Row and Brunswick Street to the intersection of Queen and Westmorland Streets, to the intersection of Westmorland and Brunswick Streets, to the point of origin. Nearby streets within or adjacent to the area of movement include Shore Street, Church Street, York Street, King Street, Regent Street, Carleton Street, and St. John Street. All candidates conducting training for the Sniper Detachment Commander Course conducted by the Infantry School will be in civilian attire and will only use personal note-taking material required for the tactical exercise. All candidates shall remain on public property during the said exercise.]

---

**Requested By:** Lt. Christopher Leedham

**Event:** Canadian Armed Forces Sniper Detachment Commander Course May

**Date and Time:** May 29 from 9:00am to 4:00pm

**Location:** Streets and sidewalks starting from the intersection of Waterloo Row and Brunswick Street to the intersection of Queen and Westmorland Streets, to the intersection of Westmorland and Brunswick Streets, to the point of origin. Nearby streets within or adjacent to the area of movement include Shore Street, Church Street, York Street, King Street, Regent Street, Carleton Street, and St. John Street

### **RECOMMENDATION**

**It is recommended that City Council adopt the following resolution:**

BE IT RESOLVED that the Council of the City of Fredericton hereby authorizes and approves the License Agreement between the City of Fredericton and His Majesty the King in Right of Canada, as represented by the Minister of National Defense (the “Agreement”) with respect to the use of Waterloo Row, Brunswick Street, Queen and Westmorland Streets, and nearby streets Shore Street, Church Street, York Street, King Street, Regent Street, Carleton Street, and St. John Street for a training event without troops by the Canadian Armed Forces as part of a course on May 29, 2026 AND THAT the Mayor and City Clerk be authorized to execute the Agreement and such further legal documents as may be required to facilitate the Agreement and this resolution.

**Submitted by:** Holly Kirkpatrick – Special Events Coordinator

**Approved by:** Dave Seabrook – Director Recreation, Tourism and Culture

Attachment: Land\_Use\_Agreement\_May-Revised

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.6	Issue Date:	12/02/03
Printed On:	April 9, 2026	© May 25, 2001	

## LICENSE AGREEMENT

THIS AGREEMENT is made in duplicate.

### BETWEEN:

**THE CITY OF FREDERICTON**, a local government duly incorporated under the laws of New Brunswick and having its head office at 397 Queen Street, Fredericton, New Brunswick E3E 1B5 (the "**LICENSOR**")

**-and-**

**HIS MAJESTY THE KING IN RIGHT OF CANADA**, as represented by the Minister of National Defence, having its head office at 101 Colonel By Drive, Ottawa, Ontario, K1A 0K2 (the "**LICENSEE**")

**WHEREAS** the LICENSOR is the owner of the public streets and sidewalks in the downtown core and town plat areas within the territorial boundaries of the City of Fredericton and Province of New Brunswick (the "Premises");

**AND WHEREAS** the LICENSEE has requested permission from the LICENSOR to use the Premises for the purpose of conducting a small-scale tactical planning exercise without troops on Fredericton's streets.

**THIS AGREEMENT WITNESSES** that in consideration of, and subject to, the terms and conditions set out herein, the LICENSOR hereby grants permission to the LICENSEE to use the Premises for the purpose stated herein, and for no other purpose, under the following terms and conditions:

#### 1. DESCRIPTION OF PROPERTY

The LICENSOR agrees that the LICENSEE may use the streets and sidewalks starting from the intersection of Waterloo Row and Brunswick Street to the intersection of Queen and Westmorland Streets, to the intersection of Westmorland and Brunswick Streets, to the point of origin. Nearby streets within or adjacent to the area of movement include Shore Street, Church Street, York Street, King Street, Regent Street, Carleton Street, and St. John Street. All candidates conducting training for the Sniper Detachment Commander Course conducted by the Infantry School will be in civilian attire and will only use personal note-taking material required for the tactical exercise. All candidates shall remain on public property during the said exercise.

#### 2. TERM

The term of this agreement shall be from 0900 until 1600 29 May 2026.

#### 3. LICENSE FEE

Total consideration for the use of the Premises is \$1.00 and the LICENSOR hereby acknowledges the receipt and sufficiency of this consideration.

#### 4. INSURANCE

The LICENSOR acknowledges that the LICENSEE is self-insured.

#### 5. INDEMNIFICATION

Subject to the *Crown Liability and Proceedings Act*, the LICENSEE indemnifies and saves harmless the LICENSOR, its servants, agents, and employees and their heirs, executors, administrators, successors and assigns, from and against all injury, damage, actions, causes of actions, suits, claims and demands of whatsoever nature which may result or may be brought or made by reason of any act or default of the LICENSEE, his servants, agents, or employees, or on account of any damage to the property of the LICENSOR or in connection with any loss, damage or injury in any manner based upon, arising out of or incidental to the exercise or purported exercise by the LICENSEE of the license granted herein.

#### 6. LICENSOR'S PROPERTY

The LICENSEE agrees to assume full responsibility for the care of the Premises during his occupation, and to assume all risk of loss, damage, or injury to himself, his servants, agents, employees or licensees.

#### 7. DAMAGES

The LICENSEE shall not be responsible for any damage or loss to the Premises arising from

circumstances, acts or conditions beyond his control, or due to “force majeure”, which is defined as an act of God, war, invasion, revolution, insurrection or other act of a similar nature.

**8. ENVIRONMENTAL DAMAGE**

The LICENSEE is liable for any environmental damage to the Premises caused during his occupation, except for:

- a) any environmental damage to the Premises caused by the previous occupation of the premises by other persons, organizations, or the LICENSOR;
- b) any environmental damage to the Premises arising during the period covered by this agreement, where such environmental damage is a consequence of pre-existing environmental damage from previous occupation, or was caused by the activities of the Licensor during the period of this agreement; and
- c) any environmental damage to the Premises caused by any other persons, organizations, or by the LICENSOR.

**9. GOVERNING LAW**

This agreement shall be construed in accordance with, and governed by, the laws in effect in the Province of New Brunswick including the laws of Canada.

**IN WITNESS WHEREOF** this agreement has been executed by the City of Fredericton and His Majesty the King in Right of Canada, as represented by the Minister of National Defence, this \_\_\_ day of April, 2026.

SIGNED, SEALED AND DELIVERED  
in the presence of

**THE CITY OF FREDERICTON**

Per: \_\_\_\_\_  
Kate Rogers  
Mayor

Per: \_\_\_\_\_  
Jennifer Lawson  
City Clerk

SIGNED, SEALED AND DELIVERED  
in the presence of

**HIS MAJESTY THE KING IN  
RIGHT OF CANADA, AS REPRESENTED  
BY THE MINISTER OF NATIONAL  
DEFENCE**

Witness

Per: \_\_\_\_\_  
Name:  
Title: OC RPOU (A) Det 5 CDSB Gagetown  
*\* I am duly authorized to bind the Crown*

**PROVINCE OF NEW BRUNSWICK**

**COUNTY OF YORK**

**AFFIDAVIT OF CORPORATE EXECUTION**

I, Jennifer Lawson, of the City of Fredericton, in the County of York and Province of New Brunswick,  
**MAKE OATH AND SAY AS FOLLOWS:**

1. I am the City Clerk of the City of Fredericton, one of the parties named in the foregoing instrument and as such I have personal knowledge of the matters herein deposed to.
2. The seal affixed to the foregoing instrument purporting to be the seal of the City of Fredericton is the Corporate Seal of the City of Fredericton and was so affixed by order of the City Council.
3. The signature "Kate Rogers" subscribed to the foregoing instrument is the signature of Kate Rogers, the Mayor of the City of Fredericton, and the signature "Jennifer Lawson" subscribed thereto is my signature.
4. The Mayor and City Clerk are the officers of the City of Fredericton duly authorized to execute the foregoing instrument.

**SWORN TO BEFORE ME** at the )  
City of Fredericton, in the County )  
of York and Province of New )  
Brunswick, this \_\_\_ day of )  
April, 2026. )  
)  
)  
)  
\_\_\_\_\_)  
A Commissioner of Oaths )  
Being a Solicitor )

\_\_\_\_\_) Jennifer Lawson

**From:** Office of the City Clerk  
**Date:** Friday, March 20, 2026  
**Title:** T-1 By-law Amendments – Parking Restrictions Update in the Military Compound Area

---

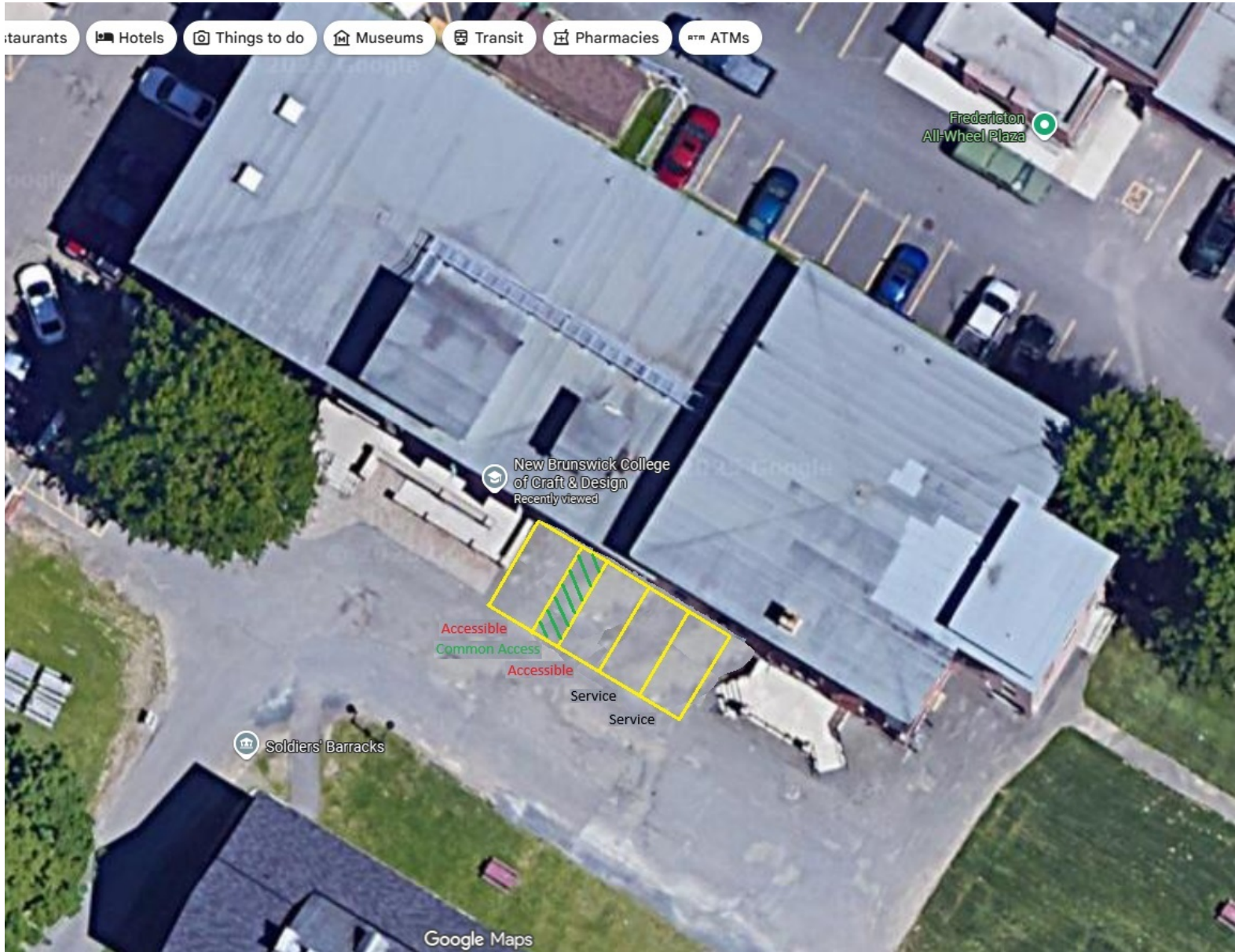
The Mobility Committee, at its meeting held on Thursday, March 19, 2026, considered an Administrative Report from the Transportation Engineer seeking approval of by-law amendments required to update existing parking restrictions within the military compound (NBCCD).

By-law No. T-1 lists the locations of all traffic control and parking restrictions in the city and should be regularly updated to reflect the needs of a growing city. The following changes to By-law T-1 are recommended based on existing signage and proposed new changes to signage.

Repeal the parking restrictions within the military compound to permit 4 spaces for accessible parking and service parking for the NBCCD. This bylaw amendment was requested by NBCCD with the understanding that the city is not responsible for enforcement of the service parking and this would be the responsibility of NBCCD. The accessible parking spaces however will be enforced at this location as per existing bylaws permitting enforcement of accessible parking on private property.

Accordingly, the Committee directed that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED THAT City Council for the City of Fredericton authorizes and directs the Legal Division to make the following amendments to By-law No. T-1, A By-law to Regulate Traffic, by:1) Repealing Section 16.05 (m) (xvii) and replacing it with the following:“in the Military Compound area bounded on the north by The New Brunswick Community College College of Craft and Design (known as civic number 457 Queen Street); on the east by Carleton Street; on the south by The Soldiers Barracks (known as civic number 463 Queen Street) and Queen Street; and on the west by the easterly property line of the Justice Building property (known as civic number 427 Queen Street) with the exception of four (4) parking spaces located at the front of the building, two (2) of which are designated as barrier-free.”





**REPORT OF PUBLIC SAFETY  
COMMITTEE**

*For City Council – Monday, April 13, 2026*

**From:** Office of the City Clerk  
**Date:** Thursday, April 02, 2026  
**Title:** Fredericton Fire Department Master Plan 2026-2040

---

The Public Safety Committee, at its meeting held on Thursday, April 2, 2026, considered a PowerPoint presentation and an Administrative Report from the Fire Chief seeking approval of the Fredericton Fire Department Master Plan for 2026-2040.

Fredericton’s risk profile is changing due to growth, density, and increasing incident complexity. The Fire Department Master Plan translates completed risk assessments into a phased, evidence-based roadmap, delivered in coordination with City divisions and partner agencies, that strengthens prevention, training, and response readiness, while using data and technology to prioritize efforts and reduce demand on emergency services. The Master Plan framework consists of 6 goals, 23 initiatives and 83 actions.

The Plan recognizes that many improvements are already underway, and that substantial work is performed continuously as part of routine operations. The Plan is intended to guide priorities, clarify future work, and support coordinated implementation across divisions and with City partners.

The Plan also establishes an approach to ongoing evaluation. As new information emerges or conditions change, priorities and timing may be adjusted. The Plan is intended to be revisited on a regular basis to confirm direction and support continuous improvement.

Accordingly, the Committee directed that the following resolution be forwarded to City Council for consideration:

WHEREAS the Council of the City of Fredericton recognizes that population growth, increased development density, and evolving hazards require continual planning for fire and emergency services; BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Fredericton Fire Department Master Plan 2026–2040 dated March 25, 2026, AND acknowledges that any implementation requirements will be considered as part of the annual budget process.

Form No.:	GOV-FRM-259	Service:	Community Leadership
Issue No.:	1.2	Issue Date:	06/11/10
Printed On:	April 8, 2026	©	May 25, 2001



**Fredericton**  
FIRE DEPARTMENT • SERVICE D'INCENDIE

# Fire Department Master Plan

2026-2040

Protecting Lives, Preserving Communities: Our Commitment to Fire Service Excellence

Updates as of: Wednesday, March 25, 2026





# Attestation

To ensure reliability and integrity, this document has been prepared with sound fire engineering practices and adheres to current industry standards. The applied methodologies and principles respect established best practices and reflect our commitment to safe, dependable, and efficient fire department services.



---

Dwayne Killingbeck

Fire Chief, Fredericton Fire Department



# Mission, Vision, Core Values

## OUR MISSION

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To protect life, property, and the environment through decisive action, strong leadership, teamwork, and dedicated community partnerships.

## OUR VISION

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The Fredericton Fire Department will pursue innovation and excellence in the delivery of fire and emergency services guided by the principles of trust, integrity, and commitment.

## OUR CORE VALUES

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### Professionalism

Demonstrates appropriate, effective, and courteous communication  
Takes pride in producing high-quality work  
Projects a positive image of themselves and the city  
Communicates in a clear and timely manner and prioritizes customer service excellence

### Integrity

Demonstrates honesty, trustworthiness, accountability, and reliability in decision making, interactions with colleagues and clients, and adherence to City values  
Consistently does the “right thing” even when faced with challenges or when no one is looking  
Creates a safe workplace for self and others

### Teamwork & Respect

Cooperates and collaborates with employees within/across departments to accomplish goals  
Treats others with dignity and respect  
Acknowledges and values others’ skills, talents, and contributions  
Supports diversity and inclusiveness

### Work Ethic & Engagement

Demonstrates a proactive attitude toward work; taking responsibility and accountability for work  
Is reliable, dependable, and committed to the success of the City and the people we serve

### Leadership: People Management

Trains, motivates, and leads employees so they are productive, successful, and feel valued at work  
Fosters positive culture leading to the City’s success  
Successfully executes workplace processes and employee engagement responsibilities

### Leadership: Strategy

Visualizes, plans, leads, and maximizes resources to execute strategies efficiently and successfully

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# Acronyms and Definitions

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Active Shooter Hostile Event Response (ASHER)

By-law S-1: PUB-POL-007 Emergency Incident Mitigation (Fire)

Carbon Monoxide (CO)

Change Initiatives and Performance Management (CIPM)

City of Fredericton (COF)

Community Risk Assessment (CRA)

Department of Natural Resources and Energy Development (DNRED)

Emergency Vehicle Technician (EVT)

Energy Storage Systems (ESS)

Fire Department Master Plan (“the Plan”)

Fire Prevention Officer (FPO)

Fire Service Review (FSR)

Fire Underwriter Survey (FUS)

Fitness-Wellness Initiative (FWI)

Fredericton Public Safety Communications Centre (FSPCC) — See also PSAP

HAAS Alert® (A system used to alert approaching motorists of an incident ahead)

Hazard Identified Risk Assessment (HIRA)

Incident Command System (ICS)

International Association of Fire Chiefs (IAFC)

International Association of Firefighters (IAFF)

International Fire Service Accreditation Congress (IFSAC)

Liquefied Petroleum Gas (LPG)

Local Service Districts (LSDs)

Note this term is no longer applicable. Due to local governance reform, these areas are now Rural Communities (incorporated) or Rural Districts (unincorporated and under Provincial administration).

Mass Casualty Incidents (MCIs)

Medical First Responder (MFR)

Motor Vehicle Collisions (MVCs)

National Fire Code (NFC)

National Fire Protection Association (NFPA)

Next-generation 9-1-1 (NG911)

NFPA 1031: NFPA 1031, Standard for Professional Qualifications for Fire Inspector and Plan Examiner

NFPA 1035: Standard on Fire and Life Safety Educator, Public Information Officer, Youth Firesetter Intervention Specialist and Youth Firesetter Program Manager Professional Qualifications

NFPA 1402: Standard on Facilities for Fire Training and Associated Props

NFPA 1403: Standard on Live Fire Training Evolutions

NFPA 1730: Standard on Organization and Deployment of Fire Prevention Inspection and Code Enforcement, Plan Review, Investigation, and Public Education Operations

Post Traumatic Stress Disorder (PTSD)

Pre-Determined Responses (PDRs)

Public Safety Answering Point (PSAP) — See also FSPCC

Remote Piloted Aircraft (RPA) (“drone”)

Short Term Accommodation (STA)

Special Operations: Incidents requiring specialized training, tactics, coordination, and equipment beyond routine suppression or medical response. Examples: technical rescue, hazardous materials responses, ice and water rescue, and related complex operations.

Standard Operating Guideline (SOG)

Standard Operating Procedures (SOPs)

The Arson Prevention Program for Children (TAPP-C)



# Part 1: Executive Summary

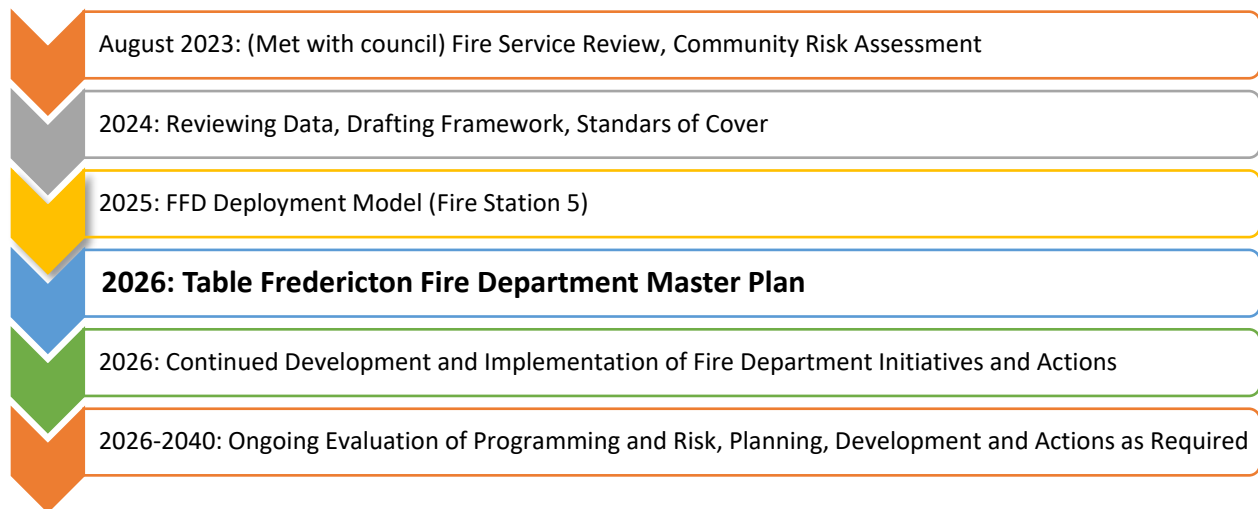
## BACKGROUND AND INTRODUCTION

The Fredericton Fire Department Master Plan (the Plan) applies a comprehensive, risk-based framework to ensure effective, efficient, and sustainable fire and emergency services for a rapidly growing municipality. In 2023, the Department received two foundational assessments:

- Community Risk Assessment (CRA) identifying 105 risk items with recommended treatments.
- Fire Service Review (FSR) outlining 41 strategic and operational recommendations.

Together, these 146 recommendations, combined with internal observations, form the evidence base for this Fredericton Fire Department Master Plan, 2026 edition.

This Master Plan reflects our ongoing commitment to working collaboratively with our colleagues across the City of Fredericton. Achieving the objectives outlined in this plan relies on strong interdepartmental partnerships, shared problem solving, and unified support for community safety. This collaboration is not limited to initial plan setting; it is carried forward through ongoing initiatives, daily operations, joint training, and coordinated incident response. The Plan establishes a structured, multi-year approach to address these recommendations through coordinated departmental initiatives, partnerships, and operational enhancements. It recognizes that many initiatives are already underway, numerous improvements have been successfully completed, and a volume of “business-as-usual” work occurs continuously across Operations, Fire Prevention, Training, Administration, and Emergency Management but does not explicitly appear in this document.



## FIRE DEPARTMENT ORGANIZATIONAL OVERVIEW

The Fredericton Fire Department is a full-time career fire department that provides fire and emergency services from four fire stations distributed throughout the city. The Department responds to approximately 6,000 calls for service annually (6,384 in 2025).

### Service Population

According to the City’s growth projections referenced in the Fire Service Review, Fredericton’s population was approximately 63,000 in 2021, with growth anticipated to approach 92,000 by 2041. The population

in Fredericton was 72,800 in 2023, and is estimated at 79,000 in January of 2026, with additional growth underway.

### Fire Stations

- Fire Station 1 – 520 York Street
  - Fire Administration
  - Fire Prevention Division
  - Training Division
- Fire Station 2 – Two Nations Crossing
- Fire Station 3 – Kimble Drive
- Fire Station 4 – Royal Road

Fredericton Fire Station 5 has been approved for construction in the Southwest Growth Node.

### Services

The Fredericton Fire Department delivers a range of essential services to residents and businesses, including:

- Emergency Response Services
  - Structure fires
  - Medical first responder calls
  - Motor vehicle collisions
  - Technical rescues
  - Hazardous materials response, including participation in the Provincial HAZMAT program
  - Public assistance requests and other related emergencies
- Fire Prevention & Life Safety Services
  - Fire safety inspections
  - Fire investigations
  - Complaint-driven inspections
  - Fire and life safety education initiatives
- Training & Professional Development
  - Professional firefighter qualifications and skills development
  - Officer development
  - Annual and specialized skill refresher/recertification
  - Recruit training
- Emergency Management & Disaster Preparedness
 

The Fredericton Fire Department supports city-wide and regional preparedness and response services through enhanced coordination with internal and external partners.

### CONTEXT FOR STRATEGIC PLANNING

Fredericton is experiencing sustained population growth, new development patterns, and increasing urban density, resulting in greater demand for emergency services. The Community Risk Assessment and Fire Service Review confirm increased building complexity, expanding risk profiles, and increased demand across all divisions of the Fredericton Fire Department.

As the community adopts new technologies such as electric vehicles, lithium-ion batteries, solar photovoltaic systems, and energy storage installations, the fire service must prepare for emerging fire risks associated with these systems. At the same time, newer development patterns increasingly include underground parking structures and higher-density residential buildings, which introduce unique operational challenges for emergency response. These changes contribute to increased incident complexity and require deliberate planning, training, and preparedness to ensure firefighter and public safety.

The Fredericton Fire Department Master Plan aligns fire department initiatives and actions with the Fredericton’s broader growth strategy and municipal planning frameworks to ensure service delivery remains progressive, evidence-based, and financially sustainable.

**FRAMEWORK**

---

Many (20+) of the consultant recommendations have already been completed or are in final stages of completion. This plan focuses on remaining recommendations contained in the report.

The Fire Department Master Plan uses the following framework to accomplish our objectives:



***The Fredericton Fire Department Master Plan is a living document.*** The Fredericton Fire Department will selectively apply data analytics and artificial intelligence as decision-support tools to enhance risk analysis, planning, and evaluation, while maintaining human oversight. The plan will be revisited on a regular basis to affirm direction and priorities, with adjustments considered based on new information, changing needs, opportunities, resource availability, or direction from Council. The order and timeframe for the 83 actions may be adjusted accordingly. The dates shown in this document reflect the anticipated period when each of the 83 actions will be considered and initiated. The intention is to facilitate an orderly and efficient framework to accomplish the plan. The terms can be generally described as:



*The Fredericton Fire Department Master Plan is not a budget proposal.* Each of the 83 actions vary in their complexity and resource needs. Many actions will be addressed through the regular course of work and operational budgets while others may require strategic investment. Those strategic investments will be considered and proposed in accordance with their priority. *Supporting the Fredericton Fire Department Master Plan is not an assumed approval of strategic spending.* Where legislative or best-practice standards exceed current resourcing, the Fredericton Fire Department applies risk-based prioritization and formally acknowledges residual risk.

#### SUMMARY OF GOALS

The Fredericton Fire Department Master Plan centers on strengthening operational readiness, expanding prevention programs, and fostering a healthy, resilient organizational culture.

As Fredericton grows and risks intensify, the Plan prioritizes enhanced response capacity, modernized deployment, increased training, and expanded risk-reduction initiatives across high-rise, wildfire, and special operations.

Equally, the Plan advances public-education efforts tailored to Fredericton’s vibrant communities and reinforces a supportive workplace built on communication, professional development, and wellbeing.

Fredericton Fire Department reaffirms its commitment to meaningful community engagement, recognizing that strong relationships and open communication with residents are essential to reducing risk and enhancing public safety.

Together, these goals position the Fredericton Fire Department to reduce risk, protect residents, and support fire department staff to provide the highest order of service to the city of Fredericton.



The following paragraphs offer highlights of findings categorized by each of the six goals of the Fredericton Fire Department Master Plan.

**Goal A: Service Excellence**

The assessments confirm increasing demand for emergency response, technical rescue capabilities, and risk-reduction programming. Growth in high-density and high-rise developments, expanding urban-interface concerns for wildfires, call concurrency and incident complexity underscore the need for enhanced operational readiness and adaptable deployment models. The findings confirm the necessity of a fifth fire station, modernization of equipment and tactics, expanded pre-incident planning, increased training capacity, and continued development of technical rescue, hazardous materials response, and wildfire-related programming.

**Goal B: Administrative Excellence**

Internal assessments and the Fire Service Review identify administrative systems as critical enablers of safe and effective service delivery. Findings show the need for updated legislative documents, modernized records management, improved resource planning processes, and regular program evaluation. Strengthening administrative foundations, including data systems, process mapping, and ongoing document maintenance, is essential to supporting safety during rapid growth and ensuring that operational improvements are sustainable.

**Goal C: Increase Public Engagement**

The assessments identify opportunities to expand public education programming in alignment with Fredericton’s risk profile. Findings highlight gaps in outreach capacity, particularly relating to seniors, newcomers, seasonal risks, and targeted prevention messaging informed by reliable local data. The reports emphasize the importance of data-driven, culturally relevant public education that reflects the city’s demographic and geographic diversity, alongside the need to scale these improvements in accordance with Fire Prevention staffing capacity.

**Goal D: Enhance Culture**

Organizational health emerged as a foundation for sustained performance. The findings reinforce the importance of transparent communication, healthy workplaces, clearly defined career development pathways, and structured training opportunities aligned with national standards. As the Fredericton Fire

Department grows and modernizes, the assessments underscore that healthy culture, anchored on trust, professional development, and family-centered wellness supports remain a foundational element of operational effectiveness.

#### Goal E: Elevate Safety

Firefighter and community safety remain central themes across all findings. The assessments highlight the continued need to strengthen inspection capacity, improve compliance with inspection cycles, and maintain risk-based prioritization strategies. They further reinforce the importance of cancer-protection initiatives, enhanced decontamination practices, wildfire-risk mitigation, and the protection of heritage properties. Ensuring safety in an increasingly complex urban environment requires sustained investments in equipment, training, and prevention programs.

#### Goal F: Advance Partnerships

The findings emphasize that effective fire protection and related services increasingly rely on collaboration across provincial agencies, municipal departments, community organizations, and regional partners. Opportunities exist to enhance interoperability, expand joint training, strengthen shared risk-reduction initiatives, and improve resource coordination. Partnerships are essential not only during emergency response but also across prevention, education, and planning activities that contribute to safer and more resilient communities.

### TRANSFERRED RECOMMENDATIONS

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The Community Risk Assessment (2023) identified 14 recommendations that fall outside the direct mandate of the Fredericton Fire Department and are more appropriately assigned to internal City partners. These transferred recommendations are documented in Part 5 of this plan. Listing proposed owners does not constitute an assumption of acceptance, responsibility, or action.

### KEY SERVICE DELIVERY CONSIDERATION: FIRE AND LIFE SAFETY EDUCATION AND INSPECTIONS

---

Fire prevention inspections are a critical component of community safety. While provincially prescribed inspection cycles establish important benchmarks, current Fire Prevention staffing capacity does not allow full achievement of all mandated frequencies. The Fredericton Fire Department applies a risk-based prioritization approach to direct resources toward higher-risk occupancies and formally manages residual risk through alternative controls, collaboration with provincial partners, and ongoing evaluation. Inspection capacity is identified in this Master Plan as a strategic safety consideration and is addressed through phased actions under Goal E: Elevate Safety.

### CONCLUSION

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This Master Plan translates the findings of 146 evidence-based recommendations into a structured, multi-year roadmap that aligns departmental capacity with Fredericton's documented risk profile and projected growth. It establishes clear priorities for enhancing operational readiness, strengthening prevention and inspection programs, and supporting a healthy, capable workforce. The Plan's initiatives are based on measurable needs: rising call volumes, increasing building complexity, increasing wildland-urban-interface risk, and needs in training, deployment, and public-education capacity. By organizing this work within a consistent framework and sequencing actions over time, the Plan provides a realistic, data-driven path for improving service delivery, managing risk, and ensuring that the Fredericton Fire Department remains equipped to meet the evolving needs of our communities.

## Part 2: Description of Goals, Initiatives, Actions

The following section provides details of the 6 goals, 23 initiatives, and 83 actions.

## Goal **A**: Deliver Service Excellence

The Fredericton Fire Department is proud to serve the vibrant and growing city we call home. Our goal of Service Excellence is focused on protecting lives, property, and the environment as quickly and safely as possible is the core function of the Fredericton Fire Department.

By establishing service delivery targets, evaluating, and improving our current delivery program, and increasing our resource model, we will achieve improved public safety.

The Initiatives in this section primarily focus on increasing capacity through planning, organization, and training, as well as by applying technology and developments in the field of emergency response.

### STRATEGIC INITIATIVE A.1: DEVELOP COMMUNITY RISK REDUCTION STRATEGY

---

#### DESCRIPTION

Based on the City's Growth Strategy, our population is projected to reach 92,000 by 2041. As our city grows and develops, too does the need for the Fredericton Fire Department to remain current, and for our team to use a strategic approach to risk management. Completing the comprehensive community risk assessment and fire service review (2023) gives the Fredericton Fire Department the data it needs to strengthen and maintain programs that manage community risks within our mandate today and, in the years ahead.

#### ACTIONS

2026-2027: A.1.1, Continued development and maintenance of community risk reduction plan

2026-2027: A.1.2, Continued development and maintenance of emergency plans based on Hazard Identified Risk Assessment

### STRATEGIC INITIATIVE A.2: ADDRESS EMERGING RISKS THROUGH EXPANSION OF FIRE DEPARTMENT SERVICE CAPACITY

---

#### DESCRIPTION

Fredericton is growing. As the population and density of Fredericton increases, so too does risk, and the demand for fire department services. Our ability to answer these risks, and to respond to these incidents is directly connected to our level of preparation.

Fredericton is growing-in and growing-up. The Fredericton Fire Department is committed to preparing for fires in mid-rise and apartment buildings. Proper fire protection for these buildings requires specialized training and equipment. The FFD will continue development of its mid-rise firefighting program.

To ensure the safety of residents, their property, and the forestland itself, the FFD will work with New Brunswick's Department of Natural Resources and Energy Development, and with the City of Fredericton Engineering and Operations team, including Parks and Trees, to form a Wildfire Risk Reduction Strategy.

Incident Command is a mainstay of safe and successful operations. While the FFD uses the BlueCard Command system for fire department operations, interoperability with other internal and external departments and agencies is anchored in the use of the Incident Command System (ICS). To ensure we are prepared for smooth and efficient interoperability, Fredericton Fire Department staff receive ICS training

appropriate to their role. Further, supervisors from any City division involved in Fredericton EMO operations will receive Incident Command System training aligned with their anticipated responsibilities, supported through coordinated training and exercises delivered in partnership with Fredericton EMO, the Fredericton Police Force, the Fredericton Fire Department, and our external partners.

In addition to Fredericton’s municipal customers, the Fredericton Fire Department serves rural areas through service and mutual aid agreements. Safe and efficient operations in these environments require equipment and training suitable for operations in rural environments. While much of the equipment and many of the skills are transferable from urban to rural, operations such as tanker shuttles are a key function for service in these areas.

In addition, the Fredericton Fire Department will continue to monitor emerging risks and invest in training, research, and operational preparedness to ensure safe and effective response to evolving hazards associated with new technologies and increasingly complex building environments.

### ACTIONS

2026-2027: A.2.1, Continued development of mid-rise and related operations, including organization, training, and equipment

2026-2027: A.2.2, Develop Wildfire Risk Reduction Strategy through collaboration with the Department of Natural Resources and Energy Development (DNRED), and the City of Fredericton Engineering and Operations team, including Parks and Trees

2026-2027: A.2.3, Training and implementation for Incident Command System (ICS), including role-appropriate ICS training for all FFD staff, ICS training for City supervisors who may be involved in Fredericton EMO operations, and interoperability exercises.

2026-2027: A.2.4, Deploy training to ensure effectiveness in rural firefighting, explore superior tanker shuttle accreditation

2026-2027: A.2.5, Establish Standard Operating Procedures/Guidelines Committee

### STRATEGIC INITIATIVE A.3: CONTINUED DEVELOPMENT OF SPECIAL OPERATIONS

---

#### DESCRIPTION

Special operations are fire department responses where specialized strategies, tactics, training, coordination, and equipment are used to mitigate the incident. In Fredericton, this includes technical rescue, hazardous materials response, and ice and water rescue, as well as other complex incidents that require higher levels of interoperability and specialized capability. As our city grows, we can expect an increase in the number of incidents that require special operations. The FFD will continue to develop our special operations programs through organization, training, and equipment. The reinforcement of our special operations program will include aligning with national standards for technical rescue, hazardous materials response, and water rescue.

#### ACTIONS

2026-2027: A.3.1, Continued development of technical rescue program, including organization, training, and equipment

2028-2029: A.3.2, Strike a committee focused on the continuous improvement of the FFD hazardous materials response program

2028-2029: A.3.3, Consider fees for hazardous materials response operations as described in the Fire Service Review Finance section

2028-2029: A.3.4, Continued development and maintenance Ice/Water Rescue program, including organization, training, and equipment

2028-2029: A.3.5, Align the FFD technical rescue program to NFPA 2500

#### **STRATEGIC INITIATIVE A.4: CONTINUOUS EVALUATION OF DEPLOYMENT MODEL**

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##### **DESCRIPTION**

Measuring risk, monitoring response data, and evaluating the deployment of resources are key components to the efficient provision of service to our residents. Evaluating the many layers of considerations is an ongoing process. To ensure that our residents receive the best possible service, the Fredericton Fire Department will collaborate with stakeholders to carefully consider the needs of our community, and to monitor incident response metrics and service levels.

##### **ACTIONS**

2026-2028: A.4.1, Activation of plan to address findings of station arrangement and deployment model analysis, including the establishment of Fredericton Fire Station 5

2028-2040: A.4.2, Continually monitor trends, response times, call volumes, and projections leveraging technology, including AI-assisted modeling, to inform deployment decisions and resource management

#### **STRATEGIC INITIATIVE A.5: PREPARE FOR DISASTERS**

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##### **DESCRIPTION**

Disasters are incidents which cause great damage or loss (or threat of loss) of life. The Fredericton Fire Department is committed to remaining operational throughout disasters, and to assisting in mitigation efforts. While disasters are infrequent, preparation is central to the city's ability to protect the safety and wellbeing of residents and staff.

##### **ACTIONS**

2028-2029: A.5.1, Work in conjunction with the Fredericton Police Force to form and implement response plans for the FFD's role during terrorist and active shooter incidents

2028-2029: A.5.2, Continued development and maintenance of pre-incident plans, training, and infrastructure for river flooding

2026-2027: A.5.3, Implementation of a mobile emergency standby generator for critical infrastructure

2028-2029: A.5.4, Continued development and maintenance of widespread illness response plan

2030-2031: A.5.5, Reassess backup emergency communications framework for responders and critical contacts during widespread communications outages

## STRATEGIC INITIATIVE A.6: DEVELOPMENT OF PRE-INCIDENT PLANS AND INVENTORY OF BUILDING STOCK AND RELATED RISKS

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### DESCRIPTION

Training and resources to support emergency operations must reflect the type and magnitude of the risk in the community. The success of a risk-based response is commensurate with the knowledge of the risks and planning for operations related to the risk. Prompt access to information and preplanning resources offers a substantial advantage to responding firefighters, improving their safety, and promoting the success of their efforts. Data analytics and AI-assisted tools may be used to support the organization, prioritization, and accessibility of pre-incident and building risk information.

For an incident commander to quickly form an effective incident action plan, it is essential that incident commanders have quick and easy access to information about buildings and risks involved in the incident.

### ACTIONS

2026-2029: A.6.1, Continue development and maintenance of a tablet-accessible pre-incident plan library, using AI-assisted methods to support prioritization aligned with local conditions

2028-2029: A.6.2, Continue development and maintenance of pre-incident plans and training for large motor vehicle collisions (MVCs) and mass casualty incidents (MCIs)

2028-2029: A.6.3, Continue development and maintenance of standard operating procedures/guidelines for Marine operations

2028-2029: A.6.4, Develop and maintain pre-incident plans and training for incidents at boat launches and marinas

2028-2029: A.6.5, Continued development and maintenance of a database and training for solar installations and energy storage systems (ESS)

2030-2031: A.6.6, Consider the development and maintenance of pre-incident plans and training for incidents at bulk fuel storage facilities, consider public safety inspections

2030-2031: A.6.7, Consider the development and maintenance of pre-incident plans and training for aggregate storage hazards

2030-2031: A.6.8, Consider the development and maintenance of a program to build awareness of hazards created by traffic control devices and speed bumps

2032-2040: A.6.9, Develop and maintain an enhanced database of building stock by type / construction, highlighting risks such as lightweight construction

2032-2040: A.6.10, Evaluate the need for the development and maintenance of a database and inspection schedule for Short Term Accommodations (STAs)

2032-2040: A.6.11, Develop and maintain pre-incident plans for incidents involving the retail of liquefied petroleum gas

## STRATEGIC INITIATIVE A.7: CONTINUED EXPLORATION AND APPLICATION OF ADVANCEMENTS IN TECHNOLOGY

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## DESCRIPTION

The Fredericton Fire Department prioritizes awareness of opportunities available through technological advancements, and through developments in the field of emergency response. To enhance effectiveness and efficiency, and to provide enhanced safety for our team, the FFD strives to maintain awareness of opportunities and to implement favorable findings.

## ACTIONS

2026-2027: A.7.1, Implement use of Class A-B foam concentrate, formal reevaluation in 2030

2026-2031: A.7.2, Continued training to support increased use of remote piloted aircraft (drones)

2026-2031: A.7.3, Explore and evaluate the use of emerging technology to communicate with the public

# Goal **B**: Strengthen Administrative Effectiveness

The Fredericton Fire Department provides many services. The administration and processes that support those services require continuous evaluation and improvement. As the risks in our community change, our system must adapt.

Strong and efficient administration in the fire service is paramount for ensuring the safety of both firefighters and the communities they serve. Effective administration and ongoing programming evaluation ensures that resources are allocated appropriately, training is comprehensive, and equipment is well-maintained. In support of this, the Fredericton Fire Department will selectively leverage data analytics and artificial intelligence as decision-support tools to enhance situational awareness, trend analysis, and administrative decision-making, while maintaining appropriate human oversight. This process plays a vital role in supporting emergency responses, managing budgets, and implementing policies and procedures that prioritize safety and efficiency. Effective administration facilitates collaboration and enables timely decision-making. Strong administration not only enhances the operational effectiveness of the fire service but also instills confidence in the public, reassuring them that their safety is in capable hands.

Maintaining accurate records is a component of effective administration. Accurate records contribute to effective emergency response, effectiveness of fire prevention strategies, and firefighter safety. They also play a crucial role in post-incident analysis, aiding in investigations and improving future response protocols. Maintaining accurate records not only enhances operational efficiency but also contributes significantly to public safety and community well-being.

Through the Master Plan, the Fire Department Administration will expand capacity through the maintenance of legislative and operational documents, evaluating programming, and resource planning.

## STRATEGIC INITIATIVE B.1: REVIEW AND MAINTAIN AGREEMENTS AND INSURANCE GRADING PORTAL

### DESCRIPTION

Through service agreements, the Fredericton Fire Department provides fire and rescue services to areas adjacent to the city. The Fredericton Fire Department extends its services in accordance with agreements,

while maintaining coverage for Fredericton’s residents. The levels of service provided, as well as the rates for the service, are outlined in their respective service agreements. Additionally, the Fredericton Fire Department maintains mutual aid agreements with neighboring fire departments. These agreements outline the levels of aid that the FFD extends, as well as the levels of assistance that will be provided to Fredericton, as required. Maintaining these agreements is a key component to our organizational health.

Fire Underwriters Survey is a national organization who grades fire department’s capacity for service delivery throughout their community. Credit for fire protection services is then applied to residents’ fire insurance, relevant to the level of calculated service delivery at that location. Maintaining accurate entries with Fire Underwriters Survey ensures that residents receive the highest credit possible within the FFD’s service model.

## ACTIONS

2026-2027: B.1.1, Review and validate automatic/mutual aid agreements

2026-2027: B.1.2, Review and update service agreements for out-of-city fire coverage

2026-2027: B.1.3, Update department info in Fire Underwriter Survey (FUS) portal

2028-2029: B.1.4, Establish a schedule for the review and maintenance of legislative documents, agreements, and portal information to ensure accurate entries with FUS and ongoing alignment with supporting by-laws, as well as the responsibilities, rights, and billing requirements associated with service agreements

## STRATEGIC INITIATIVE B.2: UPDATES TO LEGISLATIVE DOCUMENTS

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### DESCRIPTION

Legislative documents outline the establishment of the Fredericton Fire Department, as well as the framework that supports its operation. Following review of by-law S-1 ([A BY-LAW RESPECTING THE FIRE DEPARTMENT](#)) and S-3 ([COMMUNITY EMERGENCY PLANNING BY-LAW](#)), it is evident these documents are in need of maintenance to reflect the Fire Department’s current operational structure and services. NFPA 1710 Section 4.1 calls for the establishment of a fire department Organizational Statement which further defines the department’s existence, structure, services, and member roles. These documents work together to ensure risk is identified and mitigated in an organized and thorough manner, with limitations and transfers of responsibility clearly communicated.

### ACTIONS

2026-2027: B.2.1, Review and maintain by-law S-1 (A By-law Respecting the Fire Department)

2026-2027: B.2.2, Review and maintain by-law S-3 (Community Emergency Planning By-law)

2026-2027: B.2.3, Review and maintain by-law S-15 (A Fire Lane By-Law for the City of Fredericton)

2026-2027: B.2.4, Consider formation of Fire Department Organizational Statement

## STRATEGIC INITIATIVE B.3: EVALUATE AND MAINTAIN RESOURCE PLANS

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### DESCRIPTION

With the needs of our growing and active communities, the FFD’s resource plan needs to be continually monitored, evaluated, and adjusted in accordance with emerging risks and challenges. Additionally, the

completion of the Fire Service Review and Community Risk Assessment revealed and quantified needs related to staffing adjustments and made recommendations within the Fire Prevention Division, the Operations Division, the Training Division, as well as Fire Department Administration. In conjunction with evaluations and planning, the FFD will process-map these divisions to identify opportunities for improvement of efficiencies.

## ACTIONS

2026-2027: B.3.1, Evaluate and maintain resource plan for Fire Prevention Division

2026-2027: B.3.2, Evaluate and maintain resource plan for Operations Division

2026-2027: B.3.3, Evaluate and maintain resource plan for Fire Department Administration

2032-2040: B.3.4, Evaluate and maintain resource plan for Training Division

## STRATEGIC INITIATIVE B.4: UNDERTAKE PROGRAM EVALUATIONS

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### DESCRIPTION

The Fredericton Fire Department maintains a variety of programs to support the delivery of services to Fredericton's residents. The programs are designed commensurate with the risk that they are intended to address. Evaluating and maintaining these programs ensures that residents receive the best possible service, as efficiently as possible, while improving safety for our firefighters.

Going forward, the FFD will process-map a variety of programs to identify opportunities for improvement.

The Fredericton Fire Department provides a medical first responder program to its residents and guests. The program is a value-added service in the form of supplemental care for medical emergencies and is provided in partnership with Ambulance New Brunswick, the primary care provider. The Fredericton Fire Department responds to Delta and Echo medical emergencies, characterized as medical emergencies which immediately threaten the lives of the patient. Cardiac events, strokes, traumatic injuries, and drowning are all examples of Delta and Echo medical emergencies. While the program does not influence Fire Department staffing and apparatus allocations, the program does contribute to the daily demands on time and resources. The Fredericton Fire Department will evaluate the program and consider a formalized response agreement (ANB/FFD) and monitor response times to evaluate program health and sustainability.

Over time, an increasing number of responsibilities have been transferred from the Province of New Brunswick to the City of Fredericton. It is important for the Fredericton Fire Department to obtain a full and complete understanding of their responsibilities, and to form a plan to address those responsibilities.

### ACTIONS

2026-2027: B.4.1, Use NFPA 1730 and NFPA 1035 to process map Fire Prevention program

2026-2027: B.4.2, Evaluate and maintain Medical First Responder program, consider formalized response agreement

2026-2027: B.4.3, Identify, review, and form plan to address responsibilities transferred from the Province of New Brunswick to the City of Fredericton

2028-2029: B.4.4, Use relevant NFPA standards to process map Training Division

2028-2029: B.4.5, Use NFPA 1400 (Standard on Fire Service Training) to process map FFD training facility, explore opportunities for training facility

2028-2029: B.4.6, Identify and evaluate options to remove barriers for members who wish to move from the Operations Division to the Fire Prevention Division

2028-2029: B.4.7, Evaluate and maintain program for testing and replacement schedule for ancillary equipment

## Goal © Increase Public Engagement

Public education is a cornerstone of the fire service. Public education is a powerful tool that can save lives and reduce the number and severity of incidents. Public education programs equip and empower individuals to take proactive measures to protect themselves and others. A robust public education program also creates safer working conditions for firefighters and reduces firefighter injuries. This goal reflects our belief that community engagement is central to effective fire and life safety. We are committed to strengthening trust, accessibility, and meaningful participation with all Fredericton residents. Recognizing that fire safety is a shared responsibility, the Fredericton Fire Department is committed to engaging the community through transparent communication, accessible education, and ongoing dialogue.

An effective public education program uses a variety of strategies to reach and impact residents. As a component of the Fire Department Master Plan, the FFD’s management team will use a phased approach to evaluate our public education programs, and to expand our capacity through a variety of tools and strategies.

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*Properly resourcing the Fire Prevention Division will be a key enabler to implement this initiative. In its current state, Fire Prevention Officers’ schedules are primarily focused on fire safety inspections (see Initiative E: Elevate Safety) with limited capacity to invest in Initiative C.*

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### STRATEGIC INITIATIVE C.1: INCREASE PUBLIC EDUCATION PROGRAMMING BASED ON PRIMARY RISK CATEGORIES

#### DESCRIPTION

Addressing primary risk categories by applying simple but effective educational campaigns is a great first step in this initiative. By connecting with Fredericton’s residents to promote basic fire safety education principles, including smoke and carbon monoxide alarms, lives may be saved, and property losses reduced.

The commencement and duration for all actions in this section will be adjusted commensurate with staff capacity.

#### ACTIONS

2026-2027: C.1.1, Increase use of media and social media for public education

2026-2027: C.1.2, Develop and implement public education programs for older adults

2026-2027: C.1.3, Develop and implement public education programs for seasonal risks

2026-2027: C.1.4, Develop and implement a smoke alarm and carbon monoxide alarm program

2028-2029: C.1.5, Develop and implement a public education program based on ongoing risk assessments, including cooperation with initiatives E.2, E.3, E.4

## STRATEGIC INITIATIVE C.2: ENHANCE RELATIONSHIPS WITH DIVERSE COMMUNITIES

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### DESCRIPTION

Fredericton is privileged to be a city of residents with vibrant cultural backgrounds. The Fredericton Fire Department is committed to providing accessible public education to all residents. To be effective, fire safety and fire prevention education programming must be relevant to the needs of the community and presented in a manner that connects with the residents of that community. In this initiative, the FFD Fire Prevention division will evaluate and expand content and access to effective and relevant content.

### ACTIONS

2028-2029: C.2.1, Expand access and distribution of fire prevention materials and programming to Indigenous communities

2028-2029: C.2.2, Expand access and distribution of fire prevention materials and programming in various languages for newcomers

## STRATEGIC INITIATIVE C.3: INCREASE TARGETED MESSAGING

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### DESCRIPTION

Targeted messaging is an approach to fire prevention education that uses local, regional, and national data to identify specific fire safety hazards, then specific messaging is created to address those identified hazards. As previously discussed in this plan, Fredericton is fortunate to offer a wide range of options for outdoor activities, as well as a broad range of services and industry. Targeted messaging is an effective solution to alleviating hazards that may be presented by these activities and their respective infrastructure.

### ACTIONS

2028-2029: C.3.1, Leverage information available from residential fires 2023-2027 to create public education programs and to assess response capacity in these areas, leveraging artificial intelligence to identify, analyze, and interpret data

2030-2031: C.3.2, Prepare and provide targeted messaging for electrical and mechanical equipment, building managers, caregivers, campground safety, propane safety, and other contacts as identified through ongoing risk assessments

2030-2040: C.3.3, Develop and maintain targeted messaging using data from fire incidents in our communities

2032-2040: C.3.4, Promote farm safety plans and public education specific to farms

## Goal **D**: Enhance Culture

The Fredericton Fire Department Administration team is committed to fostering a healthy workplace culture. In this plan, culture refers to the shared expectations, behaviours, communication practices, and leadership habits that shape how we work together, how we manage conflict, how we learn, and how we perform under stress. Healthy culture in the fire service is essential to the wellbeing of its members, and to the provision of safe and effective service. Prioritizing a healthy culture helps to protect the members of the Fredericton Fire Department from burnout, supports their mental and physical resilience, and empowers them to provide the best possible service to our residents. A healthy culture also recognizes that informed and supported families strengthen member wellbeing; this plan does not propose financial supports or in-depth family programming, but does include practical, periodic information sessions and resources that help families understand the realities of the work and available supports.

Career growth opportunities are a mainstay of continuous improvement and healthy culture. When the members of the Fredericton Fire Department receive career growth opportunities, everyone wins. Providing ongoing training also promotes alignment with national standards and promotes awareness of emerging trends in the fire service.

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*Ensuring that Fire Department personnel are properly resourced is a key contributor to organizational health and positive workplace culture.*

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### STRATEGIC INITIATIVE D.1: REINFORCEMENT OF HEALTHY WORKPLACES AND HEALTHY FAMILIES

#### DESCRIPTION

Maintaining open and healthy communication pathways is essential to organizational health and directly contributes to healthy workplace culture. The leadership team will support members through open communication pathways and through wellness programs that strengthen mental and physical resilience, support safe performance, and help sustain strong attendance and reduced absenteeism. Where family supports are included, they will be delivered in a practical and appropriate way, for example periodic information sessions and resources that help families understand the demands of the work and the supports available.

#### ACTIONS

2026-2040: D.1.1, Continuous improvement of Respectful Workplace program

2026-2027: D.1.2, Maintain communication pathways between FFD administration and staff

2026-2027: D.1.3, Enhance and maintain a wellness program(s) for firefighters and families

2026-2027: D.1.4, Evaluate the Joint Wellness-Fitness Initiative (WFI) from International Association of Fire Chiefs (IAFC) and International Association of Firefighters (IAFF) in 2026; consider implementation of appropriate recommendations in 2027

## STRATEGIC INITIATIVE D.2: DEVELOP CAREER GROWTH PATHWAYS THROUGH RELEVANT TRAINING OPPORTUNITIES

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### DESCRIPTION

To maintain the highest level of service possible, the Fredericton Fire Department continuously seeks training opportunities and growth options. In addition to our rigorous operational training programs, the leadership team will continue to explore additional opportunities for members of our team.

### ACTIONS

2026-2027: D.2.1, Implement Performance Development behavioural competencies

2027-2028: D.2.2, Development and implementation of Staff Skills competencies

2030-2031: D.2.3, Consider enhanced training for Fredericton Public Safety Communications Centre (FPSCC) staff to relevant NFPA standards

2026-2031: D.2.4, Support ongoing professional development through International Fire Service Accreditation Congress (IFSAC) and Pro Board certifications

2032-2040: D.2.5, Consider opportunities for fire cause investigation awareness and/or Fire Life Safety Educator training for Operations staff

## Goal **E**: Elevate Safety

Keeping our firefighters is at the forefront of our mandate at the Fredericton Fire Department. We accomplish this function through ongoing training and by ensuring that they have the correct equipment to help keep them safe. Firefighter safety is also increased through organization of our incident scenes. As we continue to strive for the safest working conditions for our firefighters, we will continue to search for new opportunities in the future.

Building inspections play a vital role in keeping residents and firefighters safe. An effective fire safety inspection program also reduces the quantity and severity of incidents. The Fredericton Fire Department maintains a program which inspects identified properties on a reoccurring schedule, based on the level of risk associated with the property. The Fire Service Review confirms our own findings, which is that this area of our organization needs an augmentation of support.

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*A properly resourced fire safety inspection program is vital to the safety of residents and firefighters. In its current state, the Fire Prevention Division is unable to achieve the inspection schedule prescribed by the New Brunswick Office of the Fire Marshal.*

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In response, the Fredericton Fire Department applies a risk-based prioritization approach that directs available inspection resources toward higher-risk occupancies and properties with the greatest potential life safety impact. Inspection capacity is identified in this Master Plan as a strategic safety risk area to be addressed through phased actions aligned with municipal growth, legislative requirements, and available resources.

## STRATEGIC INITIATIVE E.1: ENHANCE DECONTAMINATION AND ANTI-CANCER SAFETY

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### DESCRIPTION

Compared to the public, firefighters are 9% more likely to be diagnosed with cancer, and 14% more likely to die from cancer. Members of the Fredericton Fire Department are continually faced with exposure to carcinogenic substances. To keep our members safe, the Fredericton Fire Department will continue to enhance our cancer education and protection program.

### ACTION

2026-2027: E.1.1, Maintain continuous care of the FFD's cancer education and protection program

## STRATEGIC INITIATIVE E.2: MAINTAIN SAFER AND STRONGER COMMUNITIES

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### DESCRIPTION

Enhancing the safety of our communities and protecting our residents is at the heart of the Fredericton Fire Department's mandate. As such, the FFD believes in identifying opportunities to strengthen our communities' resistance to fire-related threats. To achieve this, the Fredericton Fire Department applies a host of programming that spans across divisions of the Fire Department. Examples span across our core functions of fire and life safety inspections, public education, emergency response operations, and fire cause investigations. Our team monitors risk and trends in Fredericton and develops, applies, and evaluates programming based on the needs in our communities.

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*The actions listed in this section are specifically identified through the risk assessment and are in addition to other activities and focuses considered through regular business and workflows.*

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As part of action E.2.1, the FFD continues to evaluate and action solutions to address the frequency of property inspections within the city. Under policy from the New Brunswick Office of the Fire Marshal, public buildings must be inspected according to a provincially mandated schedule. The Fredericton Fire Department completes these inspections in Fredericton on behalf of the Province without accompanying funding; however, the mandated cycle exceeds current staffing capacity, making full compliance unattainable at this time. Due to current staffing capacity constraints, the Fredericton Fire Department defers National Fire Code compliance reviews of architectural plans to the New Brunswick Office of the Fire Marshal.

The FFD remains committed to maintaining a high standard of public safety and continues to explore practical, sustainable approaches to meeting inspection needs. This includes evaluating risk-based prioritization models, operational efficiencies, and collaborative opportunities. The Department's goal is to uphold community confidence while collaborating constructively with provincial partners to develop an achievable path forward that reflects both legislative expectations and municipal resource realities.

### ACTIONS

2026-2027: E.2.1, Evaluate and action solutions to address frequency of inspections of properties

2030-2031: E.2.2, Reevaluate and consider the promotion of residential sprinklers

2030-2031: E.2.3, Explore opportunities to develop a FFD Customer Service Program

2030-2031: E.2.4, Continued improvement and maintenance of education and enforcement program to address fire lane parking infractions

### STRATEGIC INITIATIVE E.3: APPLY FIRESMART™ PRINCIPLES IN FREDERICTON

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#### DESCRIPTION

The Fredericton Fire Department recognizes the increasing importance of wildfire risk reduction in the context of climate change and urban growth. In alignment with national best practices, the Department will integrate FireSmart Canada™ principles into Fire Department operational, prevention, and planning activities. Through collaboration with internal and external partners, municipal planners, and the public, the Department will promote the adoption of FireSmart Canada™ principles within municipal operations, community planning, building construction, and property maintenance to enhance community resilience and reduce wildfire risk.

#### ACTIONS

2026-2029: E.3.1, Continue collaboration with partners to adopt and employ FireSmart Canada™ principles in the FFD's Operations Division and Fire Prevention Division

2026-2029: E.3.2, Work with municipal planners and citizens to promote FireSmart Canada™ principles in community planning, building construction and property maintenance

### STRATEGIC INITIATIVE E.4: PROMOTE PROTECTION OF HERITAGE PROPERTIES

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#### DESCRIPTION

Fredericton is rich with heritage properties dating back as early as the 18<sup>th</sup> century. Heritage properties are valuable to the community and contribute to the charm and character of Fredericton.

Construction methods used in these buildings may leave the buildings prone to fire spread. Preventing fires in these properties is essential to the preservation of the building, and to ensuring that occupants are safe. The provision of fire safety education and the installation of fire detection equipment and fire extinguishers is also important to ensure that fires are discovered early and quickly addressed.

#### ACTION

2032-2040: E.4.1, Develop fire prevention and education program for heritage properties

# Goal **F**: Advance Partnerships

Partnering with organizations in our community is advantageous to everyone in Fredericton. Partnerships promote effective and efficient service delivery to residents. When the Fredericton Fire Department partners with an organization in our community, the arrangement enables each party to apply their expertise to achieve a common goal.

Also central to our partnership efforts is our commitment to continued collaboration with the City of Fredericton team. By collaborating closely with municipal partners, we ensure that fire and emergency services are integrated with broader city operations, planning priorities, and shared safety objectives.

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## STRATEGIC INITIATIVE F.1: MAINTAIN ACCESS TO STRATEGIC SERVICES AND SUPPORT

### DESCRIPTION

To provide Fredericton with the best services possible, the Fredericton Fire Department will continuously develop and maintain healthy relationships with Provincial, municipal, and non-governmental organizations to support mutual objectives and interests. These collaborative relationships maintain access to strategic support and opportunities for improvement for all. These relationships include (but are not limited to) New Brunswick’s Department of Natural Resources and Energy Development, Office of the Fire Marshal, New Brunswick Community College, Canadian Red Cross, and other NGOs, as well as with partnering municipalities in New Brunswick. Further to these relationships, Fredericton will continuously monitor relationships with suppliers and service providers to support the highest level of service at the most efficient cost.

### ACTION

2026-2040: F.1.1, Maintain and strengthen collaborative relationships with provincial, municipal, non-governmental, and private sector stakeholders to enhance service delivery, access expertise, and ensure cost-effective operations

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## STRATEGIC INITIATIVE F.2: DEVELOP AND MAINTAIN PARTNERSHIPS FOR SAFER AND STRONGER COMMUNITIES

### DESCRIPTION

Fredericton is a mecca of cultural richness and community programming. Fire prevention programming is a major line of defence that directly contributes to safer communities. Fredericton is best served when these two features are knitted together, amplifying the reach and effectiveness of each. Doing so decreases the frequency and severity of incidents, thereby increasing safety in the community and for firefighters, and reducing demands on response resources.

### ACTION

2030-2031: F.2.1, Partner with community groups to increase reach and efficiency of public education programming

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## STRATEGIC INITIATIVE F.3: PROMOTE EARLY INTERVENTION AND RELATIONSHIPS

### DESCRIPTION


Early fire safety education and intervention for children is essential to the long-term goal of increased fire safety for our residents. Developing positive and trusting relationships early in a child's life can establish a mindset of fire safety that may last a lifetime. Early intervention for children who demonstrate problematic behaviour with respect to fire safety.

#### **ACTION**

2030-2031: F.3.1, Explore development of public education in schools via The Arson Prevention Program for Children and Juvenile Fire Setters program


## Part 3: Goals, Initiatives, and Actions, *by Section*




Goals	Initiatives	Actions	Term
 <b>Service Excellence</b>	<b>A.1</b> Develop Community Risk Reduction Strategy	A.1.1: Continued development and maintenance of Community Risk Reduction Plan	<b>2026-2027</b>
		A.1.2: Continued development and maintenance of emergency plans based on Hazard Identified Risk Assessment (HIRA)	<b>2026-2027</b>
	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.1: Continued development of mid-rise and related operations, including organization, training, and equipment	<b>2026-2027</b>
		A.2.2: Develop Wildfire Risk Reduction Strategy through collaboration with the Department of Natural Resources and Energy Development (DNRED), and the City of Fredericton Engineering and Operations team, including Parks and Trees	<b>2026-2027</b>
		A.2.3: Training and implementation for Incident Command System (ICS), including role-appropriate ICS training for all FFD staff, ICS training for City supervisors who may be involved in Fredericton EMO operations, and interoperability exercises	<b>2026-2027</b>
		A.2.4: Deploy training to to ensure effectiveness in rural firefighting, explore superior tanker shuttle accreditation	<b>2026-2027</b>
		A.2.5: Establish Standard Operating Procedures/Guidelines Committee	<b>2026-2027</b>
	<b>A.3</b> Further development of Special Operations	A.3.1: Continued development of technical rescue program, including organization, training, and equipment	<b>2026-2027</b>
		A.3.2: Strike a committee focused on the continuous improvement of the FFD hazardous materials response program	<b>2028-2029</b>
		A.3.3: Consider fees for hazardous materials response operations as described in the Fire Service Review Finance section	<b>2028-2029</b>
		A.3.4: Continued development and maintenance Ice/Water Rescue program, including organization, training, and equipment	<b>2028-2029</b>


		A.3.5: Align the FFD technical rescue program to NFPA 2500	<b>2028-2029</b>
	<b>A.4</b> Continuous Evaluation of Deployment Model	A.4.1: Activation of plan to address findings of station arrangement and deployment model analysis, including the establishment of Fredericton Fire Station 5	<b>2026-2029</b>
		A.4.2: Continually monitor trends, response times, call volumes, and projections leveraging technology, including AI-assisted modeling, to inform deployment decisions and resource management	<b>2026-2040</b>
<b>A.5</b> Prepare for Disasters	A.5.1: Work in conjunction with the Fredericton Police Force to form and implement response plans for the FFD's role during terrorist and active shooter incidents		<b>2026-2029</b>
	A.5.2: Continued development and maintenance of pre-incident plans, training, and infrastructure for river flooding		<b>2028-2029</b>
	A.5.3: Implementation of a mobile emergency standby generator for critical infrastructure		<b>2026-2027</b>
	A.5.4: Continued development and maintenance of widespread illness response plan		<b>2028-2029</b>
	A.5.5: Reassess backup emergency communications framework for responders and critical contacts during widespread communications outages		<b>2030-2031</b>
	A.6.1: Continue development and maintenance of a tablet accessible pre incident plan library, using AI assisted methods to support prioritization aligned with local conditions		<b>2026-2029</b>
	A.6.2: Continue development and maintenance of pre-incident plans and training for large motor vehicle collisions (MVCs) and mass casualty incidents (MCIs)		<b>2028-2029</b>
	A.6.3: Continue development and maintenance of standard operating procedures/guidelines for Marine operations		<b>2028-2029</b>
	A.6.4: Develop and maintain pre-incident plans and training for incidents at boat launches and marinas		<b>2028-2029</b>



	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.5: Continued development and maintenance of a database and training for solar installations and energy storage systems (ESS)	<b>2028-2029</b>
		A.6.6: Consider the development and maintenance of pre-incident plans and training for incidents at bulk fuel storage facilities, consider public safety inspections	<b>2030-2031</b>
		A.6.7: Consider the development and maintenance of pre-incident plans and training for aggregate storage hazards	<b>2030-2031</b>
		A.6.8: Consider the development and maintenance of a program to build awareness of hazards created by traffic control devices and speed bumps	<b>2030-2031</b>
		A.6.9: Develop and maintain an enhanced database of building stock by type / construction, highlighting risks such as lightweight construction	<b>2032-2040</b>
		A.6.10: Evaluate the need for the development and maintenance of a database and inspection schedule for Short Term Accommodations (STAs)	<b>2032-2040</b>
		A.6.11: Develop and maintain pre-plans for incidents involving the retail of liquified petroleum gas	<b>2032-2040</b>
	<b>A.7</b> Continued Exploration and Application of Advancements in Technology	A.7.1: Implement use of Class A-B foam concentrate, formal reevaluation in 2030	<b>2026-2027</b>
		A.7.2: Continued training to support increased use of remote piloted aircraft (drones)	<b>2026-2031</b>
		A.7.3: Explore and evaluate the use of emerging technology to communicate with the public	<b>2030-2031</b>

Goals	Initiatives	Actions	Term
 <b>Administrative Excellence</b>	<b>B.1</b> Review and Maintain Agreements and Insurance Grading Portal	B.1.1: Review and validate automatic/mutual aid agreements	<b>2026-2027</b>
		B.1.2: Review and update service agreements for out-of-city fire coverage	<b>2026-2027</b>
		B.1.3: Update department info in Fire Underwriter Survey (FUS) portal	<b>2026-2027</b>
		B.1.4: Establish a schedule for the review and maintenance of legislative documents, agreements, and portal information to ensure accurate entries with FUS and ongoing alignment with supporting by-laws, as well as the responsibilities, rights, and billing requirements associated with service agreements	<b>2028-2029</b>
	<b>B.2</b> Updates to Legislative Documents	B.2.1: Review and maintain by-law S-1 (A By-law Respecting the Fire Department)	<b>2026-2027</b>
		B.2.2: Review and maintain by-law S-3 (Community Emergency Planning By-law)	<b>2026-2027</b>
		B.2.3: Review and maintain by-law S-15 (A Fire Lane By-Law for the City of Fredericton)	<b>2026-2027</b>
		B.2.4: Consider formation of a Fire Department Organizational Statement	<b>2026-2027</b>
	<b>B.3</b> Evaluate and Maintain Resource Plans	B.3.1: Evaluate and maintain resource plan for Fire Prevention Division	<b>2026-2027</b>
		B.3.2: Evaluate and maintain resource plan for Operations Division	<b>2026-2027</b>
		B.3.3: Evaluate and maintain resource plan for Fire Department Administration	<b>2026-2027</b>
		B.3.4: Evaluate and maintain resource plan for Training Division	<b>2032-2040</b>
		B.4.1: Use NFPA 1730 and NFPA 1035 to process map Fire Prevention program	<b>2026-2027</b>
		B.4.2: Evaluate and maintain Medical First Responder program, consider formalized response agreement	<b>2026-2027</b>

<b>B.4</b> Undertake Program Evaluations	B.4.3: Identify, review, and form plan to address responsibilities transferred from the Province of New Brunswick to the City of Fredericton	<b>2026-2027</b>
	B.4.4: Use relevant NFPA standards to process map Training Division	<b>2028-2029</b>
	B.4.5: Use NFPA 1400 (Standard on Fire Service Training) to process map FFD training facility, explore opportunities for training facility	<b>2028-2029</b>
	B.4.6: Identify and evaluate options to remove barriers for members who wish to move from the Operations Division to the Fire Prevention Division	<b>2028-2029</b>
	B.4.7: Evaluate and maintain program for testing and replacement schedule for ancillary equipment	<b>2028-2029</b>

Goals	Initiatives	Actions	Term
 <b>Increase Public Engagement</b>	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories  The commencement and duration for all actions in this section will be adjusted commensurate with staff capacity.	C.1.1: Increase use of media and social media for public education	<b>2026-2027</b>
		C.1.2: Develop and implement public education programs for older adults	<b>2026-2027</b>
		C.1.3: Develop and implement public education programs for seasonal risks	<b>2026-2027</b>
		C.1.4: Develop and implement a smoke alarm and carbon monoxide alarm program	<b>2026-2027</b>
		C.1.5: Develop and implement a public education program based on ongoing risk assessments, including cooperation with initiatives E.2, E.3, E.4	<b>2028-2029</b>
	<b>C.2</b> Enhance Relationships with Diverse Communities	C.2.1: Expand access and distribution of fire prevention materials and programming to indigenous communities	<b>2028-2029</b>
		C.2.2: Expand access and distribution of fire prevention materials and programming in various languages for newcomers	<b>2028-2029</b>
	<b>C.3</b> Increase Targeted Messaging	C.3.1: Leverage information available from residential fires 2023-2027 to create public education programs and to assess response capacity in these areas, leveraging artificial intelligence to identify, analyze, and interpret data	<b>2028-2029</b>
		C.3.2: Prepare and provide targeted messaging for electrical and mechanical equipment, building managers, caregivers, campground safety, propane safety, and other contacts as identified through ongoing risk assessments	<b>2030-2031</b>
		C.3.3: Develop and maintain targeted messaging using data from fire incidents in our communities	<b>2030-2040</b>
		C.3.4: Promote farm safety plans and public education specific to farms	<b>2032-2040</b>

Goals	Initiatives	Actions	Term
 <p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Enhance Culture</b></p>	<p><b>D.1</b> Reinforcement of Healthy Workplaces and Healthy Families</p>	D.1.1: Continuous improvement of Respectful Workplace program	<b>2026-2040</b>
		D.1.2: Maintain communication pathways between FFD administration and staff	<b>2026-2027</b>
		D.1.3: Enhance and maintain a wellness program(s) for firefighters and families	<b>2026-2027</b>
		D.1.4: Evaluate the Joint Wellness-Fitness Initiative (WFI) from International Association of Fire Chiefs (IAFC) and International Association of Firefighters (IAF) in 2026, consider implementation of appropriate recommendations in 2027	<b>2026-2027</b>
	<p><b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities</p>	D.2.1: Implement Performance Development behavioural competencies	<b>2026-2027</b>
		D.2.2: Development and implementation of Staff Skills competencies	<b>2027-2028</b>
		D.2.3: Consider enhanced training for Fredericton Communications Centre (FCC) staff to relevant NFPA standards	<b>2030-2031</b>
		D.2.4: Support ongoing professional development through International Fire Service Accreditation Congress (IFSAC) and Pro Board certifications	<b>2026-2031</b>
		D.2.5: Consider opportunities for fire cause investigation awareness and/or Fire Life Safety Educator training for Operations staff	<b>2032-2040</b>

Goals	Initiatives	Actions	Term
<div style="display: flex; align-items: center; justify-content: center;">  <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Elevate Safety</div> </div>	<b>E.1</b> Enhance Decontamination and Anti-Cancer Safety	E.1.1: Maintain continuous care of the FFD's cancer education and protection program	<b>2026-2027</b>
		E.2.1: Evaluate and action solutions to address frequency of inspections of properties	<b>2026-2027</b>
		E.2.2: Reevaluate and consider the promotion of residential sprinklers	<b>2030-2031</b>
	<b>E.2</b> Maintain Safer and Stronger Communities	E.2.3: Explore opportunities to develop a FFD Customer Service Program	<b>2030-2031</b>
		E.2.4: Continued improvement and maintenance of education and enforcement program to address fire lane parking infractions	<b>2030-2031</b>
	<b>E.3</b> Apply FireSmart Canada™ Principles in Fredericton	E.3.1: Continue collaboration with partners to adopt and employ FireSmart Canada™ principles in the FFD's Operations Division and Fire Prevention Division	<b>2026-2029</b>
		E.3.2: Work with municipal planners and citizens to promote FireSmart Canada™ principles in community planning, building construction and property maintenance	<b>2026-2029</b>
	<b>E.4</b> Promote Protection of Heritage Properties	E.4.1: Develop fire prevention and education program for heritage properties	<b>2032-2040</b>
Goals	Initiatives	Actions	Term
<div style="display: flex; align-items: center; justify-content: center;">  <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Advance Partnerships</div> </div>	<b>F.1</b> Maintain Access to Strategic Services and Support	F.1.1: Maintain and strengthen collaborative relationships with provincial, municipal, non-governmental, and private sector stakeholders to enhance service delivery, access expertise, and ensure cost-effective operations	<b>2026-2040</b>
	<b>F.2</b> Develop and Maintain Partnerships for Safer and Stronger Communities	F.2.1: Partner with community groups to increase reach and efficiency of public education programming	<b>2030-2031</b>
	<b>F.3</b> Promote Early Intervention and Relationships	F.3.1: Explore development of public education in schools via The Arson Prevention Program for Children and Juvenile Fire Setters program	<b>2030-2031</b>

## Part 4: Goals, Initiatives, and Actions, *Chronological*



Goals	Initiatives	Actions	Term
Service Excellence	<b>A.1</b> Develop Community Risk Reduction Strategy	A.1.1: Continued development and maintenance of Community Risk Reduction Plan	<b>2026-2027</b>
Service Excellence	<b>A.1</b> Develop Community Risk Reduction Strategy	A.1.2: Continued development and maintenance of emergency plans based on Hazard Identified Risk Assessment (HIRA)	<b>2026-2027</b>
Service Excellence	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.1: Continued development of mid-rise and related operations, including organization, training, and equipment	<b>2026-2027</b>
Service Excellence	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.2: Develop Wildfire Risk Reduction Strategy through collaboration with the Department of Natural Resources and Energy Development (DNRED), and the City of Fredericton Engineering and Operations team, including Parks and Trees	<b>2026-2027</b>
Service Excellence	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.3: Training and implementation for Incident Command System (ICS), including role-appropriate ICS training for all FFD staff, ICS training for City supervisors who may be involved in Fredericton EMO operations, and interoperability exercises	<b>2026-2027</b>
Service Excellence	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.4: Deploy training to ensure effectiveness in rural firefighting, explore superior tanker shuttle accreditation	<b>2026-2027</b>
Service Excellence	<b>A.2</b> Address Emerging Risks Through Expansion of Fire Department Service Capacity	A.2.5: Establish Standard Operating Procedures/Guidelines Committee	<b>2026-2027</b>
Service Excellence	<b>A.3</b> Further development of Special Operations	A.3.1: Continued development of technical rescue program, including organization, training, and equipment	<b>2026-2027</b>
Service Excellence	<b>A.5</b> Prepare for Disasters	A.5.3: Implementation of a mobile emergency standby generator for critical infrastructure	<b>2026-2027</b>
Service Excellence	<b>A.7</b> Continued Exploration and Application of Advancements in Technology	A.7.1: Implement use of Class A-B foam concentrate, formal reevaluation in 2030	<b>2026-2027</b>
Administrative Excellence	<b>B.1</b> Review and Maintain Agreements and Insurance Grading Portal	B.1.1: Review and validate automatic/mutual aid agreements	<b>2026-2027</b>
Administrative Excellence	<b>B.1</b> Review and Maintain Agreements and Insurance Grading Portal	B.1.2: Review and update service agreements for out-of-city fire coverage	<b>2026-2027</b>
Administrative Excellence	<b>B.1</b> Review and Maintain Agreements and Insurance Grading Portal	B.1.3: Update department info in Fire Underwriter Survey (FUS) portal	<b>2026-2027</b>
Administrative Excellence	<b>B.2</b> Updates to Legislative Documents	B.2.1: Review and maintain by-law S-1 (A By-law Respecting the Fire Department)	<b>2026-2027</b>
Administrative Excellence	<b>B.2</b> Updates to Legislative Documents	B.2.2: Review and maintain by-law S-3 (Community Emergency Planning By-law)	<b>2026-2027</b>

Administrative Excellence	<b>B.2</b> Updates to Legislative Documents	B.2.3: Review and maintain by-law S-15 (A Fire Lane By-Law for the City of Fredericton)	<b>2026-2027</b>
Administrative Excellence	<b>B.2</b> Updates to Legislative Documents	B.2.4: Consider formation of a Fire Department Organizational Statement	<b>2026-2027</b>
Administrative Excellence	<b>B.3</b> Evaluate and Maintain Resource Plans	B.3.1: Evaluate and maintain resource plan for Fire Prevention Division	<b>2026-2027</b>
Administrative Excellence	<b>B.3</b> Evaluate and Maintain Resource Plans	B.3.2: Evaluate and maintain resource plan for Operations Division	<b>2026-2027</b>
Administrative Excellence	<b>B.3</b> Evaluate and Maintain Resource Plans	B.3.3: Evaluate and maintain resource plan for Fire Department Administration	<b>2026-2027</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.1: Use NFPA 1730 and NFPA 1035 to process map Fire Prevention program	<b>2026-2027</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.2: Evaluate and maintain Medical First Responder program, consider formalized response agreement	<b>2026-2027</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.3: Identify, review, and form plan to address responsibilities transferred from the Province of New Brunswick to the City of Fredericton	<b>2026-2027</b>
Increase Public Engagement	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories	C.1.1: Increase use of media and social media for public education	<b>2026-2027</b>
Increase Public Engagement	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories	C.1.2: Develop and implement public education programs for older adults	<b>2026-2027</b>
Increase Public Engagement	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories	C.1.3: Develop and implement public education programs for seasonal risks	<b>2026-2027</b>
Increase Public Engagement	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories	C.1.4: Develop and implement a smoke alarm and carbon monoxide alarm program	<b>2026-2027</b>
Enhance Culture	<b>D.1</b> Reinforcement of Healthy Workplaces and Healthy Families	D.1.2: Maintain communication pathways between FFD administration and staff	<b>2026-2027</b>
Enhance Culture	<b>D.1</b> Reinforcement of Healthy Workplaces and Healthy Families	D.1.3: Enhance and maintain a wellness program(s) for firefighters and families	<b>2026-2027</b>
Enhance Culture	<b>D.1</b> Reinforcement of Healthy Workplaces and Healthy Families	D.1.4: Evaluate the Joint Wellness-Fitness Initiative (WFI) from International Association of Fire Chiefs (IAFC) and International Association of Firefighters (IAF) in 2026, consider implementation of appropriate recommendations in 2027	<b>2026-2027</b>
Enhance Culture	<b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities	D.2.1: Implement Performance Development behavioural competencies	<b>2026-2027</b>
Elevate Safety	<b>E.1</b> Enhance Decontamination and Anti-Cancer Safety	E.1.1: Maintain continuous care of the FFD's cancer education and protection program	<b>2026-2027</b>
Elevate Safety	<b>E.2</b> Maintain Safer and Stronger Communities	E.2.1: Evaluate and action solutions to address frequency of inspections of properties	<b>2026-2027</b>

Service Excellence	<b>A.4</b> Continuous Evaluation of Deployment Model	A.4.1: Activation of plan to address findings of station arrangement and deployment model analysis, including the establishment of Fredericton Fire Station 5	<b>2026-2029</b>
Service Excellence	<b>A.5</b> Prepare for Disasters	A.5.1: Work in conjunction with the Fredericton Police Force to form and implement response plans for the FFD's role during terrorist and active shooter incidents	<b>2026-2029</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.1: Continue development and maintenance of a tablet accessible pre incident plan library, using AI assisted methods to support prioritization aligned with local conditions	<b>2026-2029</b>
Elevate Safety	<b>E.3</b> Apply FireSmart Canada™ Principles in Fredericton	E.3.1: Continue collaboration with partners to adopt and employ FireSmart Canada™ principles in the FFD's Operations Division and Fire Prevention Division	<b>2026-2029</b>
Elevate Safety	<b>E.3</b> Apply FireSmart Canada™ Principles in Fredericton	E.3.2: Work with municipal planners and citizens to promote FireSmart Canada™ principles in community planning, building construction and property maintenance	<b>2026-2029</b>
Service Excellence	<b>A.7</b> Continued Exploration and Application of Advancements in Technology	A.7.2: Continued training to support increased use of remote piloted aircraft (drones)	<b>2026-2031</b>
Enhance Culture	<b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities	D.2.4: Support ongoing professional development through International Fire Service Accreditation Congress (IFSAC) and Pro Board certifications	<b>2026-2031</b>
Service Excellence	<b>A.4</b> Continuous Evaluation of Deployment Model	A.4.2: Continually monitor trends, response times, call volumes, and projections leveraging technology, including AI-assisted modeling, to inform deployment decisions and resource management	<b>2026-2040</b>
Enhance Culture	<b>D.1</b> Reinforcement of Healthy Workplaces and Healthy Families	D.1.1: Continuous improvement of Respectful Workplace program	<b>2026-2040</b>
Advance Partnerships	<b>F.1</b> Maintain Access to Strategic Services and Support	F.1.1: Maintain and strengthen collaborative relationships with provincial, municipal, non-governmental, and private sector stakeholders to enhance service delivery, access expertise, and ensure cost-effective operations	<b>2026-2040</b>
Enhance Culture	<b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities	D.2.2: Development and implementation of Staff Skills competencies	<b>2027-2028</b>
Service Excellence	<b>A.3</b> Further development of Special Operations	A.3.2: Strike a committee focused on the continuous improvement of the FFD hazardous materials response program	<b>2028-2029</b>

Service Excellence	<b>A.3</b> Further development of Special Operations	A.3.3: Consider fees for hazardous materials response operations as described in the Fire Service Review Finance section	<b>2028-2029</b>
Service Excellence	<b>A.3</b> Further development of Special Operations	A.3.4: Continued development and maintenance Ice/Water Rescue program, including organization, training, and equipment	<b>2028-2029</b>
Service Excellence	<b>A.3</b> Further development of Special Operations	A.3.5: Align the FFD technical rescue program to NFPA 2500	<b>2028-2029</b>
Service Excellence	<b>A.5</b> Prepare for Disasters	A.5.2: Continued development and maintenance of pre-incident plans, training, and infrastructure for river flooding	<b>2028-2029</b>
Service Excellence	<b>A.5</b> Prepare for Disasters	A.5.4: Continued development and maintenance of widespread illness response plan	<b>2028-2029</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.2: Continue development and maintenance of pre-incident plans and training for large motor vehicle collisions (MVCs) and mass casualty incidents (MCIs)	<b>2028-2029</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.3: Continue development and maintenance of standard operating procedures/guidelines for Marine operations	<b>2028-2029</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.4: Develop and maintain pre-incident plans and training for incidents at boat launches and marinas	<b>2028-2029</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.5: Continued development and maintenance of a database and training for solar installations and energy storage systems (ESS)	<b>2028-2029</b>
Administrative Excellence	<b>B.1</b> Review and Maintain Agreements and Insurance Grading Portal	B.1.4: Establish a schedule for the review and maintenance of legislative documents, agreements, and portal information to ensure accurate entries with FUS and ongoing alignment with supporting by-laws, as well as the responsibilities, rights, and billing requirements associated with service agreements	<b>2028-2029</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.4: Use relevant NFPA standards to process map Training Division	<b>2028-2029</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.5: Use NFPA 1400 (Standard on Fire Service Training) to process map FFD training facility, explore opportunities for training facility	<b>2028-2029</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.6: Identify and evaluate options to remove barriers for members who wish to move from the Operations Division to the Fire Prevention Division	<b>2028-2029</b>
Administrative Excellence	<b>B.4</b> Undertake Program Evaluations	B.4.7: Evaluate and maintain program for testing and replacement schedule for ancillary equipment	<b>2028-2029</b>

Increase Public Engagement	<b>C.1</b> Increase Public Education Programming Based on Primary Risk Categories	C.1.5: Develop and implement a public education program based on ongoing risk assessments, including cooperation with initiatives E.2, E.3, E.4	<b>2028-2029</b>
Increase Public Engagement	<b>C.2</b> Enhance Relationships with Diverse Communities	C.2.1: Expand access and distribution of fire prevention materials and programming to indigenous communities	<b>2028-2029</b>
Increase Public Engagement	<b>C.2</b> Enhance Relationships with Diverse Communities	C.2.2: Expand access and distribution of fire prevention materials and programming in various languages for newcomers	<b>2028-2029</b>
Increase Public Engagement	<b>C.3</b> Increase Targeted Messaging	C.3.1: Leverage information available from residential fires 2023-2027 to create public education programs and to assess response capacity in these areas, leveraging artificial intelligence to identify, analyze, and interpret data	<b>2028-2029</b>
Service Excellence	<b>A.5</b> Prepare for Disasters	A.5.5: Reassess backup emergency communications framework for responders and critical contacts during widespread communications outages	<b>2030-2031</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.6: Consider the development and maintenance of pre-incident plans and training for incidents at bulk fuel storage facilities, consider public safety inspections	<b>2030-2031</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.7: Consider the development and maintenance of pre-incident plans and training for aggregate storage hazards	<b>2030-2031</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.8: Consider the development and maintenance of a program to build awareness of hazards created by traffic control devices and speed bumps	<b>2030-2031</b>
Service Excellence	<b>A.7</b> Continued Exploration and Application of Advancements in Technology	A.7.3: Explore and evaluate the use of emerging technology to communicate with the public	<b>2030-2031</b>
Increase Public Engagement	<b>C.3</b> Increase Targeted Messaging	C.3.2: Prepare and provide targeted messaging for electrical and mechanical equipment, building managers, caregivers, campground safety, propane safety, and other contacts as identified through ongoing risk assessments	<b>2030-2031</b>
Enhance Culture	<b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities	D.2.3: Consider enhanced training for Fredericton Communications Centre (FCC) staff to relevant NFPA standards	<b>2030-2031</b>
Elevate Safety	<b>E.2</b> Maintain Safer and Stronger Communities	E.2.2: Reevaluate and consider the promotion of residential sprinklers	<b>2030-2031</b>
Elevate Safety	<b>E.2</b> Maintain Safer and Stronger Communities	E.2.3: Explore opportunities to develop a FFD Customer Service Program	<b>2030-2031</b>
Elevate Safety	<b>E.2</b> Maintain Safer and Stronger Communities	E.2.4: Continued improvement and maintenance of education and enforcement program to address fire lane parking infractions	<b>2030-2031</b>

Advance Partnerships	<b>F.2</b> Develop and Maintain Partnerships for Safer and Stronger Communities	F.2.1: Partner with community groups to increase reach and efficiency of public education programming	<b>2030-2031</b>
Advance Partnerships	<b>F.3</b> Promote Early Intervention and Relationships	F.3.1: Explore development of public education in schools via The Arson Prevention Program for Children and Juvenile Fire Setters program	<b>2030-2031</b>
Increase Public Engagement	<b>C.3</b> Increase Targeted Messaging	C.3.3: Develop and maintain targeted messaging using data from fire incidents in our communities	<b>2030-2040</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.10: Evaluate the need for the development and maintenance of a database and inspection schedule for Short Term Accommodations (STAs)	<b>2032-2040</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.11: Develop and maintain pre-plans for incidents involving the retail of liquified petroleum gas	<b>2032-2040</b>
Service Excellence	<b>A.6</b> Development of Library of Pre-Incident Plans, Building Stock, and Risks	A.6.9: Develop and maintain an enhanced database of building stock by type / construction, highlighting risks such as lightweight construction	<b>2032-2040</b>
Administrative Excellence	<b>B.3</b> Evaluate and Maintain Resource Plans	B.3.4: Evaluate and maintain resource plan for Training Division	<b>2032-2040</b>
Increase Public Engagement	<b>C.3</b> Increase Targeted Messaging	C.3.4: Promote farm safety plans and public education specific to farms	<b>2032-2040</b>
Enhance Culture	<b>D.2</b> Develop Career Growth Pathways Through Relevant Training Opportunities	D.2.5: Consider opportunities for fire cause investigation awareness and/or Fire Life Safety Educator training for Operations staff	<b>2032-2040</b>
Elevate Safety	<b>E.4</b> Promote Protection of Heritage Properties	E.4.1: Develop fire prevention and education program for heritage properties	<b>2032-2040</b>

# Part 5: Consultant Recommendations

## *Transferred*



**CONSULTANT RECOMMENDATIONS, TRANSFERRED**

The Community Risk Assessment (2023) identified 14 recommendations that fall outside the direct mandate of the Fredericton Fire Department and are more appropriately assigned to internal City partners. These transferred recommendations are documented in Part 5 of this plan. Listing proposed owners does not constitute an assumption of acceptance, responsibility, or action.

<b>Consultant Recommendation</b>	<b>Proposed Owner</b>
Develop plan to support businesses who close due to fire	To be determined
Expand public education for underground utilities	Corporate Communications
Support ongoing maintenance of City economic sustainability plan	Corporate Services
Increased protection of access for fire hydrants	Engineering and Operations
Expand preparedness and protection of municipality and community from windstorms	Fredericton EMO
Expand protections of vulnerable residents and properties	Fredericton EMO
Engage service providers to promote resilience of telecommunications for community	Fredericton EMO
Expand public education regarding 72-hour kits	Fredericton EMO
Expand public education regarding power outages	Fredericton EMO
Consider Starlink or equivalent for IT sustainability during communications outages	Fredericton EMO/ Information Technology
Maintain inventory of buildings by classification, and their associated risks	Planning, Development, and By-Law Enforcement
Investigate and address potential for Illegal garden suites & rooming houses	Planning, Development, and By-Law Enforcement
Develop and maintain inventory of vacant structures	Planning, Development, and By-Law Enforcement
Consider collecting Development Fees in accordance with Community Planning Act of 2017	Planning, Development, and By-Law Enforcement



# Fire Department Master Plan 2026-2040

Protecting Lives  
Preserving Communities

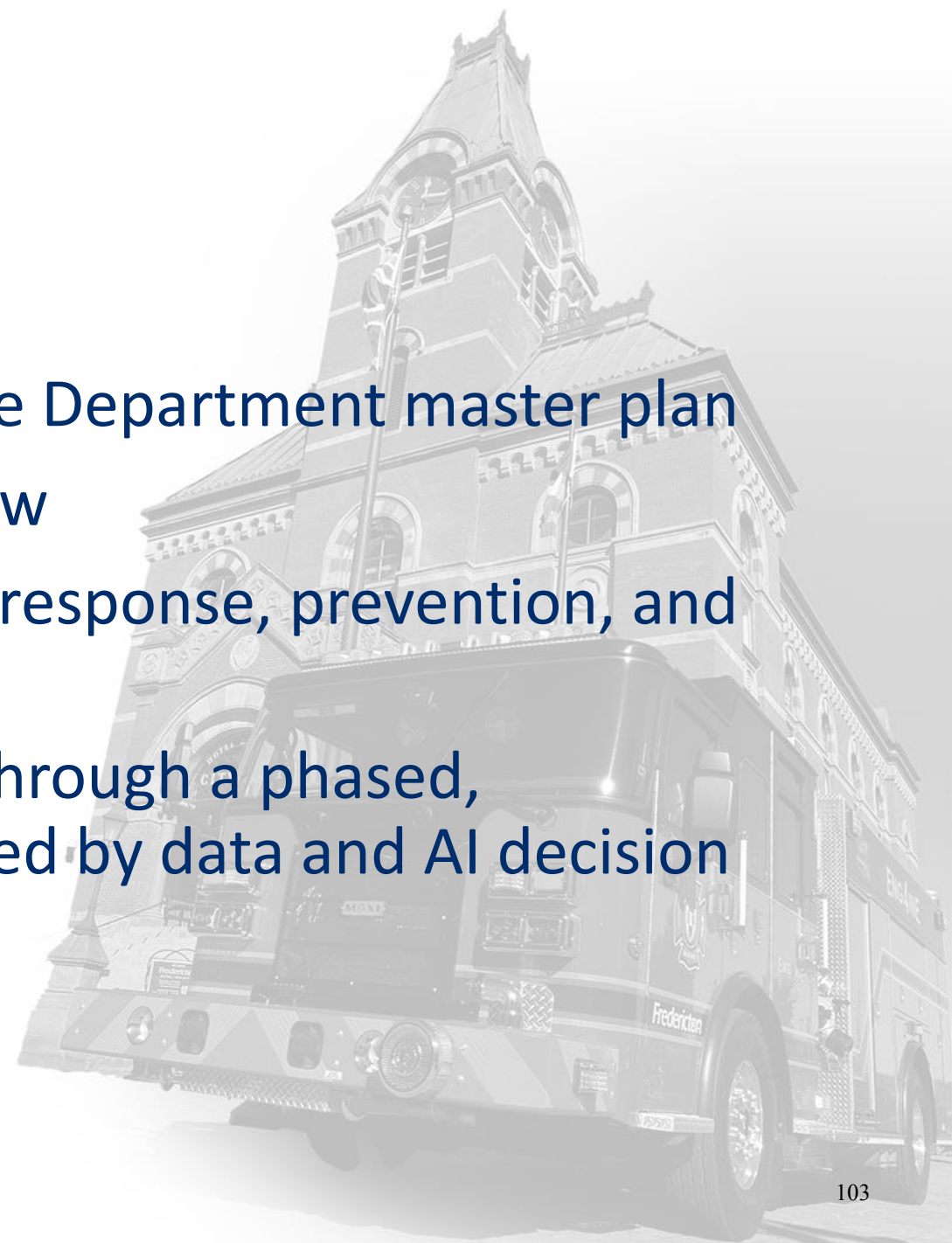
# BOTTOM LINE UP FRONT

Fredericton's risk profile is changing due to **growth**, density, and increasing incident complexity. The **Fire Department Master Plan** translates completed risk assessments into a phased, evidence-based **roadmap**, delivered in coordination with City divisions and partner agencies, that strengthens **prevention, training, and response readiness**, while using data and technology to prioritize efforts and reduce demand on emergency services.

# Why we are here

## Purpose of today's briefing

- Share the strategic intent of the Fire Department master plan
- Explain why the plan is required now
- Summarize key risk findings across response, prevention, and training
- Outline how risk will be managed through a phased, evidence-based approach, supported by data and AI decision support



# Where we are in the process

## Master plan status

- Foundational assessments are complete
- The master plan consolidates findings into a single roadmap
- Many actions are already underway
- Implementation follows normal governance and budget processes



# Why this plan was needed

## Changing risk environment

- Population growth and density are increasing demand
- Incidents are becoming more complex
- New technologies and wildfire exposure introduce new risks
- Prevention, training, and intelligence are as critical as response



# What informed the plan

## Evidence-based foundation

- Community risk assessment
- Fire service review
- Internal operational, prevention, inspection, investigation, and training insights
- 146 recommendations consolidated into one framework
- Built with interdepartmental collaboration, and designed for ongoing coordination through implementation and operations



# Community context

## Fredericton today

- Four stations in service; fifth station approved
- Approximately 6,400 calls for service annually
- Sustained rapid population growth underway
- Growth increases demand across all divisions



# Operational and training findings

## Readiness implications

- Higher incident complexity requires greater preparedness
- Specialized training demand is increasing
- Interoperability depends on common incident command training and procedures, role-appropriate ICS training for all FFD staff, and joint exercises across Fire, Police, EMO, City divisions, and partners
- Data and AI support smarter deployment and training prioritization



# Prevention, inspections, education, and investigations

## Risk reduction before response

- Primary tools to reduce incident frequency and severity
- Inspection and education capacity under sustained pressure
- Investigations inform prevention priorities and targeted messaging
- Analytics and AI support risk-based prioritization and trend analysis



# What this means overall

## Key themes

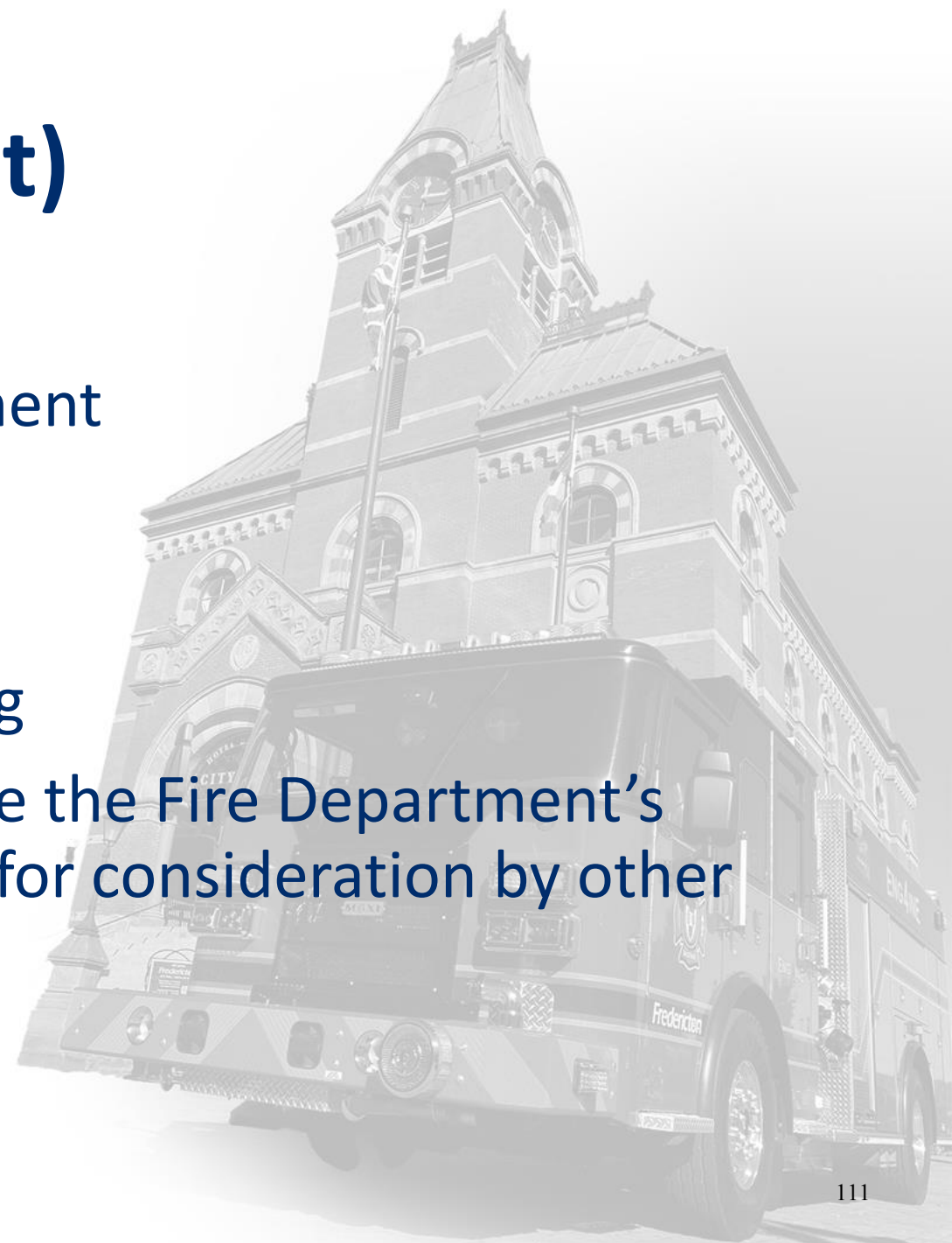
- Prevention and preparedness reduce response demand
- Training is a safety multiplier across the system
- Response readiness driven by data protects safety and efficiency
- Data and analytics tools improve prioritization and decision-making
- Culture and partnerships enable success



# What this plan is (and is not)

## Framing

- A living, risk-based planning document
- Supported by data, and analytics
- Not a budget proposal
- Not automatic approval of spending
- Some recommendations fall outside the Fire Department's mandate and have been identified for consideration by other City divisions



# The master plan framework

6 Goals

23 Initiatives

83 Actions



# Goal A: Deliver service excellence

## Operational focus

- Continued preparation for mid-rise, wildfire, and complex incidents
- Strengthen special operations such as technical rescue, hazardous materials responses, ice and water rescue, and complex firefighting operations
- Modernize deployment and station coverage
- Expand pre-incident planning using data and AI-assisted tools



# Goal B: Strengthen administrative effectiveness

## Organizational foundations

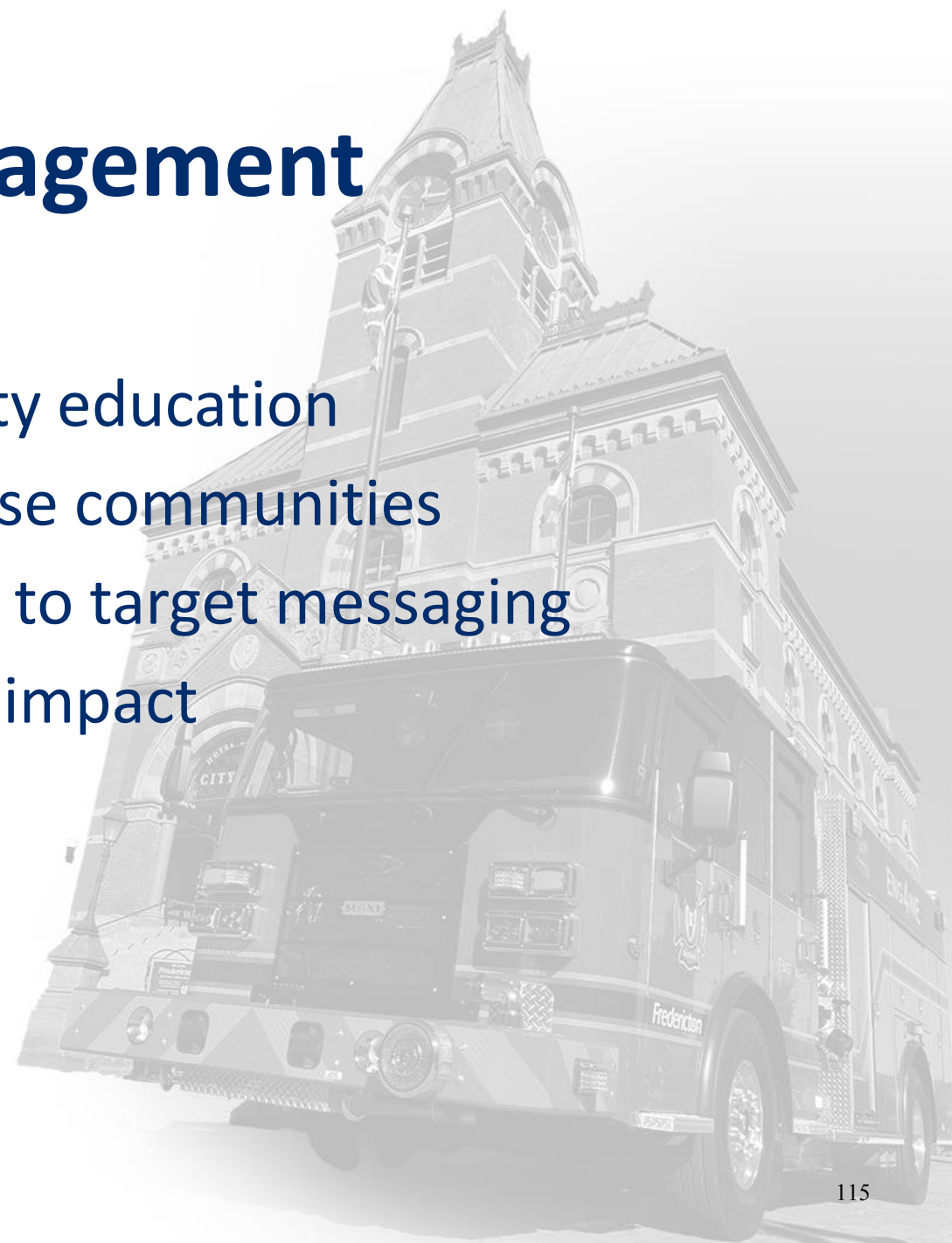
- Update governance documents, and agreements
- Improve workforce and resource planning
- Evaluate programs and processes
- Strengthen records and decision-support systems



# Goal C: Increase public engagement

## Education as prevention

- Expand risk-based fire and life safety education
- Improve reach to priority and diverse communities
- Use incident and investigation data to target messaging
- Apply analytics and AI to maximize impact



# Goal D: Enhance culture

## People and capacity

- Support healthy workplaces, sustain strong attendance and reduced absenteeism through wellness initiatives, and provide practical family information sessions as appropriate
- Strengthen communication to support wellness and culture
- Build clear career development and training pathways
- Align development with national standards



# Goal E: Elevate safety

## Firefighter and community safety

- Advance cancer prevention and decontamination
- Address inspection capacity through risk-based approaches
- Apply FireSmart principles
- Protect heritage properties



# Goal F: Advance partnerships

## Shared responsibility

- Strengthen collaboration across the City
- Maintain strong provincial and regional partnerships
- Improve coordination and interoperability
- Leverage partnerships to reduce risk in Fredericton
- Continuous collaboration, embedded in planning, prevention initiatives, training, and operations



# Implementation approach

## How this moves forward

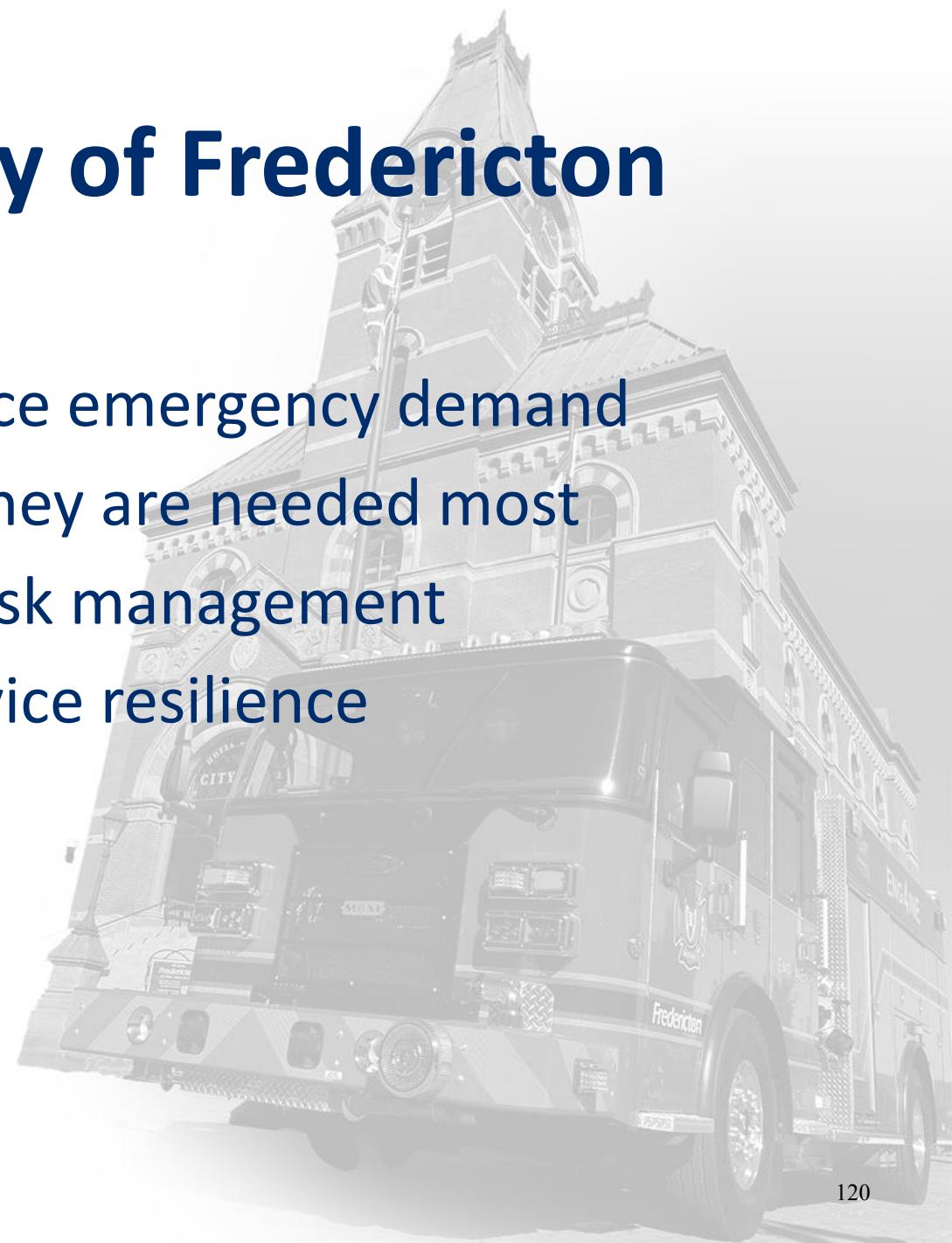
- Actions phased by priority and impact
- Many improvements already underway
- Remaining actions sequenced deliberately
- Progress informed by performance data, analytics, and AI decision support



# Why this matters to the City of Fredericton

## Corporate value

- Prevention and preparedness reduce emergency demand
- Resources remain focused where they are needed most
- Supports sustainable growth and risk management
- Improves decision-making and service resilience



# Bottom line

## Key takeaways

- Fredericton's risk profile is changing
- Response alone is not sufficient
- This plan strengthens prevention, training, and intelligence, supported by data and technology
- The result is safer communities and a sustainable service model



# What happens next

## Next steps

- Continued work and progress at the Fredericton Fire Department
- Continued reevaluation and project work based on operational and administrative needs, aligning with CAO and Council direction



# Thank you



**From:** Office of the City Clerk  
**Date:** Tuesday, March 24, 2026  
**Title:** Feasibility Study – Satellite Police Station

---

Council, while acting in Committee, at its session held on March 23, 2026, considered an administrative report from the Deputy Chief Administrative Officer seeking Councils' authorization and approval to proceed with a feasibility study for a new satellite police station and the renovation of the existing Fredericton Police Headquarters to understand the need and costs associated with both future projects.

The Fredericton Police Station is over 40 years old, with major building systems nearing end-of-life, space limitations that are far beyond meeting operational requirements and it is located in a flood plain. The City is contemplating a deep retrofit of the existing facility and the construction of a satellite station to support effective service delivery and emergency resilience.

The existing police headquarters was built in 1983 at approx. 30,000 square feet to serve a population of approx. 44,000 residents. Both the City and the police service have grown significantly since that time.

The proposed feasibility study will include staff engagement, functional programming, site analysis, conceptual design options, and capital and operating cost assessments. The study will also develop an implementation strategy that allows police operations to continue uninterrupted during future construction and renovation activities.

Accordingly, it was recommended that the following resolution be forwarded to City Council for consideration:

**BE IT RESOLVED THAT the Council of the City of Fredericton direct the Chief Administrative Officer to proceed with a Police Headquarters & Satellite Station Feasibility Study; and BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute any necessary legal documents to facilitate this decision.**

**From:** Office of the City Clerk

**Date:** Tuesday, March 24, 2026

**Title:** Memorandum of Understanding with Maliseet Nation Conservation Council

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Council, while acting in Committee, at its session held on March 23, 2026, considered an administrative report from the Manager of Real Estate seeking Councils' authorization for the execution of a Memorandum of Understanding with Maliseet Nation Conservation Council to allow for the installation of signage at various locations on City-owned land for educational purposes.

Staff believe efforts to educate the public regarding endangered species is an initiative that deserves City support and that this Memorandum of Understanding will allow for continuing collaboration with First Nations in our community while ensuring that safety and other City objectives are still protected.

Accordingly, it was recommended that the following resolution be forwarded to City Council for consideration:

**BE IT RESOLVED that the Council of the City of Fredericton hereby authorizes and approves a Memorandum of Understanding with Maliseet Nation Conservation Council to allow for the installation of educational signage at various locations on City-owned land; and hereby directs the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.**

THIS **MEMORANDUM OF UNDERSTANDING** made in duplicate this \_\_\_\_ day of \_\_\_\_\_, 2026.

BETWEEN: **MALISEET NATION CONSERVATION COUNCIL**, having its registered office at 150 Cliffe Street, Fredericton, NB E3A 0A1, hereinafter called "**MNCC**";

- AND -

**THE CITY OF FREDERICTON**, a municipal corporation by virtue of the *Local Governance Act*, S.N.B. 2017, C. 18, having its head office at 397 Queen Street, Fredericton, New Brunswick, E3B 1B5, hereinafter called the "**City**";

Hereinafter collectively referred to as the "**Parties**."

**BE IT RECITED AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:**

WHEREAS the MNCC has requested permission from the City to install informational signage regarding various species of endangered turtles on City-owned land at locations to be determined as needed (the "Project");

AND WHEREAS the Parties desire to clarify their respective rights and responsibilities pursuant to the Project.

**NOW THEREFORE THIS AGREEMENT WITNESSETH THAT** for and in consideration of the sum of One Dollar (\$1.00) lawful money of Canada and for other good and valuable consideration paid by each of the Parties to the other, the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties hereby agree to the following terms and conditions:

1. The Parties agree that any location proposed by MNCC shall be reviewed and approved by the Manager of the Parks and Trees Division of the City of Fredericton prior to the installation of any signage.
2. The Parties acknowledge and agree that any cost for labour and materials required to install the signage shall be the sole responsibility of MNCC.
3. The Parties agree that the City may request the removal of any signage at any time should it be determined that the location is no longer suitable for signage placement, but that such removal request shall be based on safety concerns or municipal use requirements.
4. The Parties agree that should the signs require removal, maintenance, or repair, all costs shall be the responsibility of MNCC.

**IN WITNESS WHEREOF** the parties hereto have caused these presents to be duly executed as of the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of:

**MALISEET NATION CONSERVATION  
COUNCIL**

\_\_\_\_\_  
Per:

\_\_\_\_\_  
Per:

**THE CITY OF FREDERICTON**

\_\_\_\_\_  
Kate Rogers, Mayor

\_\_\_\_\_  
Amy Cronkhite, Assistant City Clerk

SCHEDULE "A"  
Signage Example

## MALISEET NATION CONSERVATION COUNCIL

SPECIES INFORMATION	PROBLEMS & THREATS	HOW YOU CAN HELP?
<p>THERE ARE THREE NATIVE SPECIES OF TURTLES IN NEW BRUNSWICK: <b>EASTERN PAINTED TURTLE, COMMON SNAPPING TURTLE, AND WOOD TURTLE</b>. ALL THREE ARE A SPECIES AT RISK IN DANGER OF DISAPPEARING FROM THE WILD. THE <b>RED-EARED SLIDER</b> IS A FOURTH SPECIES YOU MIGHT ENCOUNTER BUT IT'S AN EXOTIC SPECIES THAT WAS INTRODUCED HERE.</p> <p>TURTLES BREED IN THE SPRING IN WET HABITATS. EASTERN PAINTED TURTLE AND COMMON SNAPPING TURTLE ARE ACTIVE IN VEGETATED WETLANDS AND SLOW MOVING, SHALLOW WATER BODIES. THEY WILL NEST IN THE SHORELINES OF LAKES AND WETLANDS, BEAVER DAMS, AND SAND DUNES WHERE THERE IS LOTS OF SUN. WOOD TURTLE PREFERENCES TO USE FORESTS SURROUNDING RIVERS, AND WILL NEST IN SAND OR GRAVEL BEACHES AND STREAM BANKS WITH SOME SUN EXPOSURE.</p> <p>HOW TO IDENTIFY A TURTLE SPECIES</p> <p>EASTERN PAINTED TURTLES HAVE A SMOOTH DARK SHELL AND RED MARKINGS ALONG THE EDGES. THEY HAVE YELLOW STRIPES ON THEIR HEAD AND A YELLOW BELLY. THEY CAN BE MISTAKEN FOR THE EXOTIC TURTLE SPECIES, RED-EARED SLIDER (ADD PHOTO)</p> <p>COMMON SNAPPING TURTLES ARE LARGE, MEASURING UP TO 40 CM LONG. THEY HAVE A HOOKED UPPER JAW, A LONG NECK, CLAWS, AND A LONG SAW-TOOTHED TAIL. THEIR SHELL IS BROWN, BLACK, OR OLIVE.</p> <p>WOOD TURTLES HAVE A DARK GREY TO BROWN BUMPY, SCULPTED SHELL. THEIR THROAT, TAIL, AND LIMBS UNDERSIDES ARE A BRIGHT ORANGE.</p>	<p>TURTLES LIVE SLOWLY, ONLY STARTING TO LAY EGGS AT 10-20 YEARS OLD, AND LIVING UP TO 50-100 YEARS! THIS MEANS IT CAN TAKE A LONG TIME FOR A POPULATION TO GROW, AND IT'S IMPORTANT FOR ADULT TURTLES TO LIVE LONG LIVES. ANY ACTIVITY THAT KILLS AN ADULT TURTLE WILL COMPROMISE THE HEALTH OF A GROUP OF TURTLES.</p> <p>THERE ARE MANY DIFFERENT THREATS TO TURTLE SURVIVAL. ONE BEING, COLLISIONS WITH CARS AND OFF-ROAD VEHICLES. TURTLES LIKE NESTING ALONG THE SIDES OF ROADS, OR WILL CROSS ROADS TO REACH FOOD OR SHELTER. VEHICLES CAN SERIOUSLY INJURE AND KILL TURTLES OR DESTROY THEIR NESTS.</p> <p>OTHER ACTIVITIES THREATENING TURTLES INCLUDE: RELEASING PET RED-EARED SLIDERS INTO THE WILD TAKING WILD TURTLES HOME AS PETS</p>	<p>SLOW DOWN AND WATCH OUT FOR TURTLES IN JUNE AND SEPTEMBER. TURTLES WILL CROSS ROADS AND TRAILS ALL SUMMER, ESPECIALLY IN JUNE DURING THE NESTING SEASON AND IN SEPTEMBER WHEN HATCHLINGS WILL EMERGE FROM THEIR NESTS.</p> <p>STAY OFF BEACHES WITH YOUR ATV. DO NOT USE OFF-ROAD VEHICLES ON SAND BARS. COMPACTION OF SOIL CAN DESTROY NESTS AND ADULTS CAN BE ACCIDENTALLY HIT. TURTLES LOVE TO HIDE IN THE BRUSH AND CAN BE HARD TO SEE.</p> <p>IF YOU SEE A TURTLE, LET IT GO WHERE IT WANTS TO GO. PLEASE SEND A NOTE TO <a href="mailto:nature@gnb.ca">NATURE@GNB.CA</a> WITH A PHOTO AND COORDINATES OF WHERE IT WAS SEEN. THIS WILL HELP BIOLOGISTS BETTER UNDERSTAND TURTLE POPULATION HEALTH OVER TIME.</p>

DRAFT

**PROVINCE OF NEW BRUNSWICK**

**COUNTY OF YORK**

**AFFIDAVIT OF CORPORATE EXECUTION**

I, Amy Cronkhite, of the City of Fredericton, in the County of York and Province of New Brunswick, **MAKE OATH AND SAY AS FOLLOWS THAT:**

1. I am the Assistant City Clerk of the City of Fredericton, one of the parties named in the foregoing instrument and as such I have personal knowledge of the matters herein deposed to.
2. The seal affixed to the foregoing instrument purporting to be the seal of the City of Fredericton is the Corporate Seal of the City of Fredericton and was so affixed by order of the City Council.
3. The signature "Kate Rogers" subscribed to the foregoing instrument is the signature of Kate Rogers, the Mayor of the City of Fredericton, and the signature "Amy Cronkhite" subscribed thereto is my signature.
4. The Mayor and Assistant City Clerk are the officers of the City of Fredericton duly authorized to execute the foregoing instrument.

**SWORN TO BEFORE ME** at the )  
 City of Fredericton, in the County )  
 of York and Province of New )  
 Brunswick, this \_\_\_\_\_ day of )  
 \_\_\_\_\_, 20\_\_\_\_. )

\_\_\_\_\_  
 Alexa Donovan  
 A Commissioner of Oaths )

\_\_\_\_\_  
 Amy Cronkhite )

## MINUTES OF A REGULAR MEETING OF FREDERICTON CITY COUNCIL

Date: Monday, January 26, 2026, 7:30 p.m.  
Location: Council Chamber and Via Web Conferencing

Members of Council Present: Mayor Kate Rogers  
Deputy Mayor Jocelyn Pike  
Councillor Greg Ericson  
Councillor Margo Sheppard  
Councillor Mark Peters  
Councillor Steven Hicks  
Councillor Eric Megarity  
Councillor Kevin Darrah  
Councillor Ruth Breen  
Councillor Cassandra LeBlanc (Zoom)  
Councillor Jason LeJeune (Zoom)

Members of Council Absent: Councillor Bruce Grandy

Staff Participating in the Meeting: Steven Hart, Chief Administrative Officer  
Sara DeGrace, Deputy Chief Administrative Officer  
Jennifer Lawson, City Clerk/Assist. Director, Governance & Inclusion  
Michelle Brzak, City Solicitor  
Ken Forrest, Director, Planning & Development  
Dylan Gamble, Director, Engineering & Operations  
David Seabrook, Director, Recreation, Tourism & Culture  
Gary Forward, Police Chief  
Mike Walker, Assistant Director, Engineering & Operations  
Alicia Keating, Assistant Director, Corporate Services/City Treasurer  
Ryan Seymour, Manager, Real Estate  
Stacey Russell, Manager, Tourism & Events  
Melissa Steeves, Manager, Engineering Services  
Danielle Vieuilleux, Meeting Technician  
Elizabeth Murray, City Marshal  
Doreen Nakhle, Recording Secretary

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### **CALL TO ORDER**

Her Worship, Mayor Kate Rogers called the meeting to order at 7:38 p.m.

## **MOMENT OF REFLECTION**

Her Worship, Mayor Kate Rogers read the following territorial acknowledgment during the Moment of Reflection:

*I acknowledge that this meeting of Fredericton City Council is taking place on traditional Wolastoqey territory. The territory of the Wolastoqiyik people are recognized in the Peace and Friendship Treaties to establish an ongoing relationship of peace, friendship and mutual respect between equal nations. The river that runs through our City is known as the Wolastoq, along which live the Wolastoqiyik, “the people of the beautiful and bountiful river.”*

## **APPROVAL OF AGENDA**

**Moved by:** Deputy Mayor Jocelyn Pike

**Seconded by:** Councillor Ruth Breen

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby approves the January 26, 2026, City Council Agenda with the addition of the following items under the Consent Agenda:**

- **Item 5.6 Agreement with CPKN Network Inc. for the Provision of a Learning Management System**
- **Item 5.7 Municipal Capital Borrowing Board Request, Two (2) Salt Trucks**

**CARRIED**

## **CONFLICT OF INTEREST DECLARATIONS**

There were no conflicts of interest declared by members of Council.

## **CONSENT AGENDA**

**Moved by:** Councillor Steven Hicks

**Seconded by:** Councillor Margo Sheppard

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby approves collectively the recommendations set out under the consent agenda.**

### **Public Hearing Date - 336 Charlotte Street - Rezoning**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby directs that the Development Application for 336 Charlotte Street (PID 01444470) be referred to the February 18, 2026 meeting of the Planning Advisory Committee for the views of the Planning Advisory Committee; that the public notice requirements of Section**

111 of the *Community Planning Act* be fulfilled; that the appropriate by-laws to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be prepared; and that the regular City Council meeting of Monday, March 9, 2026 at 7:30 p.m., in the Council Chambers, City Hall, be set as the time and place for the public hearing and consideration of objections/support for the proposed by-laws

**Public Presentation & Public Hearing Date - Blizzard Street - Municipal Plan Amendment & Rezoning**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby directs that the appropriate by-laws to amend By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be prepared; that the public notice requirements of Section 25 of the *Community Planning Act* be fulfilled; and that the regular City Council meeting of Monday, February 9, 2026 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the public presentation of the proposed by-law; and

**BE IT FURTHER RESOLVED THAT** the Development Application for Blizzard Street (PID 60197662) be referred to the March 18, 2026 meeting of the Planning Advisory Committee for the views of the Committee pursuant to Section 110 of the *Community Planning Act*; and

**BE IT FURTHER RESOLVED THAT** the Council of the City of Fredericton hereby directs that the appropriate by-law to amend By-law No. Z-5, The Zoning By-law for the City of Fredericton, be prepared; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; and that the regular City Council meeting of Monday, April 13, 2026 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-laws.

**Public Presentation & Public Hearing Date - 750 Prospect Street - Municipal Plan Amendment & Rezoning**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby directs that the appropriate by-laws to amend By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be prepared; that the public notice requirements of Section 25 of the *Community Planning Act* be fulfilled; and that the regular City Council meeting of Monday, February 9, 2026 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the public presentation of the proposed by-law; and

**BE IT FURTHER RESOLVED THAT** the Development Application for 750 Prospect Street be referred to the March 18, 2026 meeting of the Planning Advisory

Committee for the views of the Committee pursuant to Section 110 of the *Community Planning Act*; and

**BE IT FURTHER RESOLVED THAT** the Council of the City of Fredericton hereby directs that the appropriate by-law to amend By-law No. Z-5, The Zoning By-law for the City of Fredericton, be prepared; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; and that the regular City Council meeting of Monday, April 13, 2026 at 7:30 p.m., at the Council Chamber, City Hall, be set as the time and place for the consideration of objections/support to the proposed by-laws.

**By-law Officer Appointment - Matthias Lowry**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby authorizes, appoints, and designates Matthias Lowry as By-law Enforcement Officer effective immediately, pursuant to Section 72 of the *Local Governance Act* and subsection 14(3) of the *Police Act*, in order to administer and enforce the following by-laws within the territorial boundary of the City of Fredericton:

- By-law No. L-19, A By-law Respecting Park Lands and Trail Systems, and amendments thereto;
- By-law No. L-9, A By-law Relating to the Old Public Burial Ground, and amendments thereto;
- By-law No. R-2, Maintenance and Occupancy Standards for Residential Properties By-law, and amendments thereto;
- By-law No. R-4, A By-law Respecting the Control of Gravel and Sand Pits, and amendments thereto;
- By-law No. R-6, A By-law to Regulate Taxi Owners and Operators of the City of Fredericton, and amendments thereto;
- By-law No. R-7, A By-law to License Peddlers, and amendments thereto;
- By-law No. R-11, A By-law Respecting Pawnbrokers & Second Hand Dealers in the City of Fredericton, and amendments thereto;
- By-law No. R-14, A By-law to Regulate Vehicles for Hire, and amendments thereto;
- By-law No. S-4, A By-law Respecting the Regent Street Wharf, and amendments thereto;
- By-law No. S-6, A By-law to Establish a Curfew, and amendments thereto;
- By-law No. S-15, A Fire Lane By-law for the City of Fredericton, and amendments thereto;
- By-law No. S-16, A By-law Respecting Dangerous or Unsightly Premises, and amendments thereto;
- By-law No. S-19, A By-law to Prevent Nuisances, and amendments thereto;

- **By-law No. S-11, A By-law Respecting Animal Control, and amendments thereto;**
- **By-law No. S-17, A By-law Respecting Disturbance by Noise, and amendments thereto;**
- **By-law No. T-1, A By-law to Regulate Traffic, and amendments thereto;**
- **By-law No. T-4, A By-law Respecting Streets and Sidewalks, and amendments thereto;**
- **By-law No. T-6, A By-law Respecting Public Motor Buses, and amendments thereto;**
- **By-law No. T-8, A By-law Relating to Loitering and Begging in the City of Fredericton, and amendments thereto;**
- **By-law No. T-9, A By-law Respecting Fredericton Transit, and amendments thereto;**
- **By-law No. W-4, A By-law to Regulate the Collection and Disposal of Garbage and other Material, and amendments thereto;**
- **By-law No. Z-5, A Zoning By-law for the City Of Fredericton, and amendments thereto;**
- **By-Law No. L-18, A By-law for the Management of trees, and amendments thereto;**
- **By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones, and Pay and Display Machines, and amendments thereto; and**

**BE IT FURTHER RESOLVED THAT this appointment shall continue until Matthias Lowry ceases to be employed by the Garda Canada Security Corporation; or until the appointment under this resolution are rescinded by City Council, whichever comes first.**

**Budget Transfer to Award T25-22 to Garrison Playground**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby approves, authorizes and directs the City Treasurer to complete a budget transfer of \$150,000 from the “Garrison District Heritage Interpretation Plan” – General Capital Fund budget item and \$300,000 from the “Golf Club Road Park” – General Capital Fund budget item to accommodate the Garrison Playground project for the 2026 budget.**

**COUNCIL-IN-COMMITTEE REPORTS**

**Agreement with CPKN Network Inc. for the Provision of a Learning Management System (Additional Item)**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby approves and authorizes the agreement between the City of Fredericton and CPKN Network Inc., (the “Agreement”) with respect to providing a learning management system for**

a term of one (1) year commencing February 1, 2026, and terminating on January 31, 2027, and

**BE IT FURTHER RESOLVED THAT the Mayor and City Clerk be authorized to execute the Agreement on behalf of the local government and such further legal documents as may be required to facilitate the Agreement and this resolution.**

**Municipal Capital Borrowing Board Request – Two Salt Trucks (Additional Item)**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby directs and authorizes the City Treasurer to submit an application to the Municipal Capital Borrowing Board for authorization to borrow money for two (2) Salt Trucks (or to guarantee the repayment of money borrowed or to enter into a lease, lease-purchase or purchase arrangement) in an amount not to exceed \$1,000,000 for the Fleet Services Division on behalf of Roadway Operations. Purpose: Transportation Services Term: 5 Years Amount: \$1,000,000 This application is made pursuant to Section 1.1 (or Subsection 4(1)) (or Section 1.1 and Subsection 4(1)) of the Municipal Capital Borrowing Act and a resolution of the Council of the City of Fredericton adopted on January 26, 2026.**

**CARRIED**

**FIRST AND SECOND READING OF BY-LAWS**

**By-law No. A-24.2 - Amendments to the Fredericton Police Force Organizational Chart**

By-law No. A-24.2, A By-law to Amend By-law No. A-24, A By-law Respecting the Provision of Police Protection Service in the City of Fredericton

- First Reading of By-law No. A-24.2, by title
- Second Reading of By-law No. A-24.2, by title

**Moved by:** Councillor Eric Megarity

**Seconded by:** Councillor Mark Peters

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. A-24.2, A By-law to Amend By-law No. A-24 A By-law Respecting the Provision of Police Protection Service in the City of Fredericton, first reading by title.**

**CARRIED**

**Moved by:** Councillor Eric Megarity

**Seconded by:** Councillor Mark Peters

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. A-24.2, A By-law to Amend By-law No. A-24, A By-law Respecting the Provision of Police Protection Service in the City of Fredericton, second reading by title.**

**CARRIED**

**THIRD READING OF BY-LAWS**

**By-law No. T-1.128 - Traffic Control Updates to add No Parking on Portions of Charlotte St., Hillcrest Drive, Stanley St., and Willingdon Street**

By-law No. T-1.128, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic

- Reading by Summary
- Third Reading of By-law No. T-1.128, by title

**Moved by:** Councillor Cassandra LeBlanc

**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. T-1.128, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.**

**CARRIED**

**Moved by:** Councillor Cassandra LeBlanc

**Seconded by:** Councillor Greg Ericson

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act*; and City Council has authorized the reading of By-law No. T-1.128, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic, by summary;**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. T-1.128 is to add no parking on portions of Charlotte Street, Hillcrest Drive, Stanley Street and Willingdon Street as well as remove all references to Camperdown Lane; and THAT the said by-law be given third reading by title.**

**CARRIED**

**By-law No. T-7.51 - Parking Rate Increases in Zones A, B, C and Q**

By-law No. T-7.51, A By-law to Amend By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones and Pay and Display Machines

- Reading by Summary
- Third Reading of By-law No. T-7.51, by title

**Moved by:** Councillor Kevin Darrah

**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. T-7.51 A By-law to Amend By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones and Pay and Display Machines, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.**

**CARRIED**

**Moved by:** Councillor Kevin Darrah  
**Seconded by:** Deputy Mayor Jocelyn Pike

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act*; and City Council has authorized the reading of By-law No. T-7.51, by summary;**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. T-7.51 is to update on-street daily parking rates in Zones A, B, C and Q from \$5.00/day to \$7.50/day; and THAT the said by-law be given third reading by title.**

**CARRIED**

**By-law No. W-3.23 – Water Rates and Sewer Rentals**

By-law No. W-3.23, A By-law to Amend By-law No. W-3, A By-law Respecting Water Rates and Sewer Rentals

- Reading by Summary
- Third Reading of By-law No. W-3.23, by title

**Moved by:** Councillor Greg Ericson  
**Seconded by:** Councillor Ruth Breen

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. W-3.23, A By-law to Amend By-law No. W-3, A By-law Respecting Water Rates and Sewer Rentals, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.**

**CARRIED**

**Moved by:** Councillor Greg Ericson  
**Seconded by:** Councillor Ruth Breen

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act*; and City Council has authorized the reading of By-law No. W - 3.23, A By-law to Amend By-law No. W-3, A By-law Respecting Water Rates and Sewer Rentals, by summary;**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. W-3.23, A By-law to Amend By-law No. W-3, A By-law Respecting Water Rates and Sewer Rentals is to increase the water and sewer rates for the quarterly service charge, the commodity charge, the quarterly flat rate commodity charge, the bulk water rate, the private hydrant fee and the**

**fire protection fee as per the approved 2026 City Council Budget adopted on November 24, 2025, and THAT the said by-law be given third reading by title.**

**CARRIED**

Councillor Cassandra LeBlanc retired from online at 7:50 p.m. as she was not present during the Hearing of Objections/Support held on January 12, 2026

**By-law No. Z-5.357 – Housekeeping Amendments (City of Fredericton)**

By-law No. Z-5.357, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Motion to receive Request for a Decision Report from Community Planning
- Reading by Summary
- Third Reading of By-law No. Z-5.357, by title

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Request for a Decision Report from Community Planning, dated January 19, 2026, recommending the replacement of Schedule A to coincide and match By-law No. Z-5.357, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton presently under consideration.**

**CARRIED**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. Z-5.357, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.**

**CARRIED**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Steven Hicks

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act* and the *Community Planning Act*; and City Council has authorized the reading of By-law No. Z-5.357, by summary;**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. Z-5.357 is to update procedural rules regarding temporary uses to align with the *Community Planning Act* and**

to add basic standards for fences in residential areas; and THAT the said by-law be given third reading by title.

**CARRIED**

Councillor Cassandra LeBlanc returned to the meeting at 7:52 p.m.

## **COMMITTEE REPORTS**

### **Livable Community Committee Update (January 22, 2026)**

Councillor Ruth Breen, Chair of the Livable Community Committee, provided an overview of the highlights of the January 22, 2026 Livable Community Committee meeting.

Agenda items included:

- Adoption of Parks & Trees Service Level Standards – Trails
- UNESCO Update
- Arts Plan Process and Preliminary Engagement
- FROSTival 2026 Update

*For information purposes only*

## **OTHER MATTERS**

### **Aquatics Facility Update**

Sara DeGrace, Deputy Chief Administrative Officer provided Council with a brief update on the Aquatics Facility informing Council and the public that the city's two potential partners are UNB and YMCA. They have indicated a preference to build on land they already own.

*For information purposes only*

## **MOTION TO EXCUSE**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED THAT Councillor Bruce Grandy be excused from the Monday, January 26, 2026 Regular City Council meeting.**

**CARRIED**

**ADJOURNMENT**

**Moved by:** Councillor Mark Peters

**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED THAT the meeting adjourn at 8:04 p.m.**

**CARRIED**

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Kate Rogers,  
Mayor

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Jennifer Lawson,  
City Clerk

## PROCÈS-VERBAL SÉANCE ORDINAIRE DU CONSEIL MUNICIPAL DE FREDERICTON

Date : lundi 26 janvier 2026 à 19 h 30  
Lieu : salle du conseil municipal et conférence en ligne

Membres du conseil présents : Kate Rogers, mairesse  
Jocelyn Pike, mairesse adjointe  
Greg Ericson, conseiller municipal  
Margo Sheppard, conseillère municipale  
Mark Peters, conseiller municipal  
Steven Hicks, conseiller municipal  
Eric Megarity, conseiller municipal  
Kevin Darrah, conseiller municipal  
Ruth Breen, conseillère municipale  
Cassandra LeBlanc, conseillère municipale (Zoom)  
Jason LeJeune, conseiller municipal (Zoom)

Membres absents : Bruce Grandy, conseiller municipal

Membres du personnel : Steven Hart, directeur général  
Sara Degrace, directrice générale adjointe  
Jennifer Lawson, secrétaire municipale/directrice adjointe – Gouvernance et Inclusion  
Michelle Brzak, avocate municipale  
Ken Forrest, directeur – Planification et Aménagement  
Dylan Gamble, directeur – Ingénierie et Opérations  
David Seabrook, directeur – Loisirs, Tourisme et Culture  
Gary Forward, chef de police  
Mike Walker, directeur adjoint – Ingénierie et Opérations  
Alicia Keating, dir. adjointe – Services généraux et trésorière municipale  
Ryan Seymour, gestionnaire de l'immobilier  
Stacey Russell, gestionnaire, Tourisme et événements  
Sean Lee, gestionnaire – Services d'ingénierie  
Danielle Veilleux, technicienne de séance  
Elizabeth Murray, commissaire municipale  
Doreen Nakhle, secrétaire de séance

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### OUVERTURE DE LA SÉANCE

Madame la mairesse, Kate Rogers, ouvre la séance ordinaire à 19 h 38.

## **MOMENT DE RÉFLEXION**

Madame la mairesse profite de ce moment pour donner lecture de la reconnaissance territoriale :

*Je reconnais que cette séance du conseil municipal de Fredericton a lieu en territoire traditionnel wolastoqey, lequel est consigné dans les traités de paix et d'amitié visant à établir une relation permanente de paix, d'amitié et de respect mutuel entre des nations égales. Le fleuve qui traverse notre ville est connu sous le nom de Wolastoq, le long duquel vivent les Wolastoqiyik, « peuple de la belle et généreuse rivière ».*

## **ADOPTION DE L'ORDRE DU JOUR**

**Proposé par :** Jocelyn Pike, mairesse adjointe

**Appuyé par :** Ruth Breen, conseillère municipale

**IL EST RÉSOLU QUE l'ordre du jour de la séance ordinaire du 26 janvier 2026 du conseil municipal soit adopté moyennant l'ajout dans Résolutions en bloc des points suivants :**

- **5.6, Entente avec CPKN Network Inc. pour la fourniture d'un système de gestion de l'apprentissage**
- **5.7, Demande à la Commission d'emprunts de capitaux par les municipalités, deux (2) camions de sel**

**ADOPTÉ**

## **DÉCLARATION DE CONFLIT D'INTÉRÊTS**

Aucun conflit d'intérêts n'est déclaré par les membres du conseil municipal.

## **RÉSOLUTIONS EN BLOC**

**Proposé par :** Steven Hicks, conseiller municipal

**Appuyé par :** Margo Sheppard, conseillère municipale

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton approuve collectivement les recommandations énoncées dans les résolutions en bloc.**

### **Date d'audience publique – 336, rue Charlotte - Rezonage**

**IL EST RÉSOLU QUE le conseil municipal de Fredericton ordonne, par la présente, que la demande d'aménagement relative au 366, rue Charlotte (NID 01444470) soit reportée à la réunion du 18 février 2026 du Comité consultatif sur l'urbanisme pour obtenir son opinion; que soient remplies les exigences en matière d'avis public de**

**l'article 111 de la *Loi sur l'urbanisme*; que l'arrêté approprié visant à modifier l'arrêté Z-5, Arrêté de zonage de The City of Fredericton soit préparé; que l'audition des objections ou appuis au projet d'arrêté ait lieu à la séance ordinaire du conseil, le lundi 9 mars 2026 à 19 h 30.**

**Présentation publique et date d'audience publique – rue Blizzard - Modification du plan municipal et rezonage**

**IL EST RÉSOLU QUE le conseil municipal ordonne la préparation de l'arrêté approprié visant à modifier l'arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour Fredericton; QUE les exigences d'avis public de l'article 25 de la *Loi sur l'urbanisme* soient remplies; que la séance ordinaire du conseil municipal du lundi 9 février 2026 à 19 h 30 et la salle du conseil soit le moment et le lieu de la présentation des projets d'arrêtés;**

**QUE la demande d'aménagement visant la rue Blizzard (NID 60197662) soit entendue à la réunion du 18 mars 2026 du Comité consultatif sur l'urbanisme pour avoir l'avis du comité conformément à l'article 110 de la *Loi sur l'urbanisme*;**

**QUE le conseil municipal ordonne la préparation de l'arrêté approprié visant à modifier l'arrêté Z-5, Arrêté de zonage de The City of Fredericton; QUE les exigences d'avis public de l'article 111 de la *Loi sur l'urbanisme* soient remplies; QUE la séance ordinaire du conseil municipal du lundi 13 avril 2026 à 19 h 30 dans la salle du conseil soit le moment et le lieu où seront entendus les objections ou appuis aux projets d'arrêtés.**

**Présentation publique et date d'audience publique – 750, rue Prospect - Modification du plan municipal et rezonage**

**IL EST RÉSOLU QUE le conseil municipal ordonne la préparation de l'arrêté approprié visant à modifier l'arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour Fredericton; QUE les exigences d'avis public de l'article 25 de la *Loi sur l'urbanisme* soient remplies; que la séance ordinaire du conseil municipal du lundi 9 février 2026 à 19 h 30 et la salle du conseil soit le moment et le lieu de la présentation des projets d'arrêtés;**

**QUE la demande d'aménagement du 750, rue Prospect soit reportée à la réunion du 18 mars 2026 du Comité consultatif sur l'urbanisme pour avoir son avis conformément à l'article 110 de la *Loi sur l'urbanisme*;**

**QUE le conseil ordonne la préparation de l'arrêté approprié visant à modifier l'arrêté Z-5, Arrêté de zonage de The City of Fredericton; QUE les exigences d'avis public de l'article 111 de la *Loi sur l'urbanisme* soient remplies; QUE la séance ordinaire du conseil municipal du lundi 13 avril 2026 à 19 h 30 dans la salle du conseil**

soit le moment et le lieu où seront entendus les objections ou appuis aux projets d'arrêtés.

**Nomination d'agent d'exécution d'arrêtés : Matthias Lowry**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton autorise, nomme et désigne Matthias Lowry, agent d'exécution d'arrêtés (entrée en fonction immédiate) conformément à l'article 72 de la *Loi sur la gouvernance locale* et à l'article 14(3) de la *Loi sur la Police* afin qu'il administre et exécute les arrêtés suivants dans les limites territoriales de Fredericton :

- Arrêté L-19, Arrêté concernant les parcs et les réseaux de sentiers, et les modifications s'y rattachant;
- Arrêté L-9, Arrêté concernant l'ancien cimetière public, et les modifications s'y rattachant;
- Arrêté R-2, Arrêté relatif aux normes d'entretien et d'occupation des résidences, et les modifications s'y rattachant;
- Arrêté R-4, Arrêté réglementant l'exploitation des gravières et des sablières, et les modifications s'y rattachant;
- Arrêté R-6, Arrêté portant sur la réglementation des propriétaires et exploitants de taxi de Fredericton, et les modifications s'y rattachant;
- Arrêté R-7, Arrêté concernant les colporteurs, et les modifications s'y rattachant;
- Arrêté R-11, Arrêté concernant les prêteurs sur gages et les revendeurs dans la Ville de Fredericton, et les modifications s'y rattachant;
- Arrêté R-14, Arrêté concernant les voitures de louage, et les modifications s'y rattachant;
- Arrêté S-4, Arrêté concernant le quai de la rue Regent, et les modifications s'y rattachant;
- Arrêté S-6, Arrêté visant à instaurer un couvre-feu, et les modifications s'y rattachant;
- Arrêté S-15, Arrêté sur les zones d'incendie de la ville de Fredericton, et les modifications s'y rattachant;
- Arrêté S-16, Arrêté concernant les lieux dangereux ou inesthétiques, et les modifications s'y rattachant;
- Arrêté S-19, Arrêté visant à prévenir les nuisances, et les modifications s'y rattachant;
- Arrêté S-11, Arrêté concernant le contrôle des animaux, et les modifications s'y rattachant;
- Arrêté S-17, Arrêté concernant les nuisances sonores, et les modifications s'y rattachant;
- Arrêté T-1, Arrêté visant à réglementer la circulation, et les modifications s'y rattachant;
- Arrêté T-4, Arrêté concernant les rues et les trottoirs, et les modifications s'y rattachant;

- **Arrêté T-6, Arrêté concernant les autobus publics, et les modifications s’y rattachant;**
- **Arrêté T-8, Arrêté concernant l’interdiction de flâner et de mendier sur le territoire de Fredericton, et les modifications s’y rattachant;**
- **Arrêté T-9, Arrêté concernant le transport en commun à Fredericton, et les modifications s’y rattachant;**
- **Arrêté W-4, Arrêté visant à réglementer la collecte et l’élimination des ordures et autres matières, et les modifications s’y rattachant;**
- **Arrêté Z-5, Arrêté de zonage de The City of Fredericton, et les modifications s’y rattachant;**
- **Arrêté L-18, Arrêté pour la gestion des arbres dans la Ville de Fredericton, et les modifications s’y rattachant;**
- **Arrêté T-7, Arrêté concernant les parcomètres, les zones de stationnement et les horodateurs, et les modifications s’y rattachant;**

**QUE cette nomination reste en vigueur jusqu’à ce que Matthias Lowry ne soit plus employé par Garda Canada Security Corporation ou jusqu’à ce que sa nomination en vertu de la présente résolution soit annulée par le conseil municipal, selon la première éventualité.**

#### **Transfert budgétaire pour attribuer le T25-22 au terrain de jeux de la garnison**

**IL EST RÉSOLU QUE le conseil municipal de Fredericton approuve, autorise et ordonne au trésorier municipal d’effectuer un transfert budgétaire de 150 000 \$ provenant du poste budgétaire « Plan d’interprétation du patrimoine du quartier Garrison » – Fonds général d’immobilisations et de 300 000 \$ provenant du poste budgétaire « Parc du chemin Golf Club » – du fonds général d’immobilisations afin de financer le projet de terrain de jeux de la garnison dans le budget 2026.**

#### **RAPPORTS DU COMITÉ PLÉNIER**

##### **Entente avec CPKN Network Inc. pour la fourniture d’un système de gestion de l’apprentissage (point ajouté)**

**IL EST RÉSOLU QUE le conseil municipal de Fredericton approuve et autorise par la présente entente entre The City of Fredericton et CPKN Network Inc. (l’« entente ») concernant la fourniture d’un système de gestion de l’apprentissage pour une durée d’un (1) an à compter du 1<sup>er</sup> février 2026 et prenant fin le 31 janvier 2027,**

**QUE la mairesse et la secrétaire municipale soient autorisées à signer l’entente au nom de la Municipalité ainsi que tout autre document juridique nécessaire pour faciliter l’exécution de l’entente et de la présente résolution.**

**5.7, Demande à la Commission d'emprunts de capitaux par les municipalités, deux (2) camions épandeurs de sel (point ajouté)**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton donne à la trésorière l'ordre et l'autorisation de présenter à la Commission des emprunts de capitaux par les municipalités une demande permettant d'effectuer un emprunt en vue d'acquérir deux (2) camions épandeurs de sel (ou de garantir le remboursement de l'argent emprunté ou de conclure une entente de location, de location-achat ou d'achat) pour un montant ne dépassant pas 1 000 000 \$ pour la division des parcs automobiles au nom des opérations routières. But : services de transport, durée : 5 ans, montant : 1 000 000 \$. Cette demande relève de l'article 1.1 (ou du paragraphe 4[1]) (ou de l'article 1.1 et du paragraphe 4[1]) de la *Loi sur les emprunts de capitaux par les municipalités* et d'une résolution du conseil municipal de Fredericton votée le 26 janvier 2026.

**ADOPTÉ**

**PREMIÈRE ET DEUXIÈME LECTURES D'ARRÊTÉS**

**Arrêté A-24.2 – Modifications relatives à l'organigramme de la Force policière de Fredericton**

Arrêté no A-24.2, Arrêté modifiant l'arrêté no A-24, Arrêté concernant le service de protection policière dans la ville de Fredericton

- Première lecture de l'arrêté A-24.2, par titre
- Deuxième lecture de l'arrêté A-24.2, par titre

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Mark Peters, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton procède à la deuxième lecture par titre de l'arrêté A-24.2, Arrêté modifiant l'arrêté A-24, Arrêté concernant le service de protection policière dans la ville de Fredericton.

**ADOPTÉ**

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Mark Peters, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton procède à la deuxième lecture par titre de l'arrêté A-24.2, Arrêté modifiant l'arrêté A-24, Arrêté concernant le service de protection policière dans la ville de Fredericton.

**ADOPTÉ**

### **TROISIÈME LECTURE D'ARRÊTÉS**

#### **Arrêté T-1.128 – Actualisation du contrôle de la circulation pour ajouter une interdiction de stationnement sur certaines portions de la rue Charlotte, la promenade Hillcrest, la rue Stanley et la rue Willingdon**

Arrêté T-1.128, Arrêté modifiant l'arrêté T-1, Arrêté visant à réglementer la circulation

- Lecture du sommaire
- Troisième lecture de l'arrêté T-1.128, par titre

**Proposé par :** Cassandra LeBlanc, conseillère municipale

**Appuyé par :** Greg Ericson, conseiller municipal

**IL EST RÉSOLU QUE, conformément à l'article 15(4) de la *Loi sur la gouvernance locale*, le conseil municipal de Fredericton autorise la lecture d'un sommaire de l'arrêté T-1.128, Arrêté modifiant l'arrêté T-1, Arrêté visant à réglementer la circulation.**

**ADOPTÉ**

**Proposé par :** Cassandra LeBlanc, conseillère municipale

**Appuyé par :** Greg Ericson, conseiller municipal

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en vertu de la *Loi sur la gouvernance locale* et que le conseil municipal a autorisé la lecture d'un sommaire de l'arrêté T-1.128, Arrêté modifiant l'arrêté T-1, Arrêté visant à réglementer la circulation;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : Le projet d'arrêté T-1.128 a pour but d'interdire le stationnement sur certaines portions de la rue Charlotte, la promenade Hillcrest, la rue Stanley et la rue Willingdon, ainsi que de supprimer toute référence à l'allée Camperdown; QUE ledit arrêté fasse l'objet d'une troisième lecture par titre.**

**ADOPTÉ**

#### **Arrêté T-7.51 - Augmentations des tarifs de stationnement dans les zones A, B, C et Q**

Arrêté T-7.51, Arrêté modifiant l'Arrêté T-7, Arrêté concernant les parcomètres, les zones de stationnement et les horodateurs

- Lecture du sommaire
- Troisième lecture de l'arrêté T-7.51, par titre

**Proposé par :** Kevin Darrah, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE, conformément au paragraphe 15(4) de la *Loi sur la gouvernance locale*, lecture soit donnée du sommaire de l'arrêté T-7.51, Arrêté modifiant l'arrêté T-7, Arrêté concernant les parcomètres, les zones de stationnement et les horodateurs.**

**ADOPTÉ**

**Proposé par :** Kevin Darrah, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en vertu de la *Loi sur la gouvernance locale* et que le conseil municipal autorise la lecture d'un sommaire de l'arrêté T-7.51;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : Le projet d'arrêté T-7.51 a pour but de mettre à jour les tarifs de stationnement quotidien dans les rues des zones A, B, C et Q, qui passeront de 5,00 \$ à 7,50 \$ par jour; QUE ledit arrêté fasse l'objet d'une troisième lecture par titre.**

**ADOPTÉ**

#### **Arrêté W-3.23 – Taxes d'eau et redevances d'égouts**

Arrêté W-3.23, Arrêté modifiant l'Arrêté W-3, Arrêté concernant les taxes d'eau et les redevances d'égouts

- Lecture du sommaire
- Troisième lecture de l'arrêté W-3.23, par titre

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Ruth Breen, conseillère municipale

**IL EST RÉSOLU QUE, conformément à l'article 15(4) de la *Loi sur la gouvernance locale*, le conseil municipal de Fredericton autorise la lecture d'un sommaire de l'arrêté W-3.23, Arrêté modifiant l'arrêté W-3, Arrêté concernant les taxes d'eau et les redevances d'égouts.**

**ADOPTÉ**

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Ruth Breen, conseillère municipale

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en vertu de la *Loi sur la gouvernance locale* et que le conseil municipal a autorisé la lecture d'un sommaire de l'arrêté W-3.22, Arrêté modifiant l'arrêté W-3, Arrêté concernant les taxes d'eau et les redevances d'égouts;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : Le projet d'arrêté W-3.23, Arrêté modifiant l'Arrêté W-3, Arrêté concernant les taxes d'eau et les redevances d'égouts a pour but d'augmenter les tarifs**

d'eau et d'égout, y compris les frais de service trimestriels, les frais de consommation, les frais de produits forfaitaires trimestriels et le tarif d'eau en vrac, les frais liés aux bouches d'incendie privées et les frais liés à la protection contre les incendies, conformément au budget 2026, approuvé par le conseil municipal de Fredericton le 24 novembre 2025; et QUE ledit arrêté soit adopté en troisième lecture par titre.

**ADOPTÉ**

En raison de son absence lors de l'audition des objections ou appuis, le 12 janvier 2026, la conseillère municipale Cassandra LeBlanc doit se retirer temporairement à 19 h 50.

**Arrêté Z-5.357 – Modifications administratives (City of Fredericton)**

Arrêté Z-5.357, Arrêté modifiant l'Arrêté Z-5, Arrêté de zonage de The City of Fredericton

- Proposition visant à recevoir une demande de rapport décisionnel de la Planification urbaine
- Lecture du sommaire
- Troisième lecture de l'arrêté Z-5.357, par titre

**Proposé par :** Margo Sheppard

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE le conseil municipal de Fredericton reçoive par la présente le rapport de demande de décision du Service de planification urbaine, daté du 19 janvier 2026, recommandant le remplacement de l'annexe A afin qu'elle coïncide et corresponde à l'arrêté municipal Z-5.357, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de The City of Fredericton actuellement à l'étude.**

**ADOPTÉ**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE, conformément au paragraphe 15(4) de la *Loi sur la gouvernance locale*, le conseil municipal de Fredericton autorise la lecture d'un sommaire de l'arrêté Z-5.357, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de The City of Fredericton.**

**ADOPTÉ**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Steven Hicks, conseiller municipal

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en vertu de la *Loi sur la gouvernance locale* et la *Loi sur l'urbanisme* et que le conseil municipal a autorisé la lecture d'un sommaire de l'arrêté Z-5.357;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : Le projet d'arrêté Z-5.357 a pour but de mettre à jour les règles de procédure relatives aux utilisations temporaires afin de les faire correspondre à la Loi sur l'urbanisme et d'ajouter des normes de base pour les clôtures dans les zones résidentielles; QUE ledit arrêté soit adopté en troisième lecture par titre.**

**ADOPTÉ**

La conseillère municipale Cassandra LeBlanc revient à 19 h 52.

## **RAPPORTS DE COMITÉ**

### **Comité sur la communauté habitable (22 janvier 2026)**

La conseillère municipale Ruth Breen, présidente du Comité sur la communauté habitable, présente les points saillants suivants de sa réunion du 22 janvier 2026 :

- Adoption des normes de service relatives aux Parcs et arbres – Sentiers
- Mise à jour sur l'UNESCO
- Processus du Plan des arts et consultation préliminaire
- Le point sur le FROSTival 2026

*À titre d'information uniquement*

## **AUTRE QUESTION**

### **Mise à jour – Installation aquatique**

La directrice générale adjointe, Sara DeGrace, présente au conseil municipal une brève mise à jour concernant l'installation aquatique. Elle informe le conseil municipal et le public que les deux partenaires potentiels de la Ville sont l'UNB et le YMCA. Ces deux organisations ont indiqué privilégier une construction sur un terrain leur appartenant déjà.

*À titre d'information uniquement*

## **MOTION EXCUSANT UNE ABSENCE**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE le conseiller municipal Bruce Grandy soit excusé de la réunion ordinaire du conseil municipal du 26 janvier 2026.**

**ADOPTÉ**

**LEVÉE DE LA SÉANCE**

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE la séance soit levée à 20 h 4.**

**ADOPTÉ**

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Kate Rogers  
Mairesse

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Jennifèr Lawson,  
Secrétaire municipale

## MINUTES OF A REGULAR MEETING OF FREDERICTON CITY COUNCIL

Date: Monday, February 9, 2026, 7:30 p.m.  
Location: Council Chamber and Via Web Conferencing

Members of Council Present: Mayor Kate Rogers  
Deputy Mayor Jocelyn Pike  
Councillor Jason LeJeune  
Councillor Kevin Darrah  
Councillor Margo Sheppard  
Councillor Greg Ericson  
Councillor Ruth Breen  
Councillor Eric Megarity  
Councillor Steven Hicks  
Councillor Cassandra LeBlanc  
Councillor Mark Peters  
Councillor Bruce Grandy

Members of Council absent: Councillor Cassandra LeBlanc

Staff Participating in the Meeting: Steve Hart, Chief Administrative Officer  
Sara DeGrace, Deputy Chief Administrative Officer  
Jennifer Lawson, City Clerk/Assist. Director, Governance & Inclusion  
Dylan Gamble, Director, Engineering & Operations  
Ken Forrest, Director, Planning & Development  
Michael Baldwin, Director, Corporate Services  
Gary Forward, Police Chief  
Sean Lee, Assistant Director, Engineering & Operations  
Mike Walker, Assistant Director, Engineering & Operations  
Alicia Keating, Assistant Director, Corporate Services/City Treasurer  
Chantal Gauthier, Staff Solicitor  
Deborah Nobes, Managing Director, Communications & Engagement  
Alexa Donovan, Meeting Technician  
Amy Cronkhite, Recording Secretary/Assistant City Clerk

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### **CALL TO ORDER**

Her Worship, Mayor Kate Rogers called the meeting to order at 7:32 p.m.

**MOMENT OF REFLECTION**

Mayor Kate Rogers read the following territorial acknowledgment during the Moment of Reflection:

*“I acknowledge that this meeting of Fredericton City Council is taking place on traditional Wolastoqey territory. The territory of the Wolastoqiyik people are recognized in the Peace and Friendship Treaties to establish an ongoing relationship of peace, friendship and mutual respect between equal nations. The river that runs through our City is known as the Wolastoq, along which live the Wolastoqiyik, “the people of the beautiful and bountiful river.”*

**APPROVAL OF AGENDA**

**Moved by:** Deputy Mayor Jocelyn Pike  
**Seconded by:** Councillor Kevin Darrah

**BE IT RESOLVED that the Council of the City of Fredericton hereby approves the February 9, 2026, City Council Agenda with the addition of agenda item 10.4 titled "*Fredericton Police Force Disposal of P320 Firearms*" under the Committee Reports section.**

**CARRIED**

**CONFLICT OF INTEREST DECLARATIONS**

There were no conflicts of interest declared by members of Council.

**CONSENT AGENDA**

**Moved by:** Councillor Greg Ericson  
**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED that the Council of the City of Fredericton hereby approves collectively the recommendations set out under the consent agenda with the removal of agenda item 5.3, titled "*Draft for New Heritage Conservation Area By-law*", to be considered separately.**

**26 Gilbert Street - Tentative Plan of Subdivision (City of Fredericton)**

**BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated January 22, 2026, in relation to an application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to create one new Multi-Residential Zone Two (MR-2)**

lot from property located at 26 Gilbert Street with a recommendation that the public land dedication be taken as cash.

**By-law Officer Appointments - Jacob Robert Lowther & Azeem Hassan**

**BE IT RESOLVED** that the Council of the City of Fredericton hereby authorizes, appoints, and designates Jacob Robert LOWTHER and Azeem HASSAN as By-law Enforcement Officers effective immediately, pursuant to Section 72 of the Local Governance Act and subsection 14(3) of the Police Act, in order to administer and enforce the following by-laws within the territorial boundary of the City of Fredericton:

- **By-law No. R-6, A By-law to Regulate Taxi Owners and Operators of the City of Fredericton, and amendments thereto;**
- **By-law No. S-15, A Fire Lane By-law for the City of Fredericton, and amendments thereto;**
- **By-law No. S-19, A Nuisance By-law, and amendments thereto;**
- **By-law No. T-1, A By-law to Regulate Traffic, and amendments thereto;**
- **By-law No. T-6, A By-law Respecting Public Motor Buses, and amendments thereto;**
- **By-law No. T-7, A By-law Relating to Parking Meters, Parking Zones, and Pay and Display Machines, and amendments thereto;**  
- **By-law No. T-9, A By-law Respecting Fredericton Transit, and amendments thereto; and**

**BE IT FURTHER RESOLVED** that these appointments shall continue until Jacob Robert LOWTHER and Azeem HASSAN cease to be employed on the Garda Canada Security Corporation's City of Fredericton Parking Enforcement detail; or until the appointments under this resolution are rescinded by City Council, whichever comes first.

**LIVABLE COMMUNITY COMMITTEE REPORT**

**Adoption of Parks & Trees Service Levels - Trails**

**BE IT RESOLVED** that Council for the City of Fredericton hereby adopts the updated Fredericton Parks & Trees Service Level Standards – Trails for the purpose of providing a guideline that will be used to plan, construct, maintain, monitor, adjust and evaluate Trail Service Standards; and

**BE IT FURTHER RESOLVED** that staff use these Service Level Standards to provide measured service changes and bring forward concepts for future discussion and consideration by Council.

COUNCIL-IN-COMMITTEE REPORTS

Acquisition of a Portion of 22 Eatman Avenue

**BE IT RESOLVED** that the Council for the City of Fredericton hereby authorizes and approves the acquisition of a  $\pm 8$  m<sup>2</sup> portion of 22 Eatman Avenue, known as SNB PID 01558584, from D&L Property Management Ltd. for the sum of One Thousand Dollars (\$1,000.00) plus applicable taxes and adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

Naming of the Main Hall in the New Performing Arts Center

**BE IT RESOLVED** that Council of the City of Fredericton directs the Chief Administrative Officer to advise the Fredericton Playhouse Inc. Board of Directors that the Main Hall of the new Performing Arts Center (Hawkes Centre for the Arts) remain unnamed in order to have the opportunity in the future to receive additional donations.

Property Exchange and Acquisition – Reserve Road and St. Mary’s Street

**BE IT RESOLVED** that the Council for the City of Fredericton hereby declares “surplus” and authorizes and approves the disposal of a  $\pm 1,801$  m<sup>2</sup> portion of a Reserved Road near Saint Mary’s Street to 601557 NB Ltd. in exchange for a  $\pm 864$  m<sup>2</sup> portion of land identified as portions SNB PIDs 1424233, 01424241 and 1424258, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby directs the Legal Division to draft the appropriate By-law to stop-up and close a  $\pm 1,801$  m<sup>2</sup> portion of a Reserved Road; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby authorizes and approves the acquisition of a  $\pm 232$  m<sup>2</sup> portion of 402 Saint Mary’s Street, Fredericton, NB, known as SNB PID 75549550, from 601557 NB Ltd. for the sum of Twenty-Three Thousand Dollars (\$23,000.00) plus applicable taxes and adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby authorizes and approves the acquisition of land near Highland Avenue, known as SNB PID 1533231, from 601557 NB Ltd. for the sum of One Hundred Sixteen Thousand One Hundred and Seventy Dollars (\$116,170.00) plus applicable taxes and

**adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.**

**CARRIED**

**AGENDA ITEM REMOVED FROM THE CONSENT AGENDA**

**ECONOMIC PROSPERITY AND GROWTH PLANNING COMMITTEE REPORT**

**Draft for New Heritage Conservation Area By-law**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Jason LeJeune

**BE IT RESOLVED that the Council for the City of Fredericton authorizes and directs the City Solicitor to draft a new Heritage Conservation Area By-law based on the information contained in and attached to the Economic Prosperity and Growth Planning Committee report dated January 19, 2026.**

**CARRIED**

**Additional Motion**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Jason LeJeune

**BE IT RESOLVED that the draft design guidelines and draft Heritage Bylaw proceed together to public consultation currently scheduled for February 25th, subject to a recommendation from the Preservation Review Board.**

**CARRIED**

**APPROVAL OF MINUTES**

**Minutes of the Regular Meeting of City Council - November 24 and December 8, 2025**

**Moved by:** Councillor Mark Peters

**Seconded by:** Councillor Ruth Breen

**BE IT RESOLVED that the Council of the City of Fredericton hereby approves the November 24 and December 8, 2025, City Council minutes, as circulated.**

**CARRIED**

**FIRST AND SECOND READING OF BY-LAWS**

**By-law No. Z-5.358 – 501 Gibson Street – Rezoning (Gibson Gardens c/o Eric Price)**

By-law No. Z-5.358, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Receipt of Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.357, by title,
- Second Reading of By-law No. Z-5.357, by title

**Moved by:** Councillor Eric Megarity

**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated January 22, 2026, recommending approval of an application submitted by Eric Price on behalf of Gibson Gardens to rezone a portion of 501 Gibson Street from Multi-residential Zone Two (MR-2) to Residential Zone One (R-1) and from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2) to permit the relocation of the driveway to the multi-residential component and of the R-1 lot, subject to terms and conditions.**

**CARRIED**

**Public Hearing**

Her Worship, Mayor Kate Rogers opened the public hearing process.

The City Clerk, Jennifer Lawson advised that the City Clerk's Office received no letters of objection or support.

Mayor Rogers invited the Applicant to speak on behalf of the proposed by-law amendment.

- The Applicant, Eric Price was in attendance virtually to answer any questions of Council.

Mayor Rogers invited anyone wishing to speak in opposition or support to the proposed by-law to the podium.

- There were no members of the public wishing to speak.

Mayor Rogers closed the public hearing process.

**Moved by:** Councillor Eric Megarity

**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED** that the Council of the City of Fredericton hereby gives By-law No. Z-5.358, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.

**CARRIED**

**Moved by:** Councillor Eric Megarity  
**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED** that the Council of the City of Fredericton hereby gives By-law No. Z-5.358, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.

**CARRIED**

**THIRD READING OF BY-LAWS**

**By-law No. A-24.2 - Amendments to the Fredericton Police Force Organizational Chart**

By-law No. A-24.2, A By-law to Amend By-law No. A-24, A By-law Respecting the Provision of Police Protection Service in the City of Fredericton

- Reading by Summary
- Third Reading of By-law No. A-24.2, by title

**Moved by:** Councillor Eric Megarity  
**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED** that the Council of the City of Fredericton hereby authorizes that By-law No. A-24.2, A By-law to Amend By-law No. A-24, A By-law Respecting the Provision of Police Protection Service in the City of Fredericton, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.

**CARRIED**

**Moved by:** Councillor Eric Megarity  
**Seconded by:** Councillor Greg Ericson

**WHEREAS** municipalities may make by-laws pursuant to the *Local Governance Act*; and City Council has authorized the reading of By-law No. A-24.2, by summary;

**BE IT RESOLVED** that the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. A-24.2 is to amend By-law No. A-24, A By-law Respecting the Provision of Police Protection Service in the City of Fredericton, by repealing Schedule A and replacing it with a new Schedule A in order to update the organizational structure of the Fredericton Police Force; and THAT the said by-law be given third reading by title.

**CARRIED**

### **PUBLIC PRESENTATION OF BY-LAWS**

#### **By-law No. Z-6.13 - Redesignate Land from Parks and Open Space to Major Institutional at 750 Prospect Street - Municipal Plan Amendment**

A By-law to Amend By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton

Jennifer Lawson, City Clerk, read out the Public Presentation for By-law No. Z-6.13 advising the public of the proposed municipal plan amendment to redesignate land from Parks and Open Space to Major Institutional on property located at 750 Prospect Street, and also that the by-law is available for public perusal on both the website and in person at the City Clerk's Office.

#### **By-law No. Z-6.14 - Redesignate a Portion of PID 60202587 from Business and Industrial to Major Institutional on Blizzard Street - Municipal Plan Amendment**

A By-law to Amend By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton

Jennifer Lawson, City Clerk, read out the Public Presentation for By-law No. Z-6.14 advising the public of the proposed municipal plan amendment to redesignate a portion of PID 60202587 from Business and Industrial to Major Institutional on property located on Blizzard Street, and also that the by-law is available for public perusal on both the website and in person at the City Clerk's Office.

### **COMMITTEE REPORTS**

#### **Economic Prosperity and Growth Planning Committee (January 29, 2026)**

Councillor Jason LeJeune, Chair of the Economic Prosperity and Growth Planning Committee, provided an overview of the highlights of the January 29, 2026, meeting.

Agenda items included:

1. 2025 Year-End Development Activity presentation by Melisa Tang Choy, Planner;
2. Secondary Dwelling Unit Activity 2025 Summary presentation by Marcello Battilana, Assistant Director of Planning.
3. Draft for the New Heritage Conservation Area By-law – Administrative Report presented by Ken Forrest, Director of Planning and Laura Acton, Urban Planner; and
4. Planning and Heritage Analysis of 373, 375, 401 and 411 University Avenue presentation by Juan Estepa, Manager of Urban Planning.

### **Public Safety Committee Update (February 5, 2026)**

Councillor Eric Megarity, Chair of the Public Safety Committee, provided an overview of the highlights of the February 5, 2026, meeting.

Agenda items included:

1. Community Safety Recommendations Oversight Committee Update – presentation by Steven Hart, CAO;
2. Fredericton Police Force Scott Report Update presentation by Chief of Police Gary Forward.

### **COUNCIL-IN-COMMITTEE REPORTS**

#### **Disposal of 70 Liverpool Street to the Province of New Brunswick - Disposal of Land for New school**

**Moved by:** Councillor Greg Ericson

**Seconded by:** Councillor Kevin Darrah

**BE IT RESOLVED** that the Council for the City of Fredericton hereby declares surplus and approves the conditional sale of 70 Liverpool Street (being PID 01482629) in Fredericton, New Brunswick, to the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure for the amount of \$1,490,000, subject to terms and conditions, and authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

**CARRIED**

#### **Fredericton Police Force Disposal of P320 Firearms (Additional Item)**

**Moved by:** Deputy Mayor Jocelyn Pike

**Seconded by:** Councillor Bruce Grandy

**BE IT RESOLVED** that the Council of the City of Fredericton hereby authorizes and approves the agreement between the City of Fredericton and the Saint John Board of Police Commissioners with respect to the sale and transfer of pistols (“Agreement”); and

**BE IT FURTHER RESOLVED** that the Mayor and City Clerk be authorized to execute the Agreement on behalf of the local government and such further legal documents as may be required to facilitate the Agreement and this resolution.

**CARRIED**

**MOTION TO EXCUSE**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED** that Councillor Cassandra LeBlanc be excused from the February 9, 2026, Regular City Council Meeting.

**CARRIED**

**ADJOURNMENT**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Bruce Grandy

**BE IT RESOLVED** that the meeting adjourn at 8:05 p.m.

**CARRIED**

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Kate Rogers,  
Mayor

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Jennifer Lawson,  
City Clerk

## PROCÈS-VERBAL

### SÉANCE ORDINAIRE DU CONSEIL MUNICIPAL DE FREDERICTON

Date : lundi 9 février 2026 à 19 h 30

Lieu : salle du conseil municipal et conférence en ligne

Membres du conseil présents : Kate Rogers, mairesse  
Jocelyn Pike, mairesse adjointe  
Jason LeJeune, conseiller municipal  
Kevin Darrah, conseiller municipal  
Margo Sheppard, conseillère municipale  
Greg Ericson, conseiller municipal  
Ruth Breen, conseillère municipale  
Eric Megarity, conseiller municipal  
Steven Hicks, conseiller municipal  
Mark Peters, conseiller municipal  
Bruce Grandy, conseiller municipal

Sont absentes : Cassandra LeBlanc, conseillère municipale

Membres du personnel : Steven Hart, directeur général  
Sara Degrace, directrice générale adjointe  
Jennifer Lawson, secrétaire municipale/directrice adjointe – Gouvernance et Inclusion  
Dylan Gamble, directeur – Ingénierie et Opérations  
Ken Forrest, directeur – Planification et Aménagement  
Michael Baldwin, directeur – Services généraux  
Gary Forward, chef de police  
Sean Lee, directeur adjoint – Ingénierie et Opérations  
Mike Walker, directeur adjoint – Ingénierie et Opérations  
Alicia Keating, dir. adjointe – Services généraux et trésorière municipale  
Chantal Gauthier, avocate à l'interne  
Deborah Nobes, directrice générale, Communications et participation communautaire  
Alexa Donovan, technicienne de séance  
Amy Cronkhite – secrétaire de séance/secrétaire municipale adjointe

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### OUVERTURE DE LA SÉANCE

Séance ordinaire du conseil municipal du lundi 9 février 2026

Madame la mairesse, Kate Rogers, ouvre la séance ordinaire à 19 h 32.

### **MOMENT DE RÉFLEXION**

Madame la mairesse profite de ce moment pour donner lecture de la reconnaissance territoriale :

*Je reconnais que cette séance du conseil municipal de Fredericton a lieu en territoire traditionnel wolastoqey, lequel est consigné dans les traités de paix et d'amitié visant à établir une relation permanente de paix, d'amitié et de respect mutuel entre des nations égales. Le fleuve qui traverse notre ville est connu sous le nom de Wolastoq, le long duquel vivent les Wolastoqiyik, « peuple de la belle et généreuse rivière ».*

### **ADOPTION DE L'ORDRE DU JOUR**

**Proposé par :** Jocelyn Pike, mairesse adjointe

**Appuyé par :** Kevin Darrah, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton adopte par la présente l'ordre du jour de sa séance ordinaire du 9 février 2026 moyennant l'ajout du point 10.4 dans la section **Rapports de comités : Élimination des armes à feu de type P320 par la Force policière de Fredericton.**

**ADOPTÉ**

### **DÉCLARATION DE CONFLIT D'INTÉRÊTS**

Aucun conflit d'intérêts n'est déclaré par les membres du conseil municipal.

### **RÉSOLUTIONS EN BLOC**

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton approuve par la présente l'ensemble des recommandations énoncées dans les résolutions en bloc moyennant le retrait du bloc de résolutions du point 5.3, **Projet de nouveau arrêté relatif à la zone de conservation du patrimoine, qui sera examiné séparément.**

### **26, rue Gilbert – Plan provisoire de lotissement (City of Fredericton)**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton reçoive par la présente le rapport du comité consultatif sur l'urbanisme, daté du 22 janvier 2026, concernant la demande faite par Ryan Seymour, au nom de The City of Fredericton, en vue d'un

plan de lotissement provisoire visant à créer un nouveau lot de Zone multirésidentielle 2 (MR-2) à partir de la propriété située au 26, rue Gilbert et recommandant que l'affectation de terre publique soit prise sous forme d'argent comptant.

**Nominations d'agents d'exécution d'arrêtés : Jacob Robert Lowther et Azeem Hassan**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton autorise, nomme et désigne Jacob Robert Lowther et Azeem Hassan, agents d'exécution d'arrêtés (entrée en fonction immédiate) conformément à l'article 72 de la *Loi sur la gouvernance locale* et à l'article 14(3) de la *Loi sur la Police* afin qu'il administre et exécute les arrêtés suivants dans les limites territoriales de Fredericton :

- Arrêté R-6, Arrêté portant sur la réglementation des propriétaires et exploitants de taxi de Fredericton, et les modifications s'y rattachant;
- Arrêté S-15, Arrêté sur les zones d'incendie de la ville de Fredericton, et les modifications s'y rattachant;
- Arrêté S-19, Arrêté de nuisance, et les modifications s'y rattachant;
- Arrêté T-1, Arrêté visant à réglementer la circulation, et les modifications s'y rattachant;
- Arrêté T-6, Arrêté concernant les autobus publics, et les modifications s'y rattachant;
- Arrêté T-7, Arrêté concernant les parcomètres, les zones de stationnement et les horodateurs, et les modifications s'y rattachant;
- Arrêté T-9, Arrêté concernant le transport en commun Fredericton, et les modifications s'y rattachant;

**IL EST AUSSI RÉSOLU QUE** ces nominations resteront en vigueur jusqu'à ce que Jacob Robert LOWTHER et Azeem HASSAN ne soient plus employés par Garda Canada Security Corporation ou jusqu'à ce que leur nomination en vertu de la présente résolution soit annulée par le conseil municipal, selon la première éventualité.

**RAPPORT DU COMITÉ SUR LA COMMUNAUTÉ HABITABLE**

**Adoption des niveaux de service pour Parcs et arbres – Sentiers**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton adopte par la présente les normes de niveau de service mises à jour pour Parcs et arbres de Fredericton – Sentiers, afin de fournir des lignes directrices qui serviront à planifier, construire, entretenir, surveiller, ajuster et évaluer les normes de service relatives aux sentiers;

**QUE** le personnel utilise ces normes de niveau de service pour apporter des

**changements mesurés aux services et proposer des concepts qui feront l'objet de discussions et d'un examen ultérieur par le conseil municipal.**

**RAPPORTS DU COMITÉ PLÉNIER**

**Acquisition d'une partie du 22, avenue Eatman**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton autorise et approuve l'acquisition d'une partie de ± 8 m<sup>2</sup> du 22, avenue Eatman, SNB NID 01558584, de D&L Property Management Ltd. pour la somme de mille dollars (1000 \$), plus taxes et rajustements applicables, sous réserve des conditions; autorise la mairesse et la secrétaire municipale à signer tous les documents juridiques nécessaires pour faciliter cette transaction.**

**Dénomination de la salle principale du nouveau centre des arts de la scène**

**IL EST RÉSOLU QUE le conseil municipal de Fredericton charge le directeur général d'informer le conseil d'administration de Fredericton Playhouse Inc. que la salle principale du nouveau centre des arts de la scène (Hawkes Centre for the Arts) ne sera pas nommée afin de pouvoir, à l'avenir, bénéficier de dons supplémentaires.**

**Échange de terrains et acquisition – chemin Reserve et rue St. Mary's**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton déclare excédentaire une parcelle de ±1 801 m<sup>2</sup> de chemin Reserve située près de la rue Saint Mary's et en autorise et approuve la cession à la société 601557 NB Ltd. en échange d'une parcelle d'environ 864 m<sup>2</sup> identifiée comme les parcelles SNB PID 1424233, 01424241 et 1 424 258, sous réserve des conditions, en plus d'autoriser la mairesse et la secrétaire municipale à signer les documents juridiques nécessaires pour réaliser cette transaction.**

**QUE le conseil municipal de Fredericton donne aux Services juridiques l'autorisation et l'ordre de préparer un arrêté approprié visant la fermeture d'une partie de ±1 801 m<sup>2</sup> du chemin Reserve;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton autorise et approuve l'acquisition d'une parcelle de ±232 m<sup>2</sup> de 402, rue St. Mary's, Fredericton, N.-B. (SNB NID 75549550), de 601 557 N.B. Inc., pour la somme de vingt-trois mille dollars (23 000,00 \$), plus taxes et rajustements applicables, sous réserve des conditions; autorise la mairesse et la secrétaire municipale à signer tous les documents juridiques nécessaires pour faciliter cette transaction.**

**QUE, par la présente, le conseil municipal de Fredericton autorise et approuve l'acquisition d'un terrain situé près de l'avenue Highland (SNB NID 1533231), de**

**601 557 N.B. Inc., pour la somme de cent seize mille cent soixante-dix dollars (116 170,00 \$), plus taxes et rajustements applicables, sous réserve des conditions; autorise la mairesse et la secrétaire municipale à signer tous les documents juridiques nécessaires pour faciliter cette transaction.**

**ADOPTÉ**

## **POINT RETIRÉ DES RÉOLUTIONS EN BLOC**

### **RAPPORTS DU COMITÉ SUR LA PROSPÉRITÉ ÉCONOMIQUE ET LA PLANIFICATION DE LA CROISSANCE**

#### **Projet de nouvel arrêté relatif à la zone de conservation du patrimoine**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Jason LeJeune, conseiller municipal

**IL EST RÉSOLU QUE le conseil municipal de Fredericton autorise et charge l'avocate de la municipalité de rédiger un nouvel arrêté relatif aux zones de conservation du patrimoine, sur la base des informations contenues dans le rapport du Comité sur la prospérité économique et la planification de la croissance, daté du 19 janvier 2026, et joint en annexe.**

**ADOPTÉ**

#### **Motion supplémentaire**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Jason LeJeune, conseiller municipal

**IL EST RÉSOLU QUE le projet de lignes directrices en matière d'aménagement et le projet d'arrêté sur le patrimoine fassent l'objet d'une consultation publique, actuellement prévue le 25 février, sous réserve d'une recommandation du Comité de sauvegarde du patrimoine**

**ADOPTÉ**

## **ADOPTION DES PROCÈS-VERBAUX**

### **Procès-verbaux de séances ordinaires : 24 novembre et 8 décembre 2025**

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Ruth Breen, conseillère municipale

**IL EST RÉSOLU QUE le conseil municipal de Fredericton approuve par la présente les procès-verbaux des séances ordinaires des 24 novembre et 8 décembre 2025.**

**ADOPTÉ**

## **PREMIÈRE ET DEUXIÈME LECTURES D'ARRÊTÉS**

### **Arrêté Z-5.358 – 501, rue Gibson – Rezoning (Gibson Gardens a/s d'Eric Price)**

Arrêté Z-5.358, Arrêté modifiant l'Arrêté Z-5, Arrêté de zonage de The City of Fredericton

- Réception du rapport du Comité consultatif sur l'urbanisme
- Audition des oppositions et appuis
- Première lecture de l'arrêté Z-5.357, par titre
- Deuxième lecture de l'arrêté Z-5.357, par titre

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE le conseil municipal de Fredericton reçoive par la présente le rapport du Comité consultatif sur l'urbanisme, daté du 22 janvier 2026, recommandant l'approbation d'une demande faite par Eric Price, au nom de Gibson Gardens, visant à rezoner une partie du 501, rue Gibson, de Zone multirésidentielle 2 (MR-2) en Zone résidentielle 1 (R-1) et de Zone résidentielle 1 (R-1) en Zone multirésidentielle 2 (MR-2) afin de permettre le déplacement de l'allée vers la partie multirésidentielle et du terrain R-1, sous réserve de conditions.**

**ADOPTÉ**

### **Audience publique :**

Madame la mairesse Kate Rogers ouvre le processus d'audience publique.

La secrétaire municipale, Jennifer Lawson, déclare que son bureau n'a reçu aucune lettre d'appui ou d'opposition.

Madame la mairesse invite le demandeur à s'exprimer au projet d'arrêté.

- Le demandeur, Eric Price, est présent en ligne pour répondre aux questions du conseil.

Madame la mairesse invite toute personne souhaitant s'exprimer en faveur ou en défaveur du projet d'arrêté à prendre la parole.

- Aucun membre du public ne souhaite prendre la parole.

La mairesse Rogers conclut le processus d'audience publique.

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE le conseil municipal de Fredericton procède à la première lecture par titre de l'arrêté Z-5.358, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de The City of Fredericton.**

**ADOPTÉ**

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE le conseil municipal de Fredericton procède à la deuxième lecture par titre de l'arrêté Z-5.358, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de The City of Fredericton.**

**ADOPTÉ**

### **TROISIÈME LECTURE D'ARRÊTÉS**

#### **Arrêté A-24.2 – Modifications relatives à l'organigramme de la Force policière de Fredericton**

Arrêté A-24.2, Arrêté modifiant l'arrêté A-24, Arrêté concernant le service de protection policière dans la ville de Fredericton

- Lecture du sommaire
- Troisième lecture de l'arrêté A-24.2, par titre

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Greg Ericson, conseiller municipal

**IL EST RÉSOLU QUE, conformément au paragraphe 15(4) de la *Loi sur la gouvernance locale*, le conseil municipal de Fredericton autorise la lecture d'un sommaire de l'arrêté A-24.2, Arrêté modifiant l'arrêté A-24, Arrêté concernant le service de protection policière dans la ville de Fredericton.**

**ADOPTÉ**

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Greg Ericson, conseiller municipal

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en application de la *Loi sur la gouvernance locale* et que le conseil municipal autorise la lecture d'un sommaire de l'arrêté A-24.2;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : le projet d'arrêté A-24.2 a pour but de modifier l'arrêté A-24, Arrêté concernant le service de protection policière dans Fredericton, en abrogeant l'annexe A et en la remplaçant par une annexe A à jour de la structure organisationnelle de la Force policière de Fredericton; QUE ledit arrêté fasse l'objet d'une troisième lecture par titre.**

**ADOPTÉ**

### **PRÉSENTATION PUBLIQUE D'ARRÊTÉS**

#### **Arrêté Z-6.13 – Reclassification d'un terrain de Parcs et espaces ouverts à Grandes institutions au 750, rue Prospect – modification du plan municipal**

Arrêté modifiant l'arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour la ville de Fredericton

Jennifer Lawson, secrétaire municipale, donne lecture de la présentation publique de l'arrêté Z-6.13, informant le public du projet de modification du plan municipal visant à reclasser un terrain situé au 750, rue Prospect, passant de la catégorie « Parcs et espaces ouverts » à la catégorie « Grandes institutions », et précisant que l'arrêté peut être consulté par le public sur le site web et en personne au bureau de la secrétaire municipale.

#### **Arrêté Z-6.14 – Reclassification d'une partie du NID 60202587 d'Entreprises et industries à Grandes institutions sur la rue Blizzard – modification du plan municipal**

Arrêté modifiant l'arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour la ville de Fredericton

Jennifer Lawson, secrétaire municipale, donne lecture de la présentation publique de l'arrêté Z-6.14, informant le public du projet de modification du plan municipal visant à reclasser une partie du PID 60202587, située sur la rue Blizzard, de la zone « Entreprises et industries » à la zone « Grandes institutions », et précisant que l'arrêté peut être consulté par le public sur le site web et en personne au bureau de la secrétaire municipale.

### **RAPPORTS DE COMITÉ**

#### **Comité sur la prospérité économique et la planification de la croissance (29 janvier 2026)**

Le conseiller municipal Jason LeJeune, président du Comité sur la prospérité économique et la planification de la croissance, présente les points saillants suivants de sa réunion du 29 janvier 2026 :

1. Présentation des activités de développement en fin d'année 2025 par Melisa Tang Choy, urbaniste;
2. Présentation récapitulative des activités relatives aux logements secondaires en 2025 par Marcello Battilana, directeur adjoint – Planification et Aménagement;
3. Projet de nouveau arrêté relatif à la zone de conservation du patrimoine – Rapport administratif présenté par Ken Forrest, directeur – Planification et Aménagement, et Laura Acton, urbaniste;
4. Analyse urbanistique et patrimoniale des 373, 375, 401 et 411, avenue University, présentée par Juan Estepa, gestionnaire – Planification urbaine.

### **Comité de la sécurité publique (5 février 2026)**

Le conseiller municipal Eric Megarity, président du Comité de la sécurité publique, présente les points saillants suivants de sa réunion du 5 février 2026 :

1. Point sur le Comité de suivi des recommandations en matière de sécurité communautaire – présentation par Steven Hart, directeur général;
2. Point sur le rapport Scott concernant les services de la Force policière de Fredericton – présentation par le chef de police Gary Forward.

### **RAPPORTS DU COMITÉ PLÉNIER**

#### **Cession du 70, rue Liverpool au gouvernement du Nouveau-Brunswick – Cession d'un terrain pour la construction d'une nouvelle école**

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Kevin Darrah, conseiller municipal

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton déclare excédentaire et approuve la vente conditionnelle du 70, rue Liverpool (PID 01482629) à Fredericton, Nouveau-Brunswick, au gouvernement du Nouveau-Brunswick, représenté par le ministre des Transports et de l'Infrastructure, pour un montant de 1 490 000 \$, sous réserve des conditions; autorise la mairesse et la secrétaire municipale à signer tous les documents juridiques nécessaires pour faciliter cette transaction.**

**ADOPTÉ**

#### **Élimination des armes à feu de type P320 par la Force policière de Fredericton**

**Proposé par :** Jocelyn Pike, mairesse adjointe  
**Appuyé par :** Bruce Grandy, conseiller municipal

**IL EST RÉSOLU QUE le conseil municipal de Fredericton autorise et approuve par la présente l'accord conclu entre The City of Fredericton et le Comité des commissaires de police de Saint John concernant la vente et le transfert de pistolets (« l'accord »);**

**QUE la mairesse et la secrétaire municipale soient autorisées à signer l'entente au nom de la Municipalité ainsi que tout autre document juridique nécessaire pour faciliter l'exécution de l'entente et de la présente résolution.**

**ADOPTÉ**

**MOTION EXCUSANT UNE ABSENCE**

**Proposé par :** Margo Sheppard, conseillère municipale  
**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE la conseillère municipale Cassandra LeBlanc soit excusée de la séance ordinaire du 9 février 2026.**

**ADOPTÉ**

**LEVÉE DE LA SÉANCE**

**Proposé par :** Margo Sheppard, conseillère municipale  
**Appuyé par :** Bruce Grandy, conseiller municipal

**IL EST RÉSOLU QUE la séance soit levée à 20 h 5.**

**ADOPTÉ**

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Kate Rogers  
Mairesse

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Jennifer Lawson,  
Secrétaire municipale

## MINUTES OF A REGULAR MEETING OF FREDERICTON CITY COUNCIL

Date: Monday, February 23, 2026, 7:30 p.m.  
Location: Council Chamber and Via Web Conferencing

Members of Council Present: Mayor Kate Rogers  
Councillor Greg Ericson  
Councillor Margo Sheppard (Zoom)  
Councillor Mark Peters  
Councillor Bruce Grandy  
Deputy Mayor Jocelyn Pike  
Councillor Steven Hicks  
Councillor Eric Megarity  
Councillor Kevin Darrah  
Councillor Cassandra LeBlanc (Zoom)  
Councillor Jason LeJeune

Members of Council Absent: Councillor Ruth Breen

Staff Participating in the Meeting: Steven Hart, Chief Administrative Officer  
Sara DeGrace, Deputy Chief Administrative Officer  
Jennifer Lawson, City Clerk/Assist. Director, Governance & Inclusion  
Michelle Brzak, City Solicitor  
Ken Forrest, Director, Planning & Development  
Dylan Gamble, Director, Engineering & Operations  
Michael Baldwin, Director, Corporate Services  
David Seabrook, Director, Recreation, Tourism & Culture  
Gary Forward, Police Chief  
Alicia Keating, Assistant Director, Corporate Services/City Treasurer  
Sean Lee, Assistant Director, Engineering & Operations  
Deborah Nobes, Managing Director, Communications & Engagement  
Meredith Cooper, Manager, Policy & Strategic Planning  
Matthew Killam, Tech Support Specialist  
Elizabeth Murray, City Marshal  
Alexa Donovan, Meeting Technician  
Doreen Nakhle, Recording Secretary

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### **CALL TO ORDER**

Her Worship, Mayor Kate Rogers called the meeting to order at 7:30 p.m.

## **MOMENT OF REFLECTION**

Her Worship, Mayor Kate Rogers read the following territorial acknowledgment during the Moment of Reflection:

*I acknowledge that this meeting of Fredericton City Council is taking place on traditional Wolastoqey territory. The territory of the Wolastoqiyik people are recognized in the Peace and Friendship Treaties to establish an ongoing relationship of peace, friendship and mutual respect between equal nations. The river that runs through our City is known as the Wolastoq, along which live the Wolastoqiyik, “the people of the beautiful and bountiful river.”*

## **APPROVAL OF AGENDA**

**Moved by:** Deputy Mayor Jocelyn Pike

**Seconded by:** Councillor Kevin Darrah

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby approves the February 23, 2026, City Council Agenda with the addition of the following agenda items under the Consent Agenda:**

- **Item 5.9 titled "Agreement with Ducks Unlimited and WAWA Permit";**
- **Item 5.10 titled "Transfer of Conductive Energy Weapons Agreement";**
- **Item 5.11 titled “Appointment of Councillor Bruce Grandy to Ignite Board”;**  
**and**

**Under the Committee Reports Section:**

- **Item 7.3 titled "Oracle Licensing Agreement".**

**CARRIED**

## **CONFLICT OF INTEREST DECLARATIONS**

Councillor Bruce Grandy declared a conflict for agenda item 5.11 Appointment of Councillor Bruce Grandy to Ignite Board (Additional Item) and Councillor Greg Ericson declared a conflict for agenda item 5.8 Extension of Appointee Term to the City of Fredericton Shared Risk Plan Board of Trustees.

## **CONSENT AGENDA**

Councillor Kevin Darrah pulled items 5.8 Extension of Appointee Term to the City of Fredericton Shared Risk Plan Board of Trustees and 5.11 Appointment of Councillor Bruce Grandy to Ignite Board (Additional Item)

**Moved by:** Councillor Jason LeJeune

**Seconded by:** Councillor Eric Megarity

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby approves collectively the recommendations set out under the consent agenda with the removal of items 5.8 and 5.11.

**On the question**

Deputy Mayor Jocelyn Pike spoke to agenda item 5.2 Girl Guide Cookies Spring Door-to-Door Campaign 2026.

**Baden Powell Service Association (Scouts) Door-to- Door Food Drive**

**BE IT RESOLVED THAT** approval be given to Dale Wilson with the BPSA Group to collect items in the area bound by Regent and Smythe Streets, and Dundonald and Priestman Streets in the City of Fredericton for the Fredericton Community Kitchen on Saturday, April 25, from 10am to 12pm.

**Girl Guide Cookies Spring Door-to-Door Campaign 2026**

**BE IT RESOLVED THAT** approval be given to Girl Guides of Canada to canvass door-to-door in the City of Fredericton to sell Girl Guide Cookies from March 27 – May 3, 2026.

**By-law Officer Appointment - Ataya Marie Rose Neilson**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby authorizes, appoints, and designates Ataya Marie Rose NEILSON as a By-law Enforcement Officer effective immediately, pursuant to Section 72 of the *Local Governance Act* and subsection 14(3) of the *Police Act*, in order to administer and enforce the following by-laws within the territorial boundary of the City of Fredericton:

- By-law No. S-15, A Fire Lane By-law for the City of Fredericton, and amendments thereto;
- By-law No. T-1, A By-law to Regulate Traffic, and amendments thereto; and

**BE IT FURTHER RESOLVED THAT** this appointment shall continue until Ataya Marie Rose NEILSON ceases to be employed as a security officer at the Dr. Everett Chalmers Regional Hospital; or until the appointment under this resolution is rescinded by City Council, whichever comes first.

**Public Hearing Date - 314-316, 348 & 402 Saint Mary's Street & 50-70 Liverpool Street**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby directs that the Development Applications for 314-316, 348 & 402 Saint Mary's Street (PIDs: 01424233, 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550) and 50-70 Liverpool Street be referred to the March 18, 2026 meeting of the Planning Advisory Committee for the views of the Planning Advisory Committee; that the public notice requirements of Section 111 of the *Community Planning Act* be fulfilled; that the appropriate by-laws to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be prepared; and that the regular City Council meeting of Monday, April 13, 2026 at 7:30 p.m., in the Council Chambers, City Hall, be set as the time and place for the public hearing and consideration of objections/support for the proposed by-laws.

**Budget Transfer Request and Approval for Anti-Racism Youth Microgrants**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby approves, authorizes and directs the City Treasurer to allocate \$10,000 from the Inclusion Initiatives and Social Inclusion Committee Actions budget to the Anti-racism Youth Microgrants line for the 2026 budget; and **BE IT FURTHER RESOLVED THAT** the Council of the City of Fredericton hereby approves and provides a grant of money for the Anti-Racism Youth Microgrants to the organizations outlined in the attached Appendix A.

**Housing Accelerator Fund Grants – First Time Homebuyers Grant Revision**

**WHEREAS** the City of Fredericton entered into a Housing Accelerator Fund Contribution Agreement with the Canada Mortgage and Housing Corporation dated December 12, 2023 (the “Agreement”) with respect to funding to address housing shortages in the City of Fredericton:

**AND WHEREAS** the Agreement contained an Approved Action Plan outlining eight initiatives that the City committed to undertake; **AND WHEREAS** the Council of the City of Fredericton adopted a resolution on November 25, 2024 establishing the Housing Accelerator Fund First Time Homebuyers Grant (the “Grant”);

**AND WHEREAS** the City previously confirmed moving forward with Part 2 of Initiative #4 – “Modest Home Ownership Initiative;

**BE IT RESOLVED THAT** the Council of the City of Fredericton pursuant to Section 104 of the *Local Governance Act* hereby establishes the revised Housing Accelerator Fund First Time Homebuyers Grant, as outlined in the attached

**description, dated February 17, 2026, as Part 2 of the Modest Home Ownership Program; and**

**BE IT FURTHER RESOLVED THAT the Mayor and City Clerk are authorized to enter into the Grant Agreement (Appendix B) to the revised Housing Accelerator Fund First Time Homebuyers Grant with qualified applicants as determined by the Affordable Housing Development Coordinator or the Director of Planning and Development and such further legal documents as may be required to facilitate the Grant and this resolution.**

#### GOVERNANCE & CIVIC ENGAGEMENT COMMITTEE REPORT

##### Amendments to By-law No. A-22 A By-law Establishing a Code of Conduct for Members of City Council of the City of Fredericton

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes and directs staff of the Legal Division to draft the appropriate by-law amendments for By-Law No. A-22, A By-law Establishing a Code of Conduct for Members of City Council of the City of Fredericton to reflect the requirements of New Brunswick Regulation 2024-48 and effect the following changes:**

- (1) Add a definition for “Reasonable Grounds”,**
- (2) Update the Values in section 5,**
- (3) Add ‘or make defamatory Comments’ to section 7.8,**
- (4) Clarify that the Informal Complaint process is optional,**
- (5) Clarify who can make a complaint under the by-law,**
- (6) Add time limits to responses,**
- (7) Clarify the appeal process AND any additional recommended amendments identified during the drafting process.**

#### COUNCIL-IN-COMMITTEE REPORTS

##### Agreement with Ducks Unlimited and WAWA Permit (Additional Item)

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes and approves the Professional Services Agreement between Ducks Unlimited Canada and the City of Fredericton with respect to providing professional services in relation to wetland offsetting for a Watercourse and Wetland Alternation permit (No. 8947125); and that the Mayor and City Clerk are authorized to execute the Agreement on behalf of the local government and such further legal documents as may be required to facilitate this resolution.**

**WHEREAS** the City of Fredericton may require a wetland and watercourse alternation permit for construction and delivery of municipal services;

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby approves and authorizes the attached services agreement between a contractor (or service provider) and the City of Fredericton when wetland conservation and offsetting services associated with wetland and watercourse alteration permits are required (“Agreement”) acknowledging that the size of a restored wetland and cost per square meter of restored wetland will vary but shall be outlined in the agreement; and

**BE IT FURTHER RESOLVED THAT** the Mayor and City Clerk are authorized to execute the Agreement on behalf of the local government containing identical terms and conditions and in a form substantially the same or similar to the attached Agreement, the content of same being satisfactory to the Director of Engineering and Operations, or designate, AND in a form and content approved by the City Solicitor, or designate, and such further legal documents as may be required to facilitate the Agreement and this resolution.

**Transfer of Conductive Energy Weapons Agreement (Additional Item)**

**BE IT RESOLVED THAT** the Council of the City of Fredericton hereby authorizes and approves a Transfer of Conductive Energy Weapons Agreement between the City of Fredericton and the Town of Woodstock enabling the transfer of seven tasers and related equipment from the Fredericton Police Force to the Woodstock Police Force (the “Agreement”); and

**BE IT FURTHER RESOLVED THAT** the Mayor and City Clerk be authorized to execute the Agreement on behalf of the local government and such further legal documents as may be required to facilitate the Agreement and this resolution.

**CARRIED**

Councillors Bruce Grandy and Greg Ericson retired from Council Chambers at 7:41 p.m. as per their declaration of conflict of interest.

**COUNCIL-IN-COMMITTEE REPORTS**

**Extension of Appointee Term to the City of Fredericton Shared Risk Plan Board of Trustees**

**Moved by:** Councillor Eric Megarity

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED THAT the Council of the City of Fredericton extends Councillor Greg Ericson’s appointment to the City of Fredericton Shared Risk Plan Board of Trustees until such time the new Council is formed in May 2026 and have had the opportunity to review and administer the appointments under their authority.**

**CARRIED**

(Councillors Greg Ericson and Bruce Grandy were absent for the vote)

**Appointment of Councillor Bruce Grandy to Ignite Board (Additional Item)**

**Moved by:** Councillor Eric Megarity

**Seconded by:** Councillor Steven Hicks

**BE IT RESOLVED THAT the City of Fredericton recommends to the Capital Region Service Commission, Councillor Bruce Grandy to serve on the Ignite Board as the City of Fredericton representative for a one year period commencing April 29, 2026 and ending the day of the 2027 Annual General Meeting of the Board.**

**CARRIED**

(Councillors Greg Ericson and Bruce Grandy were absent for the vote)

Councillors Bruce Grandy and Greg Ericson returned to Council Chambers at 7:43 p.m.

Councillor Cassandra LeBlanc retired from the meeting online at 7:43 p.m. as she was not present during the Hearing of Objections/Support held on February 9, 2026.

**THIRD READING OF BY-LAWS**

**By-law No. Z-5.358 – 501 Gibson Street – Rezoning (Gibson Gardens c/o Eric Price)**

By-law No. Z-5.358, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton

- Adoption of Terms & Conditions
- Reading by Summary
- Third Reading of By-law No. Z-5.358, by title

**Moved by:** Councillor Mark Peters

**Seconded by:** Councillor Eric Megarity

**BE IT RESOLVED THAT with respect to an application submitted by Eric Price on behalf of Gibson Gardens to rezone a portion of property located at 501 Gibson Street (PID 01427780) from Multi-residential Zone Two (MR-2) to Residential Zone One (R-1) and from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2); as outlined in**

**proposed By-law No. Z-5.358, the Council of the City of Fredericton, pursuant to Section 59(1) of the *Community Planning Act* hereby imposes the attached Terms and Conditions.**

**CARRIED**

**Moved by:** Councillor Mark Peters  
**Seconded by:** Councillor Eric Megarity

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. Z-5.358, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, be read by summary pursuant to Section 15(4) of the *Local Governance Act*.**

**CARRIED**

**Moved by:** Councillor Mark Peters  
**Seconded by:** Councillor Eric Megarity

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act* and the *Community Planning Act*; and City Council has authorized the reading of By-law No. Z-5.358, by summary;**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby reads a summary of the by-law as follows: The purpose of proposed By-law No. Z-5.358, is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning a portion of property located at 501 Gibson Street (PID 01427780) from Multi-residential Zone Two (MR-2) to Residential Zone One (R-1) and from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2) to permit the relocation of the drive way to the multi-residential component and of the R-1 lot, subject to terms and conditions; and THAT the said by-law be given third reading by title.**

**CARRIED**

Councillor Cassandra LeBlanc returned to the meeting at 7:45 p.m.

## **COMMITTEE REPORTS**

### **Governance & Civic Engagement Committee Update (February 12, 2026)**

Deputy Mayor Jocelyn Pike, Chair of the Governance & Civic Engagement Committee, provided an overview of the highlights from the February 12, 2026 meeting.

Agenda items included:

- Annual Fredericton Public Library Report
- Council Dashboard Update
- Public Engagement Quarterly Report
- Policy Framework Review

- Amendments to Code of Conduct for Members of City Council of the City of Fredericton

*For information purposes only*

### **Environmental Stewardship Committee Update (February 19, 2026)**

Councillor Kevin Darrah, Chair of the Environmental Stewardship Committee, provided an overview of the highlights from the February 19, 2026 meeting.

Agenda items included:

- 2026 Annual Urban Forest Management Strategy Implementation Plan
- 2025 Climate Action Progress Update
- Optimize Residential Waste Collection

*For information purposes only*

### **COUNCIL-IN-COMMITTEE REPORT**

#### **Oracle Licensing Agreement (Additional Item)**

**Moved by:** Councillor Greg Ericson

**Seconded by:** Councillor Cassandra LeBlanc

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes and approves the ordering document with Oracle Canada ULC that moves the licensing of Oracle Cloud Services to be licensed directly from Oracle Canada ULC with respect to ERP and HRM services for a term of 49.84 months; at a cost of \$1,434,743.93; and**

**BE IT FURTHER RESOLVED THAT the Mayor and City Clerk be authorized to execute the ordering document on behalf of the local government and such further legal documents as may be required to facilitate the ordering document and this resolution.**

**CARRIED**

### **OTHER MATTERS**

#### **11 Carleton Street**

**Moved by:** Councillor Margo Sheppard

**Seconded by:** Councillor Greg Ericson

**WHEREAS Fredericton City Council has waited two years for a decision from the Department of National Defence (DND) on the future of the damaged Militia Arms Store at 11 Carleton St, part of Fredericton's National Historic Garrison District, and**

**WHEREAS Her Worship Mayor Kate Rogers wrote to the Minister of Parks Canada (responsible for historic sites) and DND on September 9, 2024 expressing Council’s desire to see the building at 11 Carleton St., Fredericton not demolished but to have alternate conservation options considered, and**

**WHEREAS no work has been done to improve the safety or viability of the building despite outreach to the DND from local groups and demonstrations of public support for restoring this nearly 200-year-old historic site that is a valued streetscape element to the Garrison District Outdoor Market.**

**THEREFORE, BE IT RESOLVED THAT Fredericton City Council directs the Chief Administrative Officer to forward a letter to the Department of National Defence requesting that they take immediate action to restore the structure at 11 Carleton Street, with emphasis on maintaining the original façade and original roofline in the reconstruction of the building.**

**CARRIED ON DIVISION**

(Councillors Jocelyn Pike, Steven Hicks, Mark Peters and Bruce Grandy voted 'nay')

**Renaming the ‘Arts Plan’ to ‘Creative City Strategy’**

**Moved by:** Councillor Bruce Grandy

**Seconded by:** Councillor Jason LeJeune

**BE IT RESOLVED THAT the Council for the City of Fredericton hereby directs the Director of Tourism, Recreation and Culture to rename the ‘Arts Plan’ project from ‘Arts Plan’ to ‘Creative City Strategy’ and to update any branding and communication materials associated with the arts plan project to reflect the updated ‘Creative City Strategy’ naming.**

**CARRIED**

**Housing Accelerator Fund Missing Middle Intensification Grant – Habitat for Humanity  
NB**

**Moved by:** Councillor Jason LeJeune

**Seconded by:** Councillor Greg Ericson

**WHEREAS the City of Fredericton entered into a Housing Accelerator Fund Contribution Agreement with the Canada Mortgage and Housing Corporation dated December 12, 2023 with respect to funding to address housing shortages in the City of Fredericton.**

**AND WHEREAS the Housing Accelerator Fund Contribution Agreement contained an Approved Action Plan outlining eight initiatives that the City of Fredericton committed to undertake;**

**AND WHEREAS the Council of the City of Fredericton adopted a resolution on April 22, 2024 establishing the Housing Accelerator Fund Missing Middle Intensification (Infill and ADU) Grant;**

**AND WHEREAS the Council of the City of Fredericton adopted a resolution on November 24, 2025 establishing the revised Housing Accelerator Fund Missing Middle Intensification (Infill and ADU) Grant;**

**BE IT RESOLVED THAT the Council of the City of Fredericton direct staff to approve funding for Habitat for Humanity New Brunswick from the Housing Accelerator Fund Missing Middle Intensification (Infill and ADU) Grant in conjunction with the Housing Accelerator Fund Non-Profit Pre-Development Funding Grant, the Housing Accelerator Fund Non-Profit Modest Homeownership Grant, and the Affordable Housing Permit and Community Planning Fees Grant.**

**CARRIED**

**MOTION TO EXCUSE**

**Moved by:** Councillor Greg Ericson

**Seconded by:** Councillor Eric Megarity

**BE IT RESOLVED THAT Councillor Ruth Breen be excused from the February 23, 2026 Regular City Council Meeting.**

**CARRIED**

**ADJOURNMENT**

**Moved by:** Councillor Mark Peters

**Seconded by:** Deputy Mayor Jocelyn Pike

**BE IT RESOLVED THAT the meeting adjourn at 8:26 p.m.**

**CARRIED**

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Kate Rogers,  
Mayor

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Jennifer Lawson,  
City Clerk

## **PROCÈS-VERBAL**

### **SÉANCE ORDINAIRE DU CONSEIL MUNICIPAL DE FREDERICTON**

Date : lundi 23 février 2026 à 19 h 30

Lieu : salle du conseil municipal et conférence en ligne

Membres du conseil présents : Kate Rogers, mairesse  
Greg Ericson, conseiller municipal  
Margo Sheppard, conseillère municipale (Zoom)  
Mark Peters, conseiller municipal  
Bruce Grandy, conseiller municipal  
Jocelyn Pike, mairesse adjointe  
Steven Hicks, conseiller municipal  
Eric Megarity, conseiller municipal  
Kevin Darrah, conseiller municipal  
Cassandra LeBlanc, conseillère municipale (Zoom)  
Jason LeJeune, conseiller municipal

Membres absents : Ruth Breen, conseillère municipale

Membres du personnel : Steven Hart, directeur général  
Sara Degrace, directrice générale adjointe  
Jennifer Lawson, secrétaire municipale/directrice adjointe – Gouvernance et Inclusion  
Michelle Brzak, avocate municipale  
Ken Forrest, directeur – Planification et Aménagement  
Dylan Gamble, directeur – Ingénierie et Opérations  
Michael Baldwin, directeur – Services généraux  
David Seabrook, directeur – Loisirs, Tourisme et Culture  
Gary Forward, chef de police  
Alicia Keating, dir. adjointe – Services généraux et trésorière municipale  
Sean Lee, directeur adjoint – Ingénierie et Opérations  
Deborah Nobes, directrice générale, Communications et participation communautaire  
Meredith Cooper, gestionnaire – Politique et Planification stratégique  
Matthew Killam, spécialiste en assistance technique  
Elizabeth Murray, commissaire municipale  
Alexa Donovan, technicienne de séance  
Doreen Nakhle, secrétaire de séance

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## **OUVERTURE DE LA SÉANCE**

Madame la mairesse, Kate Rogers, ouvre la séance ordinaire à 19 h 30.

## **MOMENT DE RÉFLEXION**

Madame la mairesse profite de ce moment pour donner lecture de la reconnaissance territoriale :

*Je reconnais que cette séance du conseil municipal de Fredericton a lieu en territoire traditionnel wolastoqey, lequel est consigné dans les traités de paix et d'amitié visant à établir une relation permanente de paix, d'amitié et de respect mutuel entre des nations égales. Le fleuve qui traverse notre ville est connu sous le nom de Wolastoq, le long duquel vivent les Wolastoqiyik, « peuple de la belle et généreuse rivière ».*

## **ADOPTION DE L'ORDRE DU JOUR**

**Proposé par :** Jocelyn Pike, mairesse adjointe

**Appuyé par :** Kevin Darrah, conseiller municipal

**IL EST RÉSOLU QUE l'ordre du jour de la séance ordinaire du 23 février 2026 du conseil municipal soit adopté moyennant l'ajout dans Résolutions en bloc des points suivants :**

- **5.9, Accord avec Canards illimités et Permis de modification d'un cours d'eau et d'une terre humide;**
- **5.10, Accord relatif au transfert d'armes à impulsions électriques;**
- **5.11, Nomination du conseiller Bruce Grandy au conseil d'administration d'Allumez Fredericton;**

**Sous Rapports de comités :**

- **7.3, Contrat de licence avec Oracle.**

**ADOPTÉ**

## **DÉCLARATION DE CONFLIT D'INTÉRÊTS**

Le conseiller Bruce Grandy déclare un conflit d'intérêts concernant le point 5.11, Nomination du conseiller Bruce Grandy au conseil d'administration d'Allumez Fredericton (point ajouté); le conseiller Greg Ericson déclare un conflit d'intérêts concernant le point 5.8, Prolongation du mandat des personnes nommées au conseil d'administration du Régime de retraite à risques partagés de la Ville de Fredericton.

## **RÉSOLUTIONS EN BLOC**

Le conseiller Kevin Darrah retire les points 5.8, Prolongation du mandat des personnes nommées au conseil d'administration du Régime de retraite à risques partagés de la Ville de Fredericton et

5.11, Nomination du conseiller Bruce Grandy au conseil d'administration d'Allumez Fredericton (point ajouté)

**Proposé par :** Jason LeJeune, conseiller municipal

**Appuyé par :** Eric Megarity, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton approuve par la présente collectivement les recommandations énoncées dans les résolutions en bloc moyennant le retrait des points 5.8 et 5.11.

**À ce sujet,**

La mairesse adjointe Jocelyn Pike intervient au sujet du point 5.2 de l'ordre du jour, Campagne de vente de biscuits porte-à-porte des Guides – printemps 2026.

**Collecte d'aliments de l'Association des Éclaireurs Baden-Powell**

**IL EST RÉSOLU QUE** l'autorisation soit accordée à Dale Wilson, de l'Association des Éclaireurs Baden-Powell, pour effectuer une collecte dans le secteur délimité par les rues Regent et Smythe, ainsi que Dundonald et Priestman, dans la Ville de Fredericton, au profit des cuisines communautaires de Fredericton, le samedi 25 avril, de 10 h à 12 h.

**Campagne de vente de biscuits porte-à-porte des Guides – printemps 2026**

**IL EST RÉSOLU QUE** l'organisation Guides du Canada soit autorisée à organiser un porte-à-porte à Fredericton pour vendre ses biscuits du 27 mars au 3 mai 2026.

**Nomination d'agente d'exécution d'arrêtés : Ataya Marie Rose Neilson**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton autorise, nomme et désigne Ataya Marie Rose Neilson, agente d'exécution d'arrêtés (entrée en fonction immédiate) conformément à l'article 72 de la *Loi sur la gouvernance locale* et au paragraphe 14(3) de la *Loi sur la Police* afin qu'elle administre et exécute les arrêtés suivants dans les limites territoriales de Fredericton :

- Arrêté S-15, Arrêté sur les zones d'incendie de la Ville de Fredericton, et les modifications s'y rattachant;
- Arrêté T-1, Arrêté visant à réglementer la circulation, et les modifications s'y rattachant;

**QUE** cette nomination demeure en vigueur jusqu'à ce qu'Ataya Marie Rose NEILSON cesse d'occuper ses fonctions d'agente de sécurité à l'Hôpital régional Dr Everett Chalmers, ou jusqu'à ce qu'elle soit révoquée par le conseil municipal, selon la première éventualité.

**Date d'audience publique : 314-316, 348 et 402, rue Saint Mary's et 50-70, rue Liverpool**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton ordonne par la présente que les demandes d'aménagement concernant les 314-316, 348 et 402, rue Saint Mary's (NID : 01424233, 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550) et au 50-70, rue Liverpool soit reportées à la réunion du 18 mars 2026 du Comité consultatif sur l'urbanisme pour obtenir son opinion; que soient remplies les exigences en matière d'avis public de l'article 111 de la *Loi sur l'urbanisme*; que l'arrêté approprié visant à modifier l'arrêté Z-5, Arrêté de zonage de The City of Fredericton soit préparé; que l'audition des objections ou appuis au projet d'arrêtés ait lieu à la séance ordinaire du conseil, le lundi 13 avril 2026 à 19 h 30.

**Demande de transfert budgétaire et approbation des microsubventions « Les jeunes contre le racisme »**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton approuve, autorise et ordonne à la trésorière municipale d'allouer la somme de 10 000 \$ du budget des initiatives d'inclusion et des actions du Comité d'inclusion sociale à la ligne budgétaire des microsubventions « Les jeunes contre le racisme » pour l'exercice 2026; et **QUE** le conseil municipal de Fredericton approuve l'octroi de subventions dans le cadre des microsubventions « Les jeunes contre le racisme » aux organismes énumérés à l'annexe A ci-jointe.

**Fonds pour accélérer la construction de logements – Révision des subventions pour les acheteurs d'une première maison**

**ATTENDU QUE** la Ville de Fredericton a conclu avec la Société canadienne d'hypothèques et de logement une entente de contribution à un Fonds pour accélérer la construction de logements datée du 12 décembre 2023 (l'« entente ») en vue d'obtenir des fonds pour remédier à la pénurie de logements à Fredericton;

**QUE** l'entente prévoyait un plan d'action approuvé décrivant huit initiatives que la Ville s'était engagée à mettre en œuvre; **ET QUE** le conseil municipal de Fredericton a adopté, le 25 novembre 2024, une résolution instituant la Subvention aux acheteurs d'une première maison du Fonds pour accélérer la construction de logements (la « subvention »);

**QUE la Municipalité a précédemment confirmé son intention de mettre en œuvre la partie 2 de l'initiative 4 : « Initiative pour l'accès à la propriété pour ménages modestes ».**

**IL EST RÉSOLU QUE le conseil municipal de Fredericton, conformément à l'article 104 de la *Loi sur la gouvernance locale*, établisse la version révisée de la subvention du Fonds pour accélérer la construction de logements à l'intention des acheteurs d'une première habitation, telle que décrite dans le document ci-joint daté du 17 février 2026, à titre de partie 2 du programme d'accès à la propriété abordable ;**

**QUE la mairesse et la secrétaire municipale soient autorisées à conclure l'entente de subvention (annexe B) relative à la version révisée de la subvention du Fonds pour accélérer la construction de logements à l'intention des acheteurs d'une première habitation avec les demandeurs admissibles, tels que déterminés par le coordonnateur du développement du logement abordable ou le directeur – Planification et Aménagement, ainsi que tout autre document juridique nécessaire à la mise en œuvre de la subvention et de la présente résolution.**

#### COMITÉ DE LA GOUVERNANCE ET L'ENGAGEMENT CIVIQUE – RAPPORT

##### Modifications à l'arrêté A-22, Arrêté établissant un code de conduite pour les membres du conseil municipal de Ville de Fredericton

**IL EST RÉSOLU que le conseil municipal de Fredericton donne au Service juridique l'autorisation et l'ordre de rédiger l'arrêté approprié visant à modifier l'arrêté A-22, Arrêté établissant un code de conduite pour les membres du conseil municipal de la Ville de Fredericton, afin de se conformer aux exigences du règlement 2024-48 du Nouveau-Brunswick et d'apporter les modifications suivantes :**

- (1) Ajouter une définition de l'expression « motifs raisonnables »,
- (2) Mettre à jour les valeurs énoncées à l'article 5,
- (3) Ajouter « ou faire des commentaires diffamatoires » à l'article 7.8,
- (4) Préciser que la procédure de plainte informelle est facultative,
- (5) Préciser qui peut déposer une plainte en vertu du règlement,
- (6) Ajouter des délais pour les réponses,
- (7) Préciser la procédure d'appel ET toute autre modification recommandée identifiée au cours du processus de rédaction.

#### RAPPORTS DU COMITÉ PLÉNIER

##### Accord avec Canards illimités et Permis de modification d'un cours d'eau et d'une terre humide (point ajouté)

**IL EST RÉSOLU QUE** le conseil municipal approuve et autorise l'accord entre Canards illimités Canada et The City of Fredericton en ce qui concerne la prestation de services professionnels liés à la compensation des zones humides dans le cadre d'un permis de modification d'un cours d'eau et d'une terre humide (n° 8947125), et que la mairesse et la secrétaire municipale soient autorisées à signer l'accord au nom de la municipalité ainsi que les autres documents juridiques nécessaires pour faciliter l'exécution de cette résolution.

**ATTENDU QUE** la Ville de Fredericton peut devoir obtenir un permis de modification d'un cours d'eau et d'une terre humide pour la construction et la prestation de services municipaux;

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton approuve et autorise l'entente de services ci-jointe entre un entrepreneur (ou fournisseur de services) et The City of Fredericton lorsque des services de conservation des milieux humides et de compensation écologique liés à des permis de modification d'un cours d'eau et d'une terre humide sont requis (l'« accord »), étant entendu que la superficie des milieux humides restaurés et le coût par mètre carré varieront et seront précisés dans l'accord;

**QUE** la mairesse et la secrétaire municipale soient autorisées à signer l'accord au nom de la municipalité, lequel comporte des modalités identiques ou essentiellement similaires à celles de l'accord ci-joint, dont le contenu est jugé satisfaisant par le directeur – Ingénierie et Opérations, ou son représentant, ET dont la forme et le contenu sont approuvés par l'avocate municipale, ou son représentant, ainsi que tout autre document juridique nécessaire à la mise en œuvre de l'accord et de la présente résolution.

**Accord relatif au transfert d'armes à impulsions électriques (point ajouté)**

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton autorise et approuve par la présente un accord relatif au transfert d'armes à impulsions électriques entre The City of Fredericton et The Town of Woodstock, permettant le transfert de sept Tasers et du matériel connexe de la Force policière de Fredericton à la Force policière de Woodstock (ci-après dénommé « l'accord »);

**QUE** la mairesse et la secrétaire municipale soient autorisées à signer l'entente au nom de la Municipalité ainsi que tout autre document juridique nécessaire pour faciliter l'exécution de l'entente et de la présente résolution.

**ADOPTÉ**

Les conseillers Bruce Grandy et Greg Ericson quittent la salle du conseil à 19 h 41, conformément à leur déclaration de conflit d'intérêts.

## RAPPORTS DU COMITÉ PLÉNIER

### Prolongation du mandat des personnes nommées au conseil d'administration du Régime de retraite à risques partagés de la Ville de Fredericton

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton prolonge le mandat du conseiller Greg Ericson au sein du conseil d'administration du Régime de retraite à risques partagés de la Ville de Fredericton jusqu'à ce que le nouveau conseil soit constitué en mai 2026 et ait eu l'occasion d'examiner et de gérer les nominations relevant de sa compétence.

**ADOPTÉ**

(Les conseillers Greg Ericson et Bruce Grandy sont absents lors du vote.)

### Nomination du conseiller Bruce Grandy au conseil d'administration d'Allumez Fredericton (point ajouté)

**Proposé par :** Eric Megarity, conseiller municipal

**Appuyé par :** Steven Hicks, conseiller municipal

**IL EST RÉSOLU QUE** la Ville de Fredericton recommande à la Commission des services régionaux de la capitale la nomination du conseiller Bruce Grandy au conseil d'administration d'Allumez Fredericton en tant que représentant de la Ville de Fredericton pour une période d'un an débutant le 29 avril 2026 et prenant fin le jour de l'assemblée générale annuelle du conseil d'administration de 2027.

**ADOPTÉ**

(Les conseillers Greg Ericson et Bruce Grandy sont absents lors du vote.)

Les conseillers Bruce Grandy et Greg Ericson regagnent la salle du conseil à 19 h 43.

En raison de son absence lors de l'audition des objections ou appuis, le 9 février 2026, la conseillère municipale Cassandra LeBlanc doit se retirer de la réunion en ligne à 19 h 43.

## TROISIÈME LECTURE D'ARRÊTÉS

### Arrêté Z-5.358 – 501, rue Gibson – Rezonage (Gibson Gardens A/S de Eric Price)

Arrêté Z-5.358, Arrêté modifiant l'Arrêté Z-5, Arrêté de zonage de The City of Fredericton

- Adoption de conditions
- Lecture du sommaire

- Troisième lecture de l'arrêté Z-5.358, par titre

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Eric Megarity, conseiller municipal

**IL EST RÉSOLU QUE, concernant la demande présentée par Eric Price au nom de Gibson Gardens visant à rezoner une partie de la propriété située au 501, rue Gibson (NID 01427780) pour passer de Zone multirésidentielle 2 (MR-2) à Zone résidentielle 1 (R-1) et de Zone résidentielle 1 (R-1) à Zone multirésidentielle 2 (MR-2; tel que décrit dans le projet d'arrêté Z-5.358,**

**le conseil municipal de Fredericton, conformément à l'article 59(1) de la *Loi sur l'urbanisme*, impose par la présente les conditions ci-jointes.**

**ADOPTÉ**

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Eric Megarity, conseiller municipal

**IL EST RÉSOLU QUE, conformément au paragraphe 15(4) de la *Loi sur la gouvernance locale*, le conseil municipal de Fredericton autorise la lecture d'un sommaire de l'arrêté Z-5.358, Arrêté modifiant l'arrêté Z-5, Arrêté de zonage de The City of Fredericton.**

**ADOPTÉ**

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Eric Megarity, conseiller municipal

**ATTENDU QUE les municipalités peuvent adopter des arrêtés en vertu de la *Loi sur la gouvernance locale* et la *Loi sur l'urbanisme* et que le conseil municipal a autorisé la lecture d'un sommaire de l'arrêté Z-5.358;**

**IL EST RÉSOLU QUE, par la présente, le conseil municipal de Fredericton donne lecture du sommaire de l'arrêté comme suit : Le projet d'arrêté Z-5.308 a pour but de modifier l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, en rezonant une partie de la propriété située au 501, rue Gibson (NID 01427780), pour la faire passer de Zone multirésidentielle 2 (MR-2) à Zone résidentielle 1 (R-1) et de Zone résidentielle 1 (R-1) à Zone multirésidentielle 2 (MR-2) afin de permettre le déplacement de l'allée vers la partie multirésidentielle et vers le lot R-1, sous réserve des conditions; QUE ledit arrêté fasse l'objet d'une troisième lecture par titre.**

**ADOPTÉ**

La conseillère municipale Cassandra LeBlanc revient à 19 h 45.

## **RAPPORTS DE COMITÉ**

### **Comité de la gouvernance et l'engagement civique (12 février 2026)**

La mairesse adjointe, Jocelyn Pike, présidente du Comité de la gouvernance et de l'engagement civique, donne un aperçu des points saillants de sa réunion du 12 février 2026 :

- Rapport annuel de la bibliothèque publique de Fredericton
- Tableau de bord du conseil
- Rapport trimestriel sur la consultation publique
- Révision du cadre stratégique
- Modifications apportées au code de conduite pour les membres du conseil municipal de Fredericton

*À titre d'information uniquement*

### **Comité sur la gérance environnementale (19 février 2026)**

Le conseiller municipal Kevin Darrah, président du Comité sur la gérance environnementale, donne un aperçu des points saillants de sa réunion du 19 février 2026 :

- Plan annuel de mise en œuvre de la stratégie de gestion de la forêt urbaine 2026
- Point sur les progrès réalisés en matière d'action climatique en 2025
- Optimisation de la collecte des déchets ménagers

*À titre d'information uniquement*

## **RAPPORT DU COMITÉ PLÉNIER**

### **Contrat de licence avec Oracle (point ajouté)**

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Cassandra LeBlanc, conseillère municipale

**IL EST RÉSOLU QUE** le conseil municipal de Fredericton autorise et approuve par la présente le document de commande conclu avec Oracle Canada ULC, qui prévoit le transfert des licences des services Oracle Cloud afin qu'elles soient désormais octroyées directement par Oracle Canada ULC pour les services ERP et GRH, pour une durée de 49,84 mois, pour un montant de 1 434 743,93 \$;

**QUE la mairesse et la secrétaire municipale soient autorisées à signer le document de commande au nom de la Municipalité ainsi que tout autre document juridique nécessaire pour faciliter l'exécution du document de commande et de la présente résolution.**

**ADOPTÉ**

### **AUTRES QUESTIONS**

#### **11, rue Carleton**

**Proposé par :** Margo Sheppard, conseillère municipale

**Appuyé par :** Greg Ericson, conseiller municipal

**ATTENDU QUE le conseil municipal de Fredericton attend depuis deux ans une décision du ministère de la Défense nationale concernant l'avenir de l'entrepôt d'armes de la milice endommagé situé au 11, rue Carleton, qui fait partie du quartier historique national de garnison de Fredericton, et**

**QUE Madame la mairesse Kate Rogers a écrit au ministre de Parcs Canada (responsable des sites historiques) et au ministère de la Défense nationale le 9 septembre 2024 pour exprimer le souhait du conseil municipal que le bâtiment situé au 11, rue Carleton, à Fredericton, ne soit pas démoli, mais fasse plutôt l'objet d'autres options de conservation, et**

**QU'aucun travail n'a été entrepris pour améliorer la sécurité ou la viabilité du bâtiment, malgré les démarches effectuées auprès du ministère de la Défense nationale par des groupes locaux et les démonstrations d'appui du public en faveur de la restauration de ce site historique de près de 200 ans, qui constitue un élément important du paysage de rue du marché extérieur du district de la garnison;**

**PAR CONSÉQUENT, IL EST RÉSOLU QUE le conseil municipal de Fredericton charge le directeur général de transmettre une lettre au ministère de la Défense nationale lui demandant de prendre des mesures immédiates pour restaurer le bâtiment situé au 11, rue Carleton, en mettant l'accent sur la préservation de la façade et de la ligne de toiture d'origine lors de la reconstruction du bâtiment.**

**ADOPTÉ SANS UNANIMITÉ**

(Les conseillers Jocelyn Pike, Steven Hicks, Mark Peters et Bruce Grandy ayant voté contre)

#### **Renommer le « Plan des arts » en « Stratégie pour une ville créative »**

**Proposé par :** Bruce Grandy, conseiller municipal

**Appuyé par :** Jason LeJeune, conseiller municipal

**IL EST RÉSOLU QUE le conseil municipal de Fredericton charge par la présente le directeur – Loisirs, Tourisme et Culture de renommer le projet « Plan des arts » en**

« Stratégie pour une ville créative » et de mettre à jour l'ensemble des supports de communication et d'image de marque associés à ce projet afin de refléter la nouvelle dénomination « Stratégie pour une ville créative ».

**ADOPTÉ**

**Programme de subventions de développement du parc de logements intermédiaires dans le cadre du Fonds pour accélérer la construction de logements – Habitat pour l'humanité Nouveau-Brunswick**

**Proposé par :** Jason LeJeune, conseiller municipal

**Appuyé par :** Greg Ericson, conseiller municipal

**ATTENDU QUE** The City of Fredericton a conclu avec la Société canadienne d'hypothèques et de logement une entente de contribution à un Fonds pour accélérer la construction de logements datée du 12 décembre 2023 en vue d'obtenir des fonds pour remédier à la pénurie de logements à Fredericton;

**QUE** l'entente de contribution au Fonds pour accélérer la construction de logements comprenait un plan d'action approuvé décrivant huit initiatives que la Ville de Fredericton s'était engagée à mettre en œuvre;

**QUE** le conseil municipal de Fredericton a adopté, le 22 avril 2024, une résolution instituant la Programme de subventions de développement du parc de logements intermédiaires dans le cadre du Fonds pour accélérer la construction de logements;

**QUE** le conseil municipal de Fredericton a adopté, le 24 novembre 2025, une résolution établissant la subvention révisée de développement du parc de logements intermédiaires dans le cadre du Fonds pour accélérer la construction de logements;

**QUE** le conseil municipal de Fredericton donne instruction au personnel d'approuver le financement en faveur d'Habitat pour l'humanité Nouveau-Brunswick provenant du Programme de subventions de développement du parc de logements intermédiaires dans le cadre du Fonds pour accélérer la construction de logements, en combinaison avec le Fonds pour accélérer la construction de logements – Subvention destinée aux organisations à but non lucratif visant le financement des coûts de préaménagement, le Fonds pour accélérer la construction de logements – Programme de subventions d'accession à la propriété pour ménages modestes et la subvention pour les permis de logement abordable et les frais de planification communautaire.

**ADOPTÉ**

**MOTION EXCUSANT UNE ABSENCE**

**Proposé par :** Greg Ericson, conseiller municipal

**Appuyé par :** Eric Megarity, conseiller municipal

**IL EST RÉSOLU QUE la conseillère municipale Ruth Breen soit excusée de la séance ordinaire du 23 février 2026.**

**ADOPTÉ**

**LEVÉE DE LA SÉANCE**

**Proposé par :** Mark Peters, conseiller municipal

**Appuyé par :** Jocelyn Pike, mairesse adjointe

**IL EST RÉSOLU QUE la séance soit levée à 20 h 26.**

**ADOPTÉ**

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Kate Rogers  
Mairesse

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Jennifer Lawson,  
Secrétaire municipale

**From:** Legal Services

**Date:** March 30, 2026

**Title:** By-law No. A-29 – A By-law to Permit the Enactment of Certain By-laws and Adoption of Certain Resolutions

**Description:** By-law No. A-29 A By-law to Permit the Enactment of Certain By-laws and Adoption of Certain Resolutions, Direction to prepare by-law, First Reading of By-law No. A-29, by title, Second Reading of By-law No. A-29, by title

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### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Direction to prepare by-law
- First Reading of By-law No. A-29, by title
- Second Reading of By-law No. A-29, by title

### **Additional Information**

The purpose of proposed By-law No. A-29 is to permit City Council to excise its powers with respect to certain by-laws, agreements and other items during the period where restrictions exist on the outgoing City Council between the date of the 2026 Municipal Election and the date of first meeting of the new incoming City Council.

#### **↳ City Council Meeting – April 13, 2026**

- It is anticipated that City Council will adopt a resolution authorizing and directing preparation of the proposed by-law.

### **RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes and directs staff of the Legal Division to prepare a by-law to permit the enactment of certain by-laws and adoption of certain resolutions during the period between the date of the 2026 Municipal Election and the date of first meeting of the new incoming City Council.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. A-29 A By-law to Permit the Enactment of Certain By-laws and Adoption of Certain Resolutions, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. A-29 A By-law to Permit the Enactment of Certain By-laws and Adoption of Certain Resolutions, second reading by title.**

Prepared by: Danielle Veilleux, Paralegal, Legal Services  
Approved by: Michelle Brzak, City Solicitor

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.8	Issue Date:	May 19, 2015
Printed On:	April 10, 2026	© May 25, 2001	

**BY-LAW NO. A-29**

**A BY-LAW TO PERMIT THE ENACTMENT  
OF CERTAIN BY-LAWS AND ADOPTION  
OF CERTAIN RESOLUTIONS**

BE IT ENACTED by the Council of the City of Fredericton as follows:

Pursuant to Section 56(3)(b) of the Local Governance Act, City Council does hereby authorize the Council of the City of Fredericton to consider and/or enact certain by-laws, and to consider and/or adopt certain resolutions commencing on the day of the 2026 general election and ending on the day of the first meeting of the new incoming Council.

1. The proposed by-laws, appointments, agreements, and contracts are as follows:

- By-law No. Z-3.1, A By-law to Amend By-law No. Z-3, A By-law to Establish a Planning Advisory Committee
- By-law No. Z-5.366, A By-law to Amend By-law No. Z-5, A Zoning By-law for The City of Fredericton – 925-929 Union Street
- By-law No. Z-5.367, A By-law to Amend By-law No. Z-5, A Zoning By-law for The City of Fredericton – 17 Kimble Court
- By-law No. A-16.3, A By-law Respecting the Remuneration of City Council for the City of Fredericton
- By-law No. A-28, A By-law Respecting the Powers and Duties of the Chief Administrator of the City of Fredericton
- Integrated Mobile Crisis Unit Agreement
- Sitansisk General Services Agreement

**ARRÊTÉ N° A-29**

**ARRÊTÉ VISANT À PERMETTRE  
L'ÉDICTION DE CERTAINS ARRÊTÉS  
ET L'ADOPTION DE CERTAINES  
RÉSOLUTIONS**

Le conseil municipal de Fredericton édicte ce qui suit :

Conformément à l'alinéa 56(3)b) de la *Loi sur la gouvernance locale*, le conseil municipal autorise, par la présente, le conseil municipal de Fredericton à envisager et/ou édicter certains arrêtés ainsi qu'à considérer et/ou adopter certaines résolutions pendant la période comprise entre la date de l'élection générale de 2026 et celle de la première réunion du conseil entrant inclusivement.

1. Les projets d'arrêté, nominations, accords et contrats sont les suivants:

- Arrêté N° Z-3.1, Arrêté modifiant l'arrêté n° Z-3, Arrêté Constituant un Comité Consultatif en Matière D'Urbanisme pour the City of Fredericton
- Arrêté N° Z-5.366, Arrêté modifiant l'arrêté n° Z-5 relatif au zonage de The City of Fredericton – 925-929 rue Union
- Arrêté N° Z-5.367, Arrêté modifiant l'arrêté n° Z-5 relatif au zonage de The City of Fredericton – 17 cour Kimble
- Arrêté N° A-16.3, Arrêté concernant la rémunération des membres du conseil municipal dans la Municipalité de Fredericton
- Arrêté N° A-28, Arrêté relatif aux attributions du directeur général de The City of Fredericton
- Entente relative à l'Unité mobile intégrée d'intervention en situation de crise
- Entente de services généraux avec la Sitansisk

- Sitansisk Water and Sewer Agreement
- Fredericton River Centre Agreement
- Regent Street Wharf Agreement
- Lincoln Road Boat Club Agreement
- MOU Agreement with NBDTI on Westmorland Street Asphalt Rehabilitation/Resurfacing work
- MOU Agreement with NBDTI on Riverside Drive Reconstruction
- Agreement with 736294 NB Inc. for Reynolds Street Development
- Agreement between Carle Ventures and the City of Fredericton re: St. Mary's Street
- Integrated Mobility Plan
- Funding Agreements, Contribution Agreements and Offer Letters with respect to funding from external partners
- Agreements, contracts, deeds or any other document with respect to the disposal of 212 Woodstock Road
- Agreements, contracts or any other document with respect to the lease of 554 Brunswick Street
- Agreements, contracts, deeds or any other document with respect to the sale of a portion of land on Doak Road to DTI
- Agreements and related instruments necessary to advance projects associated with the 2026 construction season, including but not limited to land acquisitions, dispositions, easements,
- Entente relative aux services d'aqueduc et d'égouts avec la Sitansisk
- Entente relative au Centre fluvial de Fredericton
- Entente relative au quai de la rue Regent
- Entente relative au Lincoln Road Boat Club (club nautique du chemin Lincoln)
- Protocole d'entente avec le MTINB relatif aux travaux de réhabilitation et de revêtement asphaltique de la rue Westmorland
- Protocole d'entente avec le MTINB relatif à la reconstruction du chemin Riverside
- Entente avec 736294 NB Inc. relative à l'aménagement de la rue Reynolds
- Entente entre Carle Ventures et la Ville de Fredericton au sujet de la rue Sainte-Mary's
- Plan intégré de mobilité
- Ententes de financement, accords de contribution et lettres d'offre relatifs au financement provenant de partenaires externes
- Ententes, contrats, actes ou tout autre document relatif à l'aliénation du 212, chemin Woodstock
- Ententes, contrats ou tout autre document relatif au bail visant le 554, rue Brunswick
- Ententes, contrats, actes ou tout autre document relatif à la vente au MTI d'une partie du terrain situé sur le chemin Doak
- Ententes et instruments connexes nécessaires à la réalisation des projets associés à la saison de construction 2026, y compris, mais sans s'y limiter, les acquisitions foncières, les aliénations, les

- |  |   |
|--|---|
| rights-of-way, licences, and other property interests  | servitudes, les droits de passage, les licences et autres intérêts fonciers   |
| ➤ Occupancy and Use License Agreements involving City-owned property, including new agreements, renewals, and amendments | ➤ Ententes de licence d'occupation et d'utilisation visant les biens appartenant à la Ville, y compris les nouvelles ententes, les renouvellements et les modifications |
| ➤ Establishment of a Crypto Currency Wallet  | ➤ Création d'un portefeuille de cryptomonnaie   |
| ➤ By-law Officer Appointments  | ➤ Nominations d'agents d'exécution d'arrêtés  |
| ➤ Adoption of Policies and Procedures  | ➤ Adoption de politiques et procédures  |
| ➤ Proclamations and flag raisings  | ➤ Proclamations et levers de drapeau  |
| 2. Notwithstanding Section 1 above, any other business as outlined in Section 56(1) of the <i>Local Governance Act</i> . | 2. Nonobstant l'article 1 ci-haut, toute autre affaire telle que décrite à l'alinéa 56(1) de la <i>Loi sur la gouvernance locale</i> .                                  |

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Kate Rogers  
Mayor / mairesse

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Jennifer Lawson  
City Clerk / secrétaire municipale

First Reading:  
Second Reading:  
Third Reading:

Première lecture :  
Deuxième lecture :  
Troisième lecture :



**BY-LAW STATUS REPORT**

*For City Council – April 6, 2026*

**From:** Legal Services  
**Date:** March 27, 2026  
**Title:** By-law No. T-1.129, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic  
**Description:** By-law No. T-1.129, First Reading of By-law No. T-1.129, by title, Second Reading of By-law No. T-1.129, by title

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**FOR CITY COUNCIL ON APRIL 13, 2026:**

- First Reading of By-law No. T-1.129, by title
- Second Reading of By-law No. T-1.129, by title

**Additional Information**

The purpose of proposed By-law No. T-1.129, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic, is to allow four (4) parking spaces, with two (2) being barrier free spaces located at the front of the building, at the New Brunswick Community College of Craft and Design.

↪ **City Council Meeting – April 13, 2026**

- City Council will consider adopting a resolution authorizing and directing the preparation of the proposed by-law.

**RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. T-1.129, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. T-1.129, A By-law to Amend By-law No. T-1, A By-law to Regulate Traffic, second reading by title.**

Prepared by: Ashley Landry, Paralegal, Legal Services

Approved by: Michelle Brzak, City Solicitor

**BY-LAW NO. T-1.129**

**A BY-LAW TO AMEND BY-LAW NO. T-1, A BY-LAW TO REGULATE TRAFFIC**

PASSED:

WHEREAS local governments may make by-laws pursuant to the *Local Governance Act*;

AND WHEREAS local governments may make by-laws pursuant to section 113 of the *Motor Vehicle Act*.

NOW THEREFORE, BE IT ENACTED by the Council of the City of Fredericton, and pursuant to the authority vested in it by the *Local Governance Act*, SNB 2017, c. 18 as follows:

1. By-law No. T-1, *A By-law to Regulate Traffic*, is amended by repealing paragraph (xvii) of subsection (m) of section 16.05 replacing it with a new paragraph (xvii) as follows:

(xvii) in the Military Compound area bounded on the north by The New Brunswick Community College of Craft and Design (known as civic number 457 Queen Street); on the east by Carleton Street; on the south by The Soldiers Barracks (known as civic number 463 Queen Street) and Queen Street; and on the west by the easterly property line of the Justice Building property (known as civic number 427 Queen Street) with the exception of four (4) parking spaces located at the front of the building, two (2) of which are designated as barrier-

**ARRÊTÉ N° T-1.129**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ N° T-1, ARRÊTÉ VISANT À RÉGLEMENTER LA CIRCULATION**

ADOPTÉ : le

ATTENDU que les gouvernements locaux peuvent établir des arrêtés en vertu de la *Loi sur la gouvernance locale*;

ET ATTENDU que les gouvernements locaux peuvent établir des arrêtés en vertu de l'article 113 de la *Loi sur les véhicules à moteur*.

IL EST PAR CONSÉQUENT RÉSOLU que le conseil municipal de la Ville de Fredericton édicte, conformément aux pouvoirs que lui confère la *Loi sur la gouvernance locale*, LN-B 2017, ch. 18, ce qui suit :

1. L'arrêté no T-1, *Arrêté visant à réglementer la circulation*, est modifié en abrogeant l'alinéa (xvii) du paragraphe (m) à l'article 16.05 et en le remplaçant avec un nouvel alinéa (xvii) comme suit :

(xvii) dans la zone du Quartier militaire bordé au nord par le New Brunswick Community College – College of Craft and Design (dont l'adresse est le 457, rue Queen); à l'est par la rue Carleton; au sud par la Caserne des soldats (dont l'adresse est le 463, rue Queen) et la rue Queen; et à l'ouest par la limite est du terrain du Palais de justice (dont l'adresse est le 427, à l'exception de quatre (4) places de stationnement situées à l'avant du bâtiment, dont deux (2) sont désignées comme étant accessibles;

free;

First Reading:

Second Reading:

Third Reading:

Première lecture le

Deuxième lecture: le

Troisième lecture: le

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Kate Rogers  
Mayor/ mairesse

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Jennifer Lawson  
City Clerk /secrétaire municipale

**To:** Councillor Grandy, Chair, and Members of the Mobility Committee  
**From:** Tyson Aubie  
**Date:** March 19, 2026  
**Title:** T-1 By-law Amendments – Parking Restrictions Update

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### **ISSUE:**

By-law amendments are required to update existing parking restrictions within the military compound (NBCCD).

### **RECOMMENDATION(S):**

#### **A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration:

BE IT RESOLVED THAT City Council for the City of Fredericton authorizes and directs the Legal Division to make the following amendments to By-law No. T-1, A By-law to Regulate Traffic, by:

1) Repealing Section 16.05 (m) (xvii) and replacing it with the following:

“in the Military Compound area bounded on the north by The New Brunswick Community College College of Craft and Design (known as civic number 457 Queen Street); on the east by Carleton Street; on the south by The Soldiers Barracks (known as civic number 463 Queen Street) and Queen Street; and on the west by the easterly property line of the Justice Building property (known as civic number 427 Queen Street) with the exception of four (4) parking spaces located at the front of the building, two (2) of which are designated as barrier-free;”

B. **Other options:** City Council may choose to provide other direction to staff.

### **SITUATION, BACKGROUND & DISCUSSION:**

City staff manage the day-to-day operations of city streets. This includes regulatory street signage for traffic controls and parking restrictions. By-law No. T-1 lists the locations of all traffic control and parking restrictions in the city and should be regularly updated to reflect the needs of a growing city. The following changes to By-law T-1 are recommended based on existing signage and proposed new changes to signage.

#### **Parking restrictions:**

- Repeal the parking restrictions within the military compound to permit 4 spaces for accessible parking and service parking for the NBCCD. This bylaw amendment was requested by NBCCD with the understanding that the city is not responsible for enforcement of the service parking and this would be the responsibility of NBCCD. The accessible parking spaces however will be enforced at this location as per existing bylaws permitting enforcement of accessible parking on private property.
- **FINANCIAL:** The costs of these changes will be covered under existing roadway operations budgets

- **LEGAL:** To allow enforcement for the proposed barrier-free parking spaces in this area, by-law amendments are required to By-law No. T-1.
- **COMMUNICATIONS:** Communications has been made aware of the of the proposed By-law amendments
- **CLIMATE LENS:**
  - Moves us towards GHG reduction targets
  - No change in GHG emissions
  - Moves us away from GHG targets but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**Does this proposal improve the City of Fredericton's resilience to the impacts of climate change in line with our Climate Change Adaptation Plan?**

- Moves us towards climate resilience
- No change in resilience
- Moves us away from climate resilience but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**SPOKESPERSON:**

Prepared by: *Tyson Aubie*

Approved by: *Dylan Gamble*

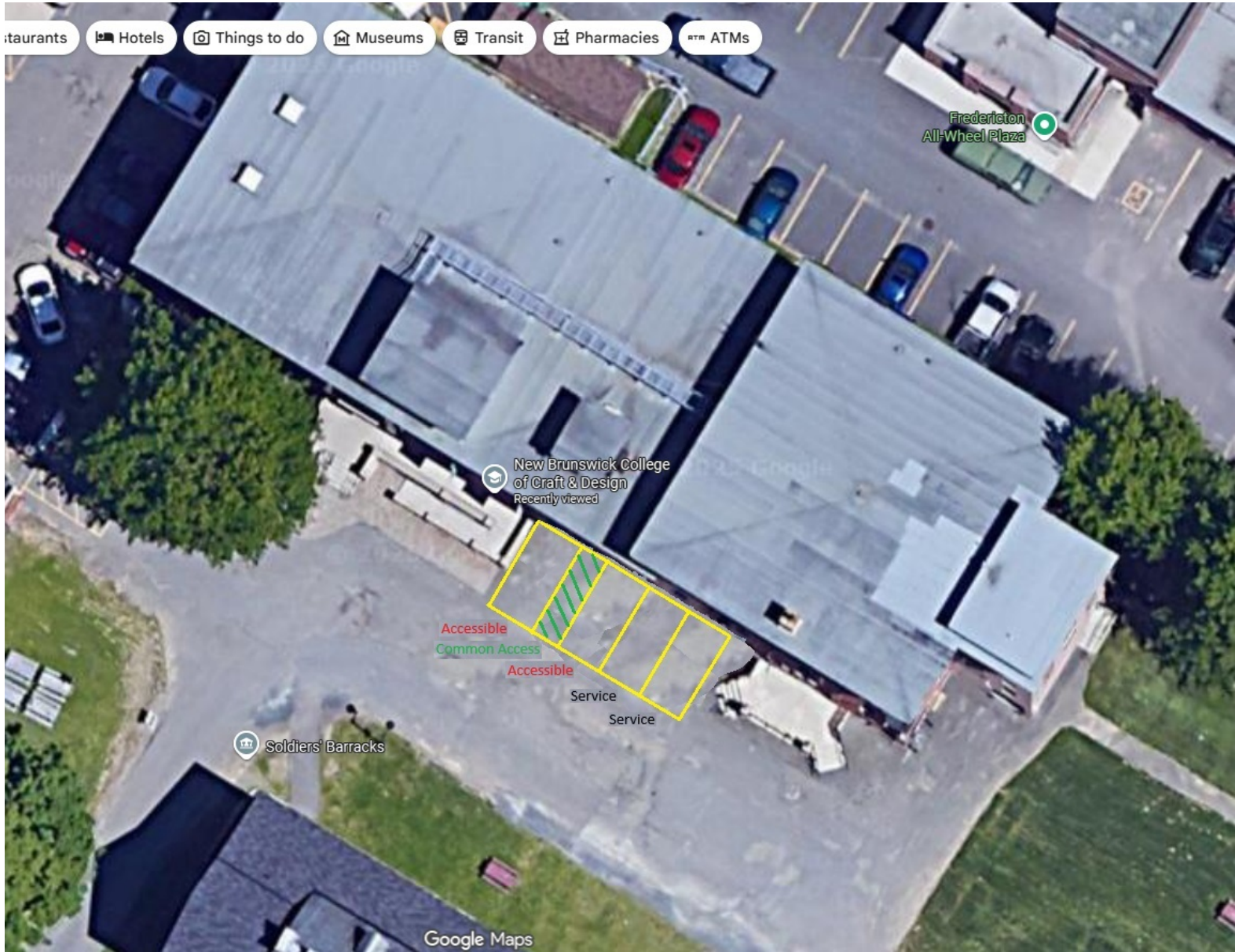
**Report Approval Details**

Document Title:	T-1 By-law amendments parking restriction updates March 19 2026 twa.docx
Attachments:	- courtyard parking.jpg
Final Approval Date:	Mar 11, 2026

This report and all of its attachments were approved and signed as outlined below:

Gamble, Dylan

Degrace, Sara



**From:** Planning & Development, Community Planning

**Date:** April 07, 2026

**Title:** By-law No. Z-5.364 – 314-316, 348 & 402 Saint Mary’s Street – Carle Developments Ltd., Rezoning

**Description:** By-law No. Z-5.364, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.364, by title, Second Reading of By-law No. Z-5.364, by title

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### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.364, by title
- Second Reading of By-law No. Z-5.364, by title

### **Additional Information**

- The purpose of proposed By-law No. Z-5.364 is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning properties at 314-316, 348 and 402 Saint Mary’s Street, specifically, portions of PIDs 01488345, 00000003 and 75549550 from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2); rezoning a portion of PID 01424258 from Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2) and rezoning PIDs 01424241, 75529065, 01422369 and a portion of PID 01422419 from Future Development (FD) to Multi-Residential Zone Two (MR-2) to permit the construction of 9 three-storey apartment buildings with a total of 216 units.

#### **↪ City Council Meeting – February 23, 2026**

- City Council adopted a resolution referring the application to PAC, authorizing Section 111 advertising, preparation of a by-law to amend the Zoning By-law, and set the date for consideration of objections/support to the proposed by-law.

#### **↪ Planning Advisory Committee Meeting – March 18, 2026**

- Staff recommended approval
- PAC recommended approval (*no letters of objection/support received at PAC*)

**RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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, subject to terms and conditions.**

**BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, with respect to an application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary’s Street for a tentative plan of subdivision to create a future public street, with a recommendation that the location of the future public street as shown on Map III attached to P.R. 16/26 be approved.**

*Hearing of Objections/Support – City Clerk*

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.364, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.364, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.**

Prepared by: Alicia Brown, Planning & Development Application Specialist, Community Planning

Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.8	Issue Date:	May 19, 2015
Printed On:	April 8, 2026	©	May 25, 2001

**CITY OF FREDERICTON**  
**BY-LAW NO. Z-5.364**

**A BY-LAW TO AMEND BY-LAW NO. Z-5,  
A ZONING BY-LAW FOR THE CITY OF  
FREDERICTON**

**WHEREAS** the Council of the City of Fredericton deems it desirable to amend By-law No. Z-5 as hereinafter provided.

**THEREFORE THE COUNCIL OF THE CITY OF FREDERICTON ENACTS AS FOLLOWS:**

1. By-law No. Z-5, A Zoning By-law for The City of Fredericton, is amended by changing the zone as shown on the zoning map thereof, portions of properties located at 314-316, 348 & 402 Saint Mary's Street and shown on Schedule "11" attached to and forming part of By-law No. Z-5.364, by rezoning portions of PIDs 01488345, 00000003 and 75549550 from Commercial Corridor Zone Two (COR-2) to Multi-Residential Zone Two (MR-2).
2. The said by-law is further amended by rezoning a portion of PID 01424258 from Multi-Residential Zone Two (MR-2) to Commercial Corridor Zone Two (COR-2).
3. The said by-law is further amended by rezoning PIDs 01424241, 75529065, 01422369 and a portion of PID 01422419 from Future Development (FD) to Multi-Residential Zone Two (MR-2).

**VILLE DE FREDERICTON**  
**ARRÊTÉ N° Z-5.364**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ  
N° Z-5 RELATIF AU ZONAGE DE THE CITY  
OF FREDERICTON**

**ATTENDU QUE** le conseil municipal de la Ville de Fredericton estime souhaitable de modifier l'arrêté n° Z-5, ainsi qu'il est prévu ci-après.

**PAR CES MOTIFS, LE CONSEIL MUNICIPAL DE LA VILLE DE FREDERICTON ÉDICTE CE QUI SUIT :**

1. L'arrêté n° Z-5, relatif au zonage de The City of Fredericton, est modifié par la modification de la désignation, comme l'indique le plan de zonage, pour des parties du terrain situé au 314-316, 348 & 402, rue Saint Mary's comme le montre l'annexe « 11 » ci-jointe et faisant partie de l'arrêté n° Z-5.364, par le rezonage des parties de NIDs 01488345, 00000003 et 75549550 de zone de corridor commerciale 2 (COR-2) à zone multirésidentielle 2 (MR-2).
2. Ledit arrêté est d'autant plus modifié par le rezonage de partie du NID 01424258 de zone multirésidentielle 2 (MR-2) à zone de corridor commerciale 2 (COR-2)
3. Ledit arrêté est d'autant plus modifié par le rezonage des NIDs 01424241, 75529065, 01422369 et d'une partie du NID 01422419 de zone d'aménagement futur (FD) zone à zone multirésidentielle 2 (MR-2).

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2026.

Passé en première lecture ce \_\_\_\_\_ 2026.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

Passé en deuxième lecture ce \_\_\_\_\_ 2026.

Read a third time and finally passed this \_\_\_\_ day  
of \_\_\_\_\_, 2026.

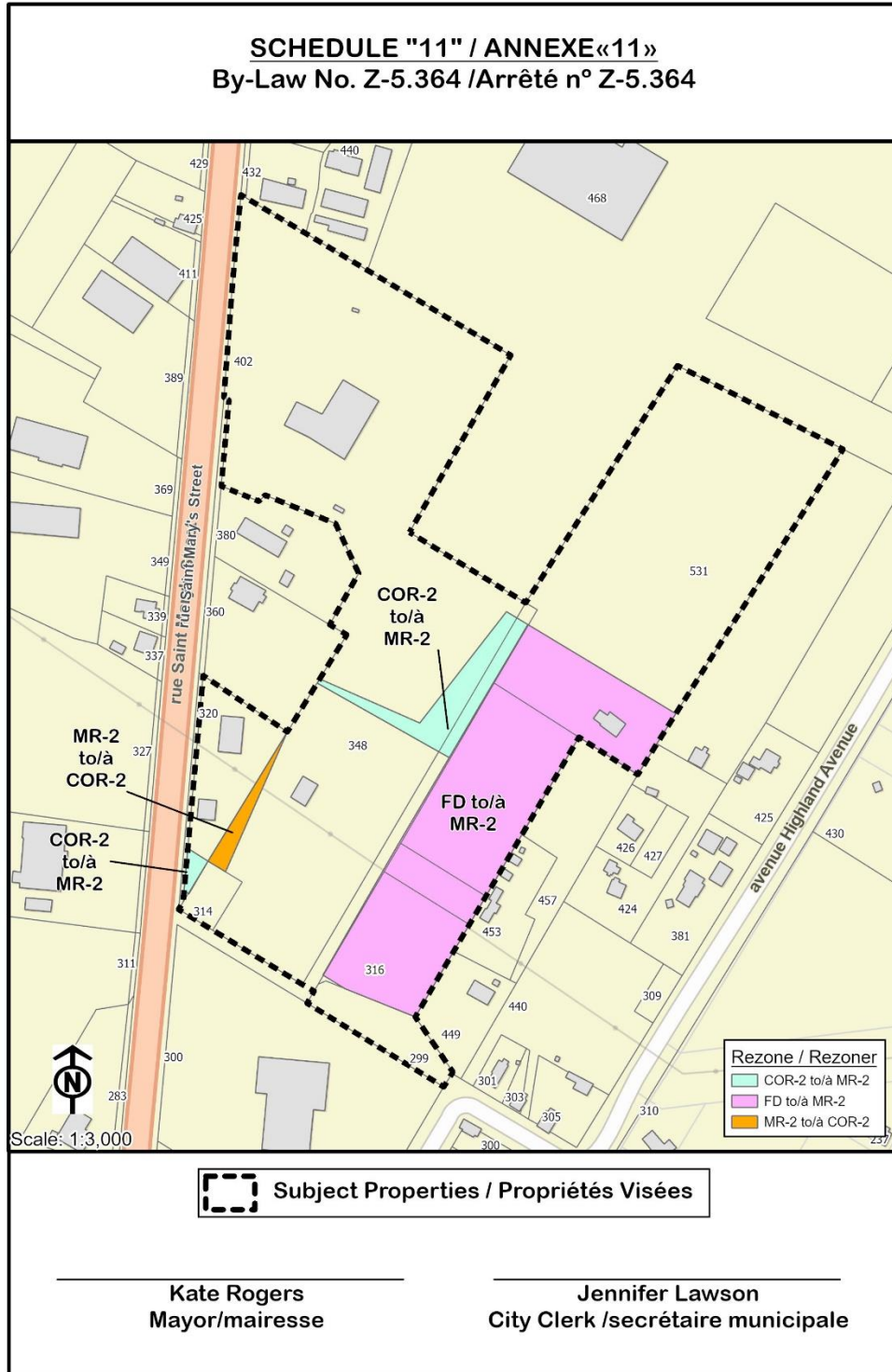
Passé en troisième lecture et définitivement adopté  
ce \_\_\_\_\_ 2026.

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Kate Rogers,  
Mayor/maire

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Jennifer Lawson,  
City Clerk/secrétaire municipale



**From:** Elizabeth Murray, Secretary, Planning Advisory Committee

**Date:** Thursday, March 19, 2026

**Title:** 314-316, 348, 402 Saint Mary's Street (PIDs 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550, 01424233, 00000003)

**Description:** Rezoning and a tentative plan of subdivision to permit 9 three storey apartment buildings with a total of 216 units

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The Planning Advisory Committee, at its meeting held on March 18, 2026, considered an 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, subject to the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 16/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, VI, VI, XII, and XIII attached to P.R. 16/26, with the inclusion of a variety of architectural features, exterior building finish materials and colours to ensure that no more than two buildings appear the same;
- c) A final landscape and parking plan be provided, including the provision of pedestrian walkways, common amenity space, and enhanced landscaping around the stormwater management ponds as generally shown on Map II attached to P.R. 16/26, as well as landscaping and fencing between parking areas and the western, eastern, and northern property lines, to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations. The entire site design is to be completed prior to the first building permit approval.

- e) All design, construction, and inspection 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;
- f) An easement will be required over the storm sewer servicing proposed to Highland Avenue. Any easements or agreements are to be located/designed to the satisfaction of the Director of Engineering & Operations and granted gratuitously to the relevant authorities.
- g) The Applicant shall enter into a Section 131 Development Agreement with the City to address the access road and sidewalk connection along the future public street to the satisfaction of the Development Officer and Director of Engineering & Operations; and,
- h) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application.

Additional Information

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

- a) The final plan of subdivision be submitted generally in accordance with Map III attached to P.R. 16/26 to the satisfaction of the Development Officer.

**The Committee directed that the following resolutions be forwarded to City Council for consideration:**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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, subject to terms and conditions.**

**BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, with respect to an application submitted by Carle Developments Ltd. on property located at 314-316, 348 & 402 Saint Mary's Street for a tentative plan of subdivision to create a future public street, with a recommendation that the location of the future public street as shown on Map III attached to P.R. 16/26 be approved.**

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

Cc: Carle Developments Ltd., c/o Andy Buying, 8 Lydia Court, Fredericton, NB, E3A 0B1  
601557 NB Ltd., 402 Saint Mary's Street, Fredericton, NB, E3A 8H5  
New Brunswick Association of Metis & Non-Status Indians Inc., 320 Saint Mary's  
Street, Fredericton, NB, E3A 2S4

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

## PLANNING REPORT



PAC – March 18, 2026  
File No.: Z-7-2026, S-7-2026, P.R. No. 16/26

**To:** Planning Advisory Committee

**From:** Fredrick Van Rooyen, Senior Planner

**Proposal:** Rezoning and tentative plan of subdivision to permit 9 three storey apartment buildings with a total of 216 units

**Property:** **314-316, 348 & 402 Saint Mary's Street**  
**(PIDs 01488345, 01424258, 01424241, 75529065, 01422369, 01422419, 75549550, 01424233, 00000003)**

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**OWNERS:** 601557 NB Ltd. / New Brunswick Association of Metis & Non-Status Indians Inc.  
402 Saint Mary's Street / 320 Saint Mary's Street  
Fredericton, NB / Fredericton, NB  
E3A 8H5 / E3A 2S4

**APPLICANT:** Carle Developments Ltd. c/o Andy Buyting  
8 Lydia Court  
Fredericton, NB, E3A 0B1

### **SITE INFORMATION:**

**Location:** East side of Saint Mary's Street between Maple Street and Two Nations Crossing

**Context:** Mix of non-residential and residential uses, office uses to the west and south, car sales to the north, and low-rise residential to the east

**Ward No:** 4

**Municipal Plan:** Established Neighbourhoods/Commercial Centres & Corridors

**Zoning:** Multi-Residential Zone Two (MR-2), Commercial Corridor Zone Two (COR-2), and Future Development (FD)

**Existing Land Use:** Vacant lands

**Previous Applications:** Z-31-2000, S-11-2004, V-19-2024

### **EXECUTIVE SUMMARY:**

The Applicant is proposing a phased residential development that would feature 9 three-storey apartment buildings with a total of 216 units, 66 units being affordable housing. The proposal includes several rezonings given the consolidated lot along with a tentative plan of subdivision for a future public street, which provides access to the site from Saint Mary's Street. Overall, the proposal meets the intent of the Municipal Plan and complies with the MR-2 zone standards. Staff support the application subject to terms and conditions.

## **APPLICATION:**

Carle Developments Ltd. has made application on property located at 314-316, 348 & 402 Saint Mary's Street for the following:

- 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);
  - Future Development (FD) to Multi-Residential Zone Two (MR-2) (PID 01424241, PID 75529065, PID 01422369 and portion of PID 01422419); and,
- Tentative plan of subdivision to create a future public street;

to permit 9 three-storey apartment buildings with a total of 216 units.

## **PLANNING COMMENTS:**

Background:

- In 2000, 348 Saint Mary's Street (PID 01424258) was rezoned to R-6 Residential under the previous Zoning By-law Z-2 to permit the development of 108 apartment units in four buildings. In 2004, the terms and conditions of the original approval were amended based on a new site layout and the subdivision of the property as two separate parcels. The 2004 approval included two 30-unit apartment buildings on one lot and a 48-unit on the other lot. As part of that approval, there was a term and condition for a right-of-way agreement that provided for access over the reserved road to gain access out to Saint Mary's Street.
- This approval from 2004 was never advanced and the property has since sold. The current Applicant looks to advance a residential proposal on this property, along with additional property to the east that is currently zoned Future Development, and small portions as part of land swaps with adjacent COR-2 properties.

Proposal:

- The Applicant is proposing a phased residential development that would feature 9 three-storey apartment buildings with a total of 216 units (see Map II). The 9 three-storey apartment buildings would include the following details:
  - 3 buildings with 30 units each
  - 3 buildings with 24 units each
  - 3 buildings with 18 units each
  
  - 96 one-bedroom units
  - 114 two-bedroom units
  - 6 three-bedroom units
  
  - 150 market units
  - 66 affordable units (all 1 bedrooms through CMHC MLI Select Program) – these units would be distributed evenly through the 24 & 30 unit buildings with 11 affordable units in each.

- The Applicant has outlined three phases, which coincides with the phasing for the condominium:
  - Phase 1: Buildings 1 & 2
  - Phase 2: Buildings 3-6
  - Phase 3: Buildings 7-9
- Access to the development would come from Saint Mary's Street, in the location of a future public street, leading to a private driveway network for the development (see Map II). This driveway network provides a common corridor for the overall development and includes a sidewalk system for pedestrians to move through the site. The Applicant has worked with staff to build this network around a centralized common amenity space. The Applicant has outlined that this space would include central landscaped area, gazebo, benches, a community garden, and a small playground (see Map II).
- As part of the proposal, the Applicant would look to consolidate a number of PIDs to support a cohesive development scheme (see Map III). As part of this consolidation, it necessitates a number of rezonings beyond the existing property that is already zoned MR-2.
- The Applicant has outlined that the development would be in a phased bare-land condominium structure under provincial legislation. This structure is intended as a legal ownership, financing, and governance framework for the multi-building rental apartment community while keeping it as one consolidated lot from a functional perspective. All phases of the condominium would contribute to and share common elements such as the internal roads, parking areas, landscaping, and common amenity space. Staff would note that the condominium process is outside the typical planning approval process as it is governed by the Province.

#### Growth Strategy:

- The proposal is consistent with the Growth Strategy in terms of the Areas of Stability and Minor Change, which calls for modest forms of intensification at the edges of neighbourhoods and along main roads. The subject property is along Saint Mary's Street, which is a major arterial road, and this section has more of a commercial context rather than an established neighbourhood. The abutting lands on Saint Mary's Street also now permit greater residential intensification through workforce housing, which permits up to 6 storeys. The proposed three storey built form is compatible with the surrounding lands and is at the periphery of more established neighbourhoods to the east and south.

#### Municipal Plan:

- The subject property is primarily designated Established Neighbourhood in the Municipal Plan, which permits a full range of residential dwelling types. Staff would note that small portions of the subject property, those part of a proposed land swap, are technically designated Commercial Centres and Corridors, being those shown as blue on Map I. As per section 4.2 of the Municipal Plan, the land use designations are intended to be approximate, except where they coincide with roads or other clearly defined physical features. Where general compliance with Municipal Plan policies is maintained, minor boundary adjustments to the land use designations shall not require a Municipal Plan amendment. Accordingly, the land part of the land swap that is designated Commercial Centres and Corridors does not require a plan amendment.

- Lands within the Established Neighbourhood designation are expected to evolve slowly over time, accommodating new development that is compatible with the general character of these areas. However, in some instances, more significant intensification may be permitted at the edges of neighbourhoods and along arterial and collector roads. The subject property is located on Saint Mary's Street, which is a major arterial road, and very much at the periphery of more established low-rise residential areas to the east and south. Consequently, more significant intensification would be considered appropriate for the subject property. Staff would add that a significant portion of the property is already zoned MR-2 and has an existing multi-residential approval in place.
- The Established Neighbourhood designation contains the following relevant policies:
  - *2.2.1(15) The City shall support the stability of Established Neighbourhoods by:*
    - *iii Routing higher volume traffic along arterial and collector roads;*
    - *vii Requiring that new or infill development be compatible with adjacent properties.*
  - *2.2.1(18) To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:*
    - *ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
    - *iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
    - *iv. Healthy, mature trees are protected wherever feasible.*
  - *2.2.1(19) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.*
  - *2.2.1(20) Where a rezoning or zoning by-law amendment is required for a new mid- or high-rise residential use in an Established Neighborhood, proposals shall:*
    - *i. Locate at the periphery of neighbourhoods and along arterial and collector roads;*
    - *ii. Have direct access to an arterial or collector road. If direct access to one of these road types is not possible, the development may gain access to an arterial or collector road from a local road;*
    - *iii. Incorporate underground parking facilities, where appropriate;*
    - *iv. Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
    - *v. Be adjacent to or in close proximity to an existing or planned public transit route;*
    - *vi. Be adjacent to or in close proximity to parks, open spaces and/or other community facilities, services and amenities, and employment zones; and,*
    - *vii. Provide high-quality building design that contributes positively to the City's urban form.*

Overall, the proposed development meets the intent of the Municipal Plan by providing:

- Appropriately scaled infill development with access to a major arterial road;
- This inclusion of affordable housing in close proximity to public transit; and,
- Adequate on-site landscaping, buffering, and amenity space.

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)	Standard Density 161m <sup>2</sup> /unit 28,264m <sup>2</sup> /161m <sup>2</sup> = 175 units max  Affordable Housing Density Bonus 66 affordable housing units x 45m <sup>2</sup> = 2,970m <sup>2</sup> 150 market rate units x 161m <sup>2</sup> = 24,150m <sup>2</sup> Total Area Required = 27,120m <sup>2</sup>	28,264m <sup>2</sup> 216 units
Lot Frontage (min)	34m	23.4m*
Lot Depth (min)	30m	~227m
Lot Coverage (max)	35% (9,892.4m <sup>2</sup> )	21% (5,940m <sup>2</sup> )
Landscaped Area (min)	35% (9,892.4m <sup>2</sup> )	40% (11,297m <sup>2</sup> )
Building Setbacks (min)		
Front (Saint Mary's Street)	3m	30m
Side (west)	3m	7.8m
Side (east)	3m	10.3m
Rear	7.5m	18m
Building Height	14m	10.7m
Vehicle Parking (min)	1-BR unit: 1 sp 2-BR unit: 1.5 sp 3-BR unit: 1.75 sp  96-1BR units = 96 sp 114-2BR units = 171 sp 6-3BR units = 10.5 sp 30% Parking Reduction: Affordable Housing (-19.8sp) Total Parking Spaces Required = 258 sp	263 spaces
Bicycle Parking (min)	0.3 sp/unit 216 units x 0.3 sp = 65 sp total	65 spaces

\* Deficient lot frontage is existing and already received a variance as part of V-19-2024

The proposal complies with the standards of the MR-2 zone and no variances are required based on the submitted proposal.

### Parking, Landscaping & Common Amenity Space:

- Given the size of the property (28,264 square metres or 6.98 acres), there is ample space to provide adequate parking and landscaping. The Applicant has noted that no underground parking is proposed to ensure the project is cost efficient and affordable. With the surrounding non-residential uses, staff would emphasize the importance of landscaping and buffering on the site, along with the need for outdoor common amenity space to provide a livable and enjoyable residential environment. As shown on Map II, enhanced landscaping would be provided around the stormwater attenuation ponds as you enter the site. In the middle of the site is a common amenity space which is a focal point for the project and provides critical amenity space for the future residents of this community. The Applicant has outlined that this space would include a gazebo, benches, and community gardens. The Applicant has also identified a small playground area on the western side of the site. With the amount of parking on the site, the Applicant has also included a pedestrian network through the site for future residents to access the common amenity space, and out to Saint Mary's Street.
- With the surrounding non-residential uses along Saint Mary's Street along with the residential on Highland Ave, as part of a final landscape plan, staff would be looking to ensure that adequate screening and buffering, through a combination of fencing and landscaping, is provided. Particular emphasis would be placed on fencing and landscaping around the eastern, western, and northerly property lines and around the parking areas.

### Building Design:

- With the number of proposed buildings on the same site, the Applicant has worked with staff to provide a variety of conceptual building elevations and renderings as seen on Maps IV-VIII & Maps XII-XIII. It should be recognized that these elevations and renderings are conceptual, but that the building location and design standards would still apply as part of the detailed plan review at the building permit stage. Overall, the building designs provide a variety of colours and materials and look include different architecture features, rooflines, and entrance coverings.
- As there are 9 apartment buildings in total, particularly emphasis would be placed on the standard required under the MR-2 zone which outlines: *"where there are multiple buildings on a lot, no more than two buildings shall appear the same with regard to overall design, architectural features, exterior building finish materials and colours"*. In staff's view, the Applicant has made an effort to meet the intent of this standard and would work with staff at the permit stage to refine the design further.
- While there is limited frontage directly on Saint Mary's Street, the proposed buildings have been oriented to address the driveway down the centre of the site and include pedestrian connections from the main entrance. For Buildings 1 & 2 facing the future public street, staff would look to work with the Applicant to ensure that these façade frame and address that future frontage.

#### Tentative Plan of Subdivision:

- In addition to the rezoning, the proposal includes a tentative plan of subdivision to create a future public street (see Map III). This would establish the intent for a public street to be constructed in the future. Until the future public street is established, the Applicant would construct an access road to their development along with an associated sidewalk connection. An easement would be required over the access road until the future public street is formalized as public right-of-way. The details of this arrangement for the access road in relation to the future public street would be detailed within a Section 131 Development Agreement.

#### Servicing:

- The Applicant's consultant has provided a servicing memo that reviews the water, sanitary sewer and storm sewer servicing for the proposed development.
- With respect to the water servicing, the property straddles the North Low and North High-pressure zone. The frontage of the proposed development lot is currently only serviced by the North Low-pressure Zone. If the proposed buildings in the upper area of the development are connected to the North Low, they will require pumps to provide adequate pressure. The memo proposes that the service main for the site be installed through an adjacent property to the North High-pressure zone along St Mary's Street.
- The memo has indicated that the sanitary sewer will be connected to St Mary's Street. The memo also describes some existing capacity challenges provided at the full buildout of the proposed development exasperated by the other anticipated developments along the sanitary sewer catchment. The capacity issues have been identified in the planned capital projects along St Mary's Street, with the planned projects increasing the sizing of the sanitary mains to provide the capacity for the anticipated development.
- The proposed development location provides some stormwater management challenges as outlined in the memo. There is no storm sewer system available for connection along the frontage of the applicant's proposed development on St Mary's Street. There is a potential connection available on Highland Avenue, however, the land required to access the main is not currently owned by the applicant or the City. The applicant is responsible to ensure that they have agreements and/ or easements in place to connect to the storm system on Highland Avenue. The applicant's consultant would also be responsible to complete a stormwater management and grading plan for the entire development and ensure there are no downstream impacts.
- There is a transmission power line that transects the property between proposed buildings 1-2 and 3-4. Any changes in grading shall be communicated with NB Power Transmission to ensure that the elevations and use meet their easement and clearance criteria.

## Traffic:

- A traffic memo was supplied by the applicant to provide estimated trip volumes for the development to help city staff understand the traffic impacts of the development. The proposed development is anticipated to generate 62 trips out of the development during the morning peak hour and 52 trips during the evening peak hour. This trip volume can be accommodated at the entrance to St Mary's due to the existing shared left turn lane. The greater network impact on all the proposed density along St Mary's was modeled as part of the overall traffic study and the trip volume that is estimated within the expected traffic volumes for the site and surrounding intersections.
- There is currently no sidewalk along the eastern side of St Mary's street. It is in the City's long-term plans to install that sidewalk connecting Maple Street to the existing sidewalk to the north. Given the proposed site density, the developer will be required to provide sidewalk from their development to St Mary's Street and to install an appropriate crossing (likely an RRFB style crosswalk) to the sidewalk on the western side of the street.
- The applicant indicates that an existing access agreement exists from the Northern portion of the property to Highland Avenue. They have proposed that this agreement be utilized to provide an emergency access road to the development.

## **RECOMMENDATION:**

1. It is recommended that 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 the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 16/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, VI, VI, XII, and XIII attached to P.R. 16/26, with the inclusion of a variety of architectural features, exterior building finish materials and colours to ensure that no more than two buildings appear the same;
- c) A final landscape and parking plan be provided, including the provision of pedestrian walkways, common amenity space, and enhanced landscaping around the stormwater management ponds as generally shown on Map II attached to P.R. 16/26, as well as landscaping and fencing between parking areas and the western, eastern, and northern

property lines, to the satisfaction of the Development Officer prior to the issuance of a building permit;

- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations. The entire site design is to be completed prior to the first building permit approval.
- e) All design, construction, and inspection 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;
- f) An easement will be required over the storm sewer servicing proposed to Highland Avenue. Any easements or agreements are to be located/designed to the satisfaction of the Director of Engineering & Operations and granted gratuitously to the relevant authorities.
- g) The Applicant shall enter into a Section 131 Development Agreement with the City to address the access road and sidewalk connection along the future public street to the satisfaction of the Development Officer and Director of Engineering & Operations; and,
- h) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application.

2. It is recommended 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.

### **Additional Information**

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

- a) The final plan of subdivision be submitted generally in accordance with Map III attached to P.R. 16/26 to the satisfaction of the Development Officer.

Prepared by:

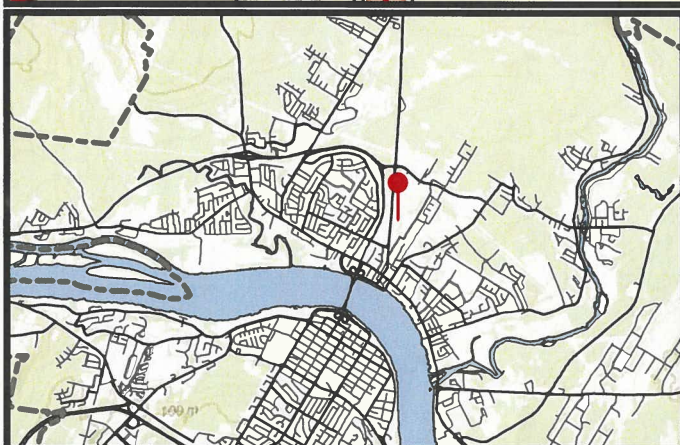
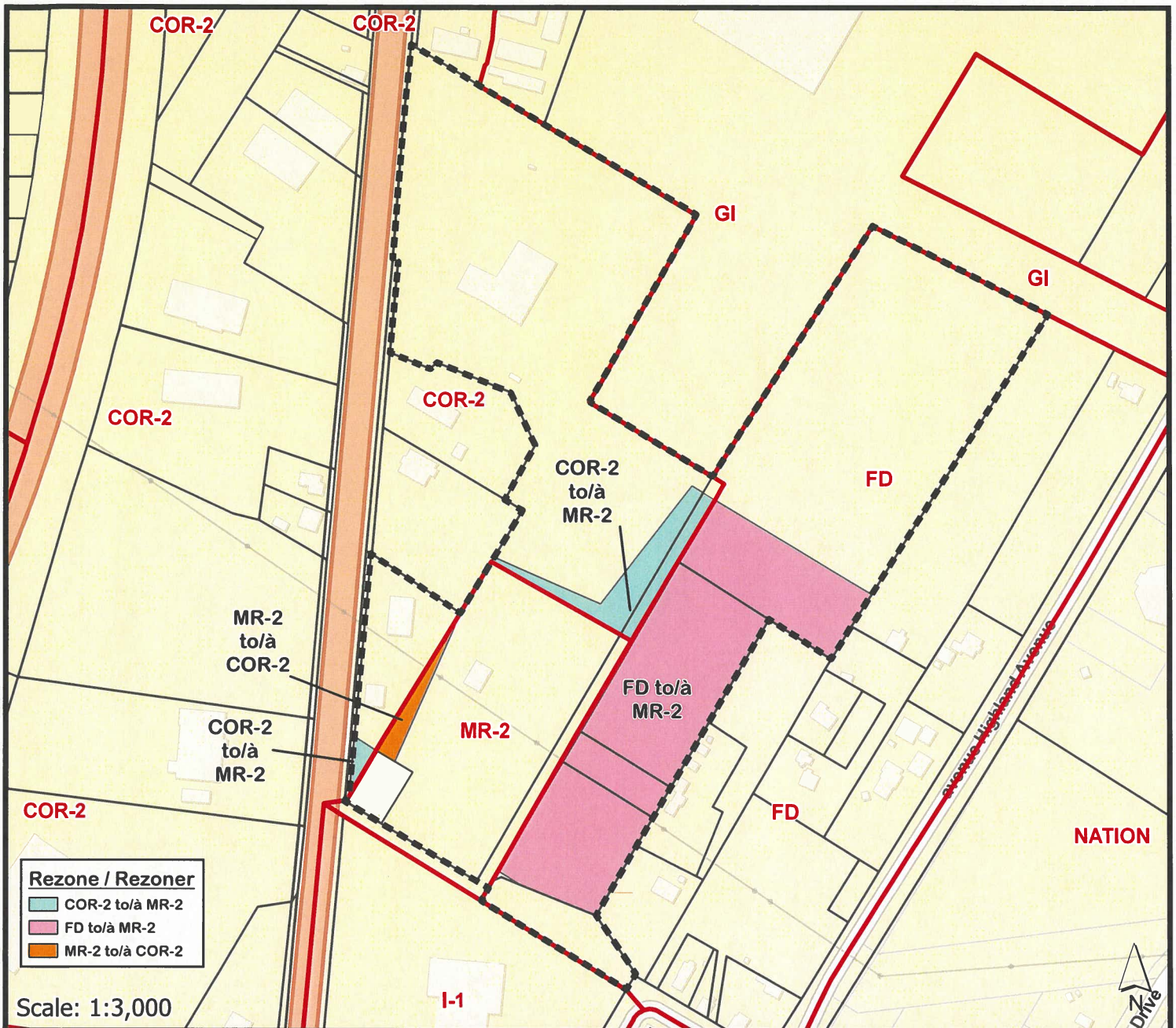


Fredrick Van Rooyen, RPP, MCIP  
Senior Planner, Community Planning

Approved by:



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



**Subject Properties / Propriétés Visé**

Rezoning portions of property from: COR-2 to MR-2 (portion of PID 01488345, 00000003, and PID 75549550), MR-2 to COR-2 (portion of PID 01424258), and 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. / Rezoner des parties du terrain comme suit : de COR-2 à MR-2 (portion du NID 01488345, 00000003 et du NID 75549550), de MR-2 à COR-2 (portion du NID 01424258), et de FD à MR-2 (NID 01424241, NID 75529065, NID 01422369 et une portion du NID 01422419). Plan provisoire de lotissement visant à créer une future rue publique afin de permettre l'aménagement de 9 immeubles d'appartements de trois étages totalisant 216 unités.



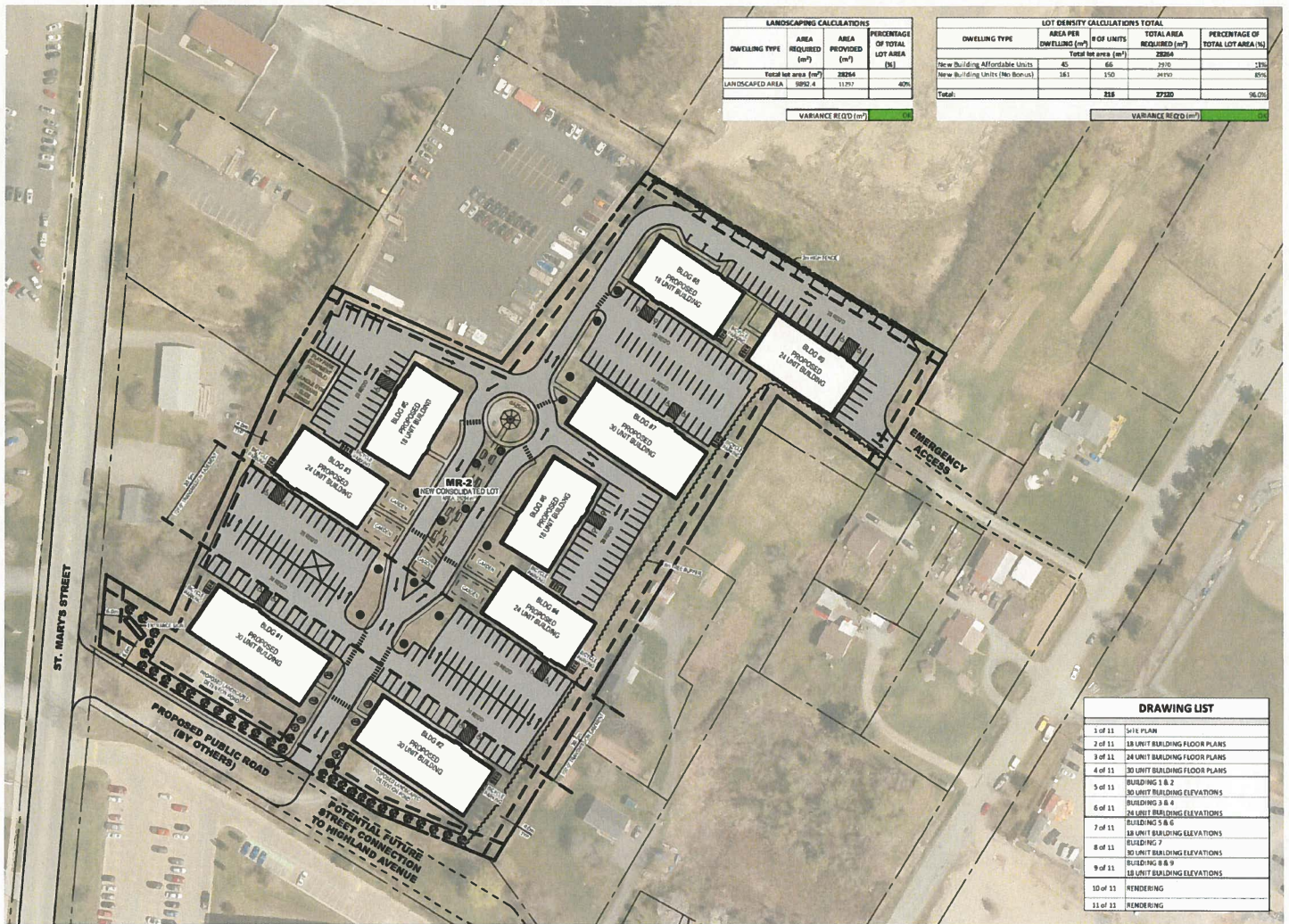
Community Planning  
Planification urbaine

Map \ carte # I

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



Rezone portions of property from: COR-2 to MR-2 (portion of PID 01488345, 00000003, and PID 75549550), MR-2 to COR-2 (portion of PID 01424258), and 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.

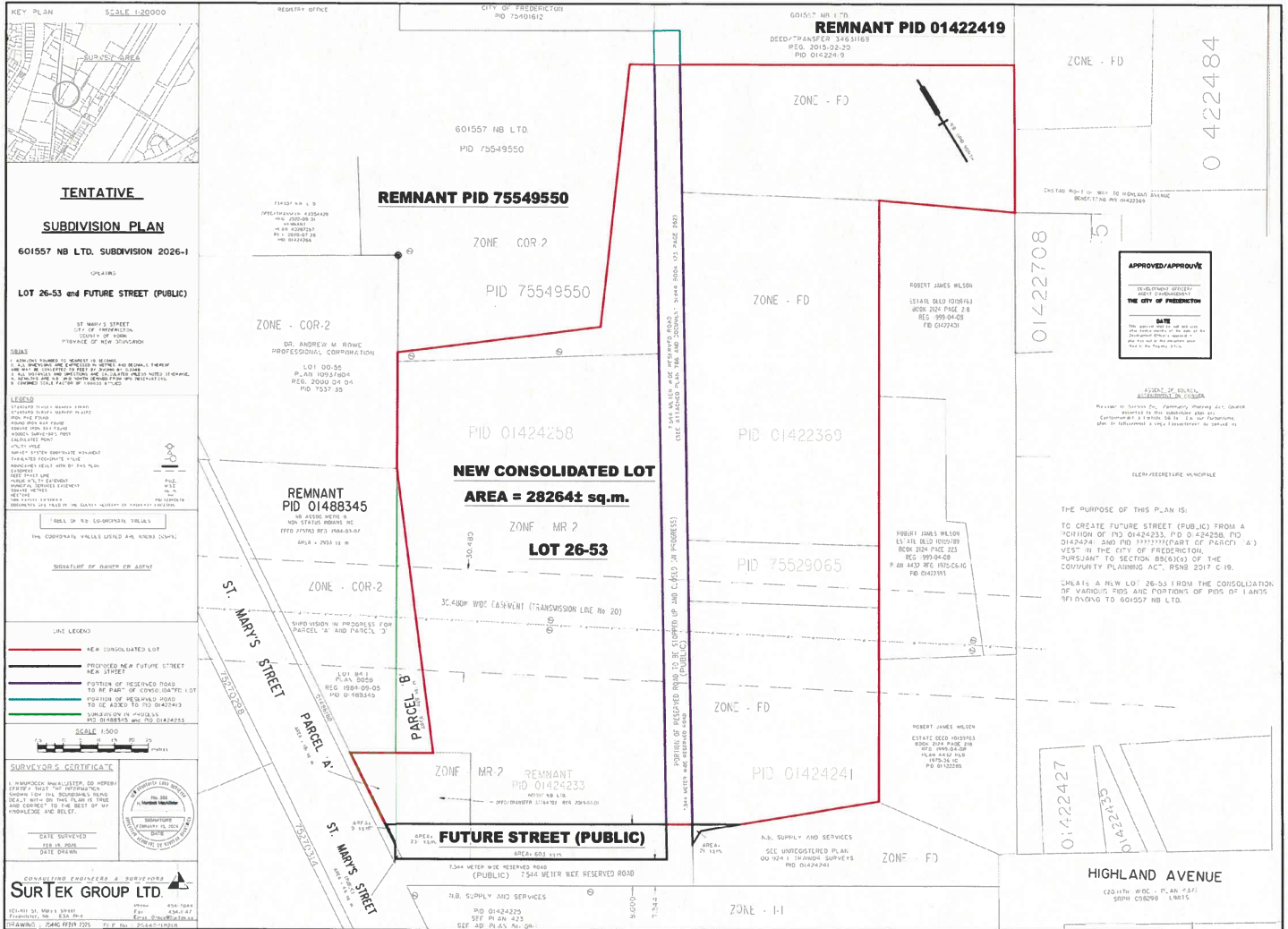
Rezoner des parties du terrain comme suit : de COR-2 à MR-2 (portion du NID 01488345, 00000003 et du NID 75549550), de MR-2 à COR-2 (portion du NID 01424258), et de FD à MR-2 (NID 01424241, NID 75529065, NID 01422369 et une portion du NID 01422419). Plan provisoire de lotissement visant à créer une future rue publique afin de permettre l'aménagement de 9 immeubles d'appartements de trois étages totalisant 216 unités.

### Site Plan / Plan du Site

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # II  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying

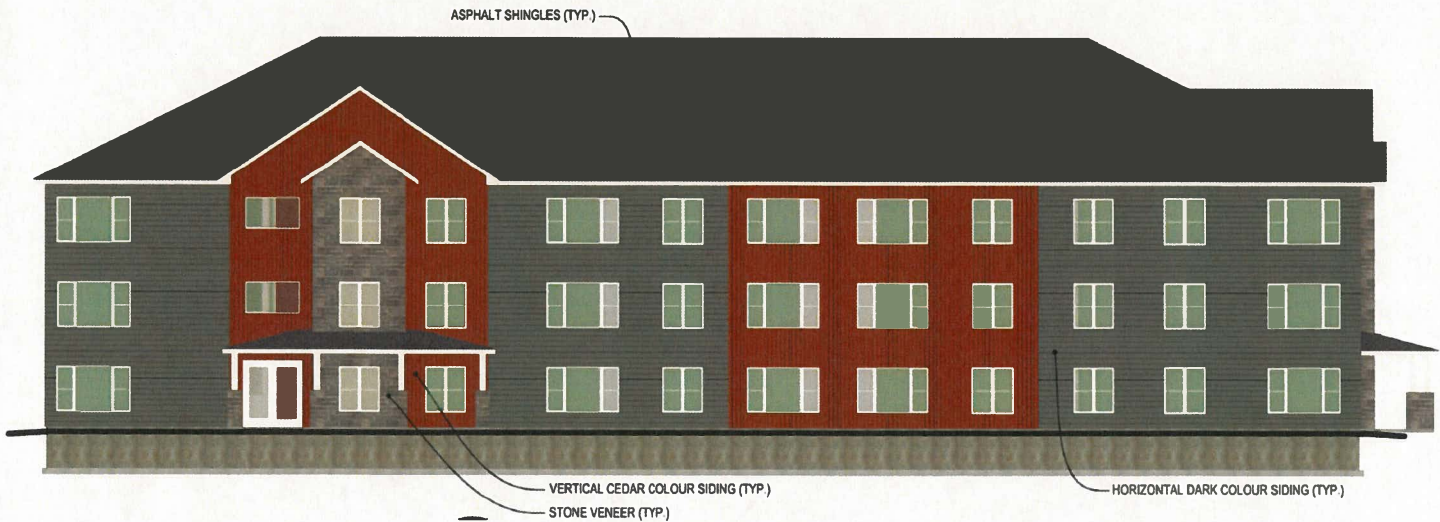


**Tentative Plan of Subdivision / Plan provisoire de lotissement**

Map \ carte # III  
 File \ fiche: PR-16-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
 Carle Developments Ltd.  
 c/o Andy Buying



Community Planning  
 Planification urbaine



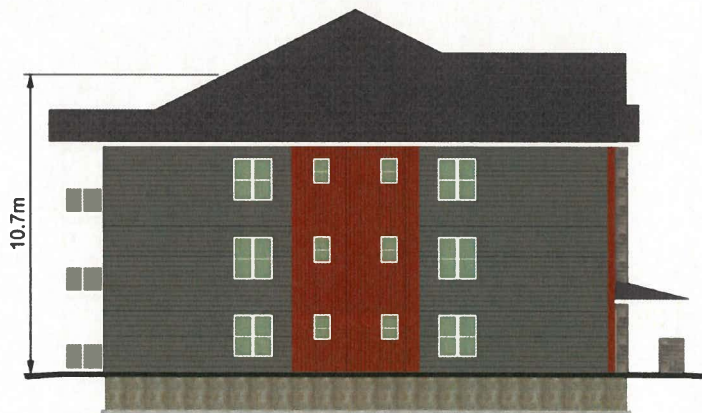
Front / Façade



Rear / Arrière



Right / Droite



Left / Gauche

Elevations - 30 Unit - Buildings 1 & 2 / Élévations – Immeuble de 30 unités – Bâtiments 1et 2



Community Planning  
Planification urbaine

Map \ carte # IV  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



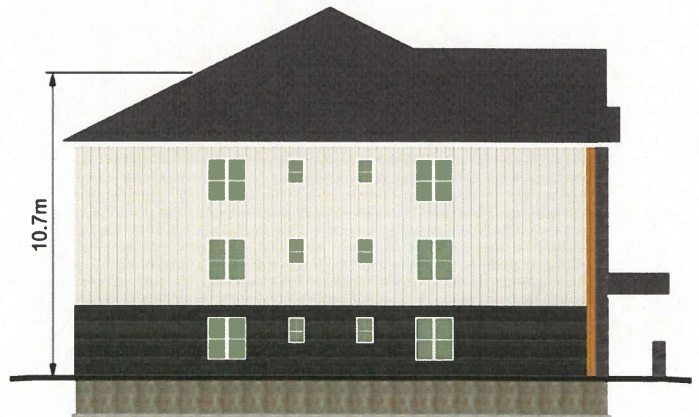
Front / Façade



Rear / Arrière



Right / Droite



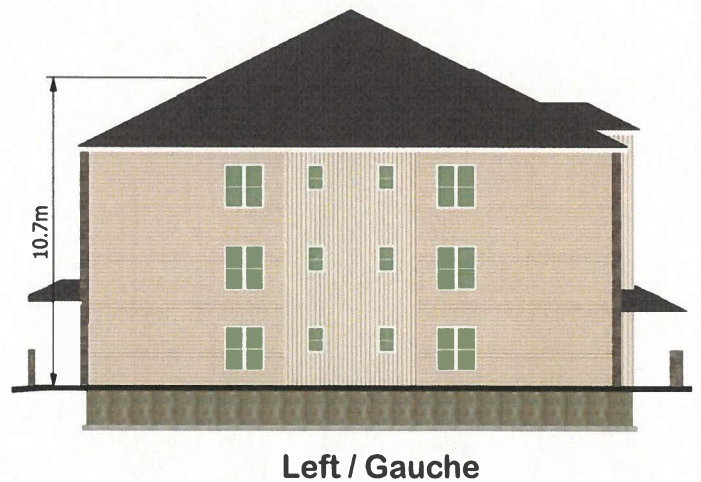
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**Elevations - 24 Unit - Buildings 3 & 4 / Élévations – Immeuble de 24 unités – Bâtiments 3 et 4**



Community Planning  
Planification urbaine

Map \ carte # V  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



**Elevations - 18 Unit - Buildings 5 & 6 / Élévations – Immeuble de 18 unités – Bâtiments 5 et 6**



Community Planning  
Planification urbaine

Map \ carte # VI  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



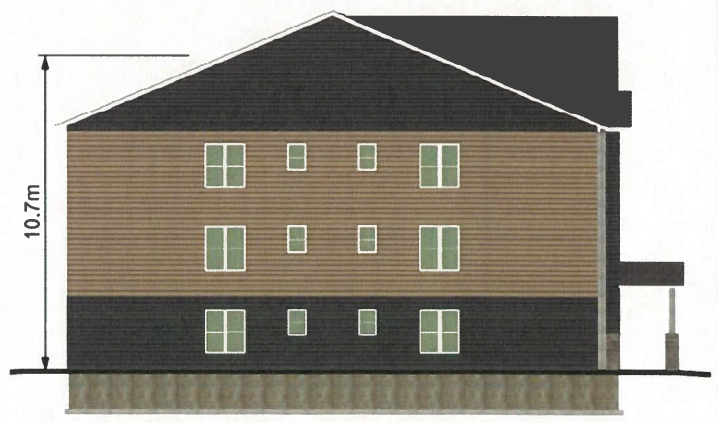
Front / Façade



Rear / Arrière



Right / Droite



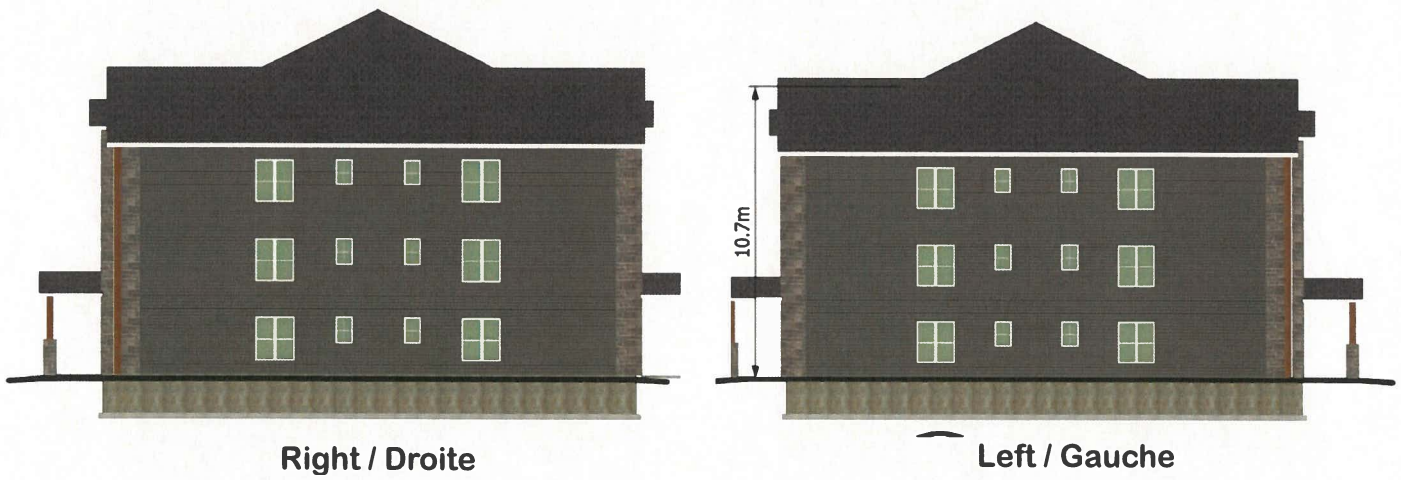
Left / Gauche

Elevations - 30 Unit - Building 7 / Élévations – Immeuble de 30 unités – Bâtiment 7



Community Planning  
Planification urbaine

Map \ carte # VII  
 File \ fiche: PR-16-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
 Carle Developments Ltd.  
 c/o Andy Buying

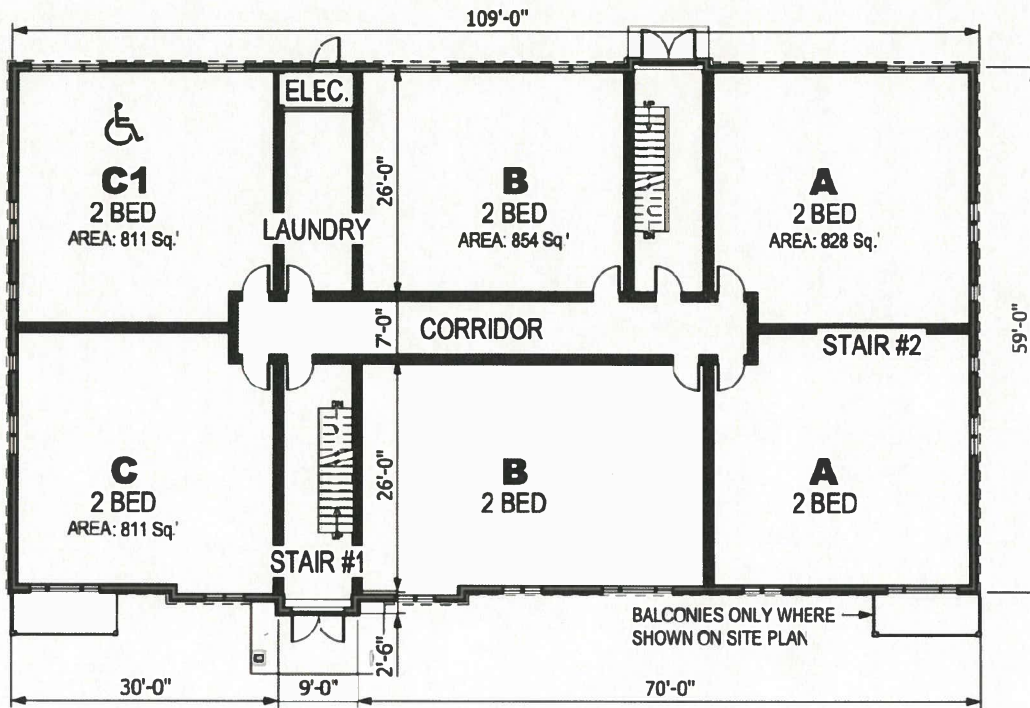


**Elevations - 18 Unit - Buildings 8 & 9 / Élévations – Immeuble de 18 unités – Bâtiments 8 et 9**

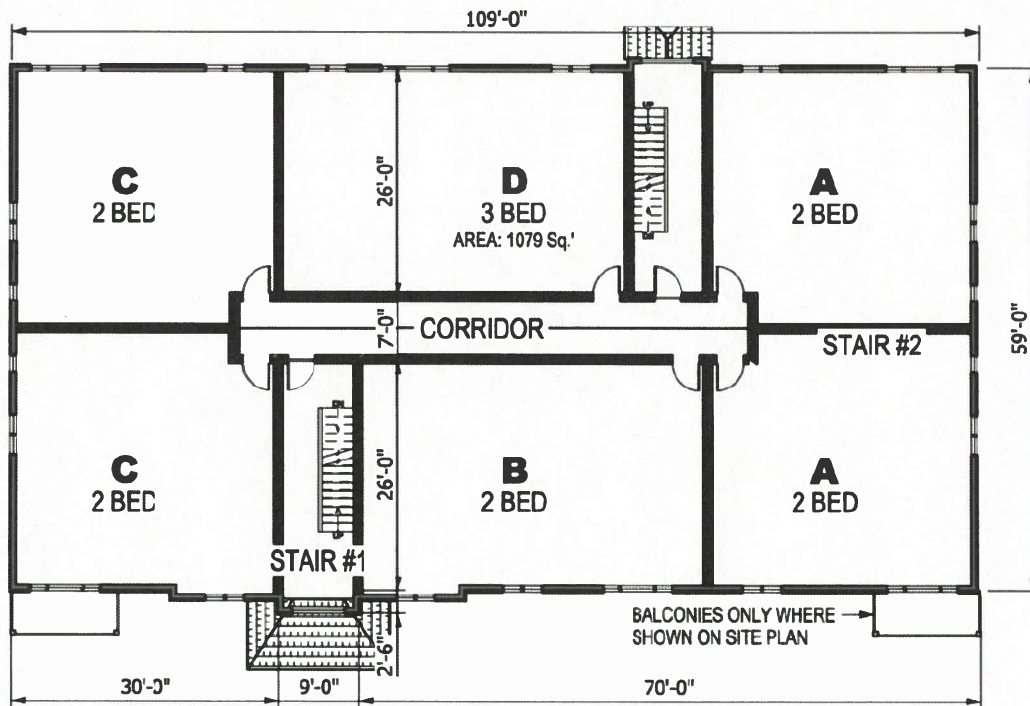


Community Planning  
Planification urbaine

Map \ carte # VIII  
 File \ fiche: PR-16-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
 Carle Developments Ltd.  
 c/o Andy Buying



1st Floor / 1er étage



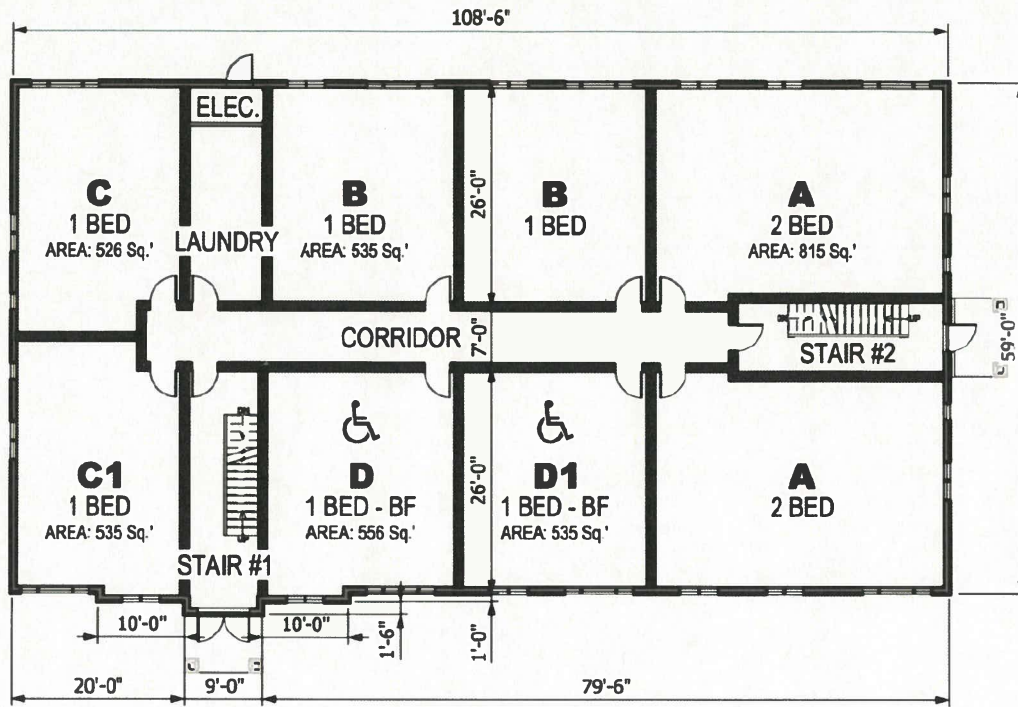
2 & 3 Floors / 2e et 3e étages

Floor Plans - 18 Unit / Plans d'étage - Immeuble de 18 unités

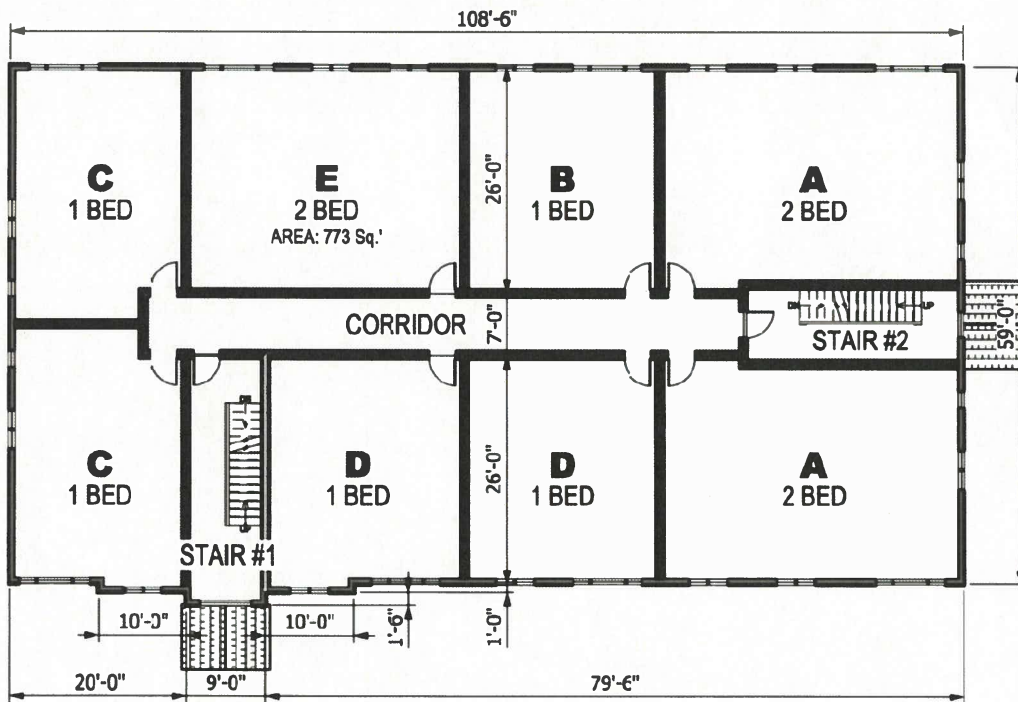


Community Planning  
Planification urbaine

Map \ carte # IX  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



1st Floor / 1er étage



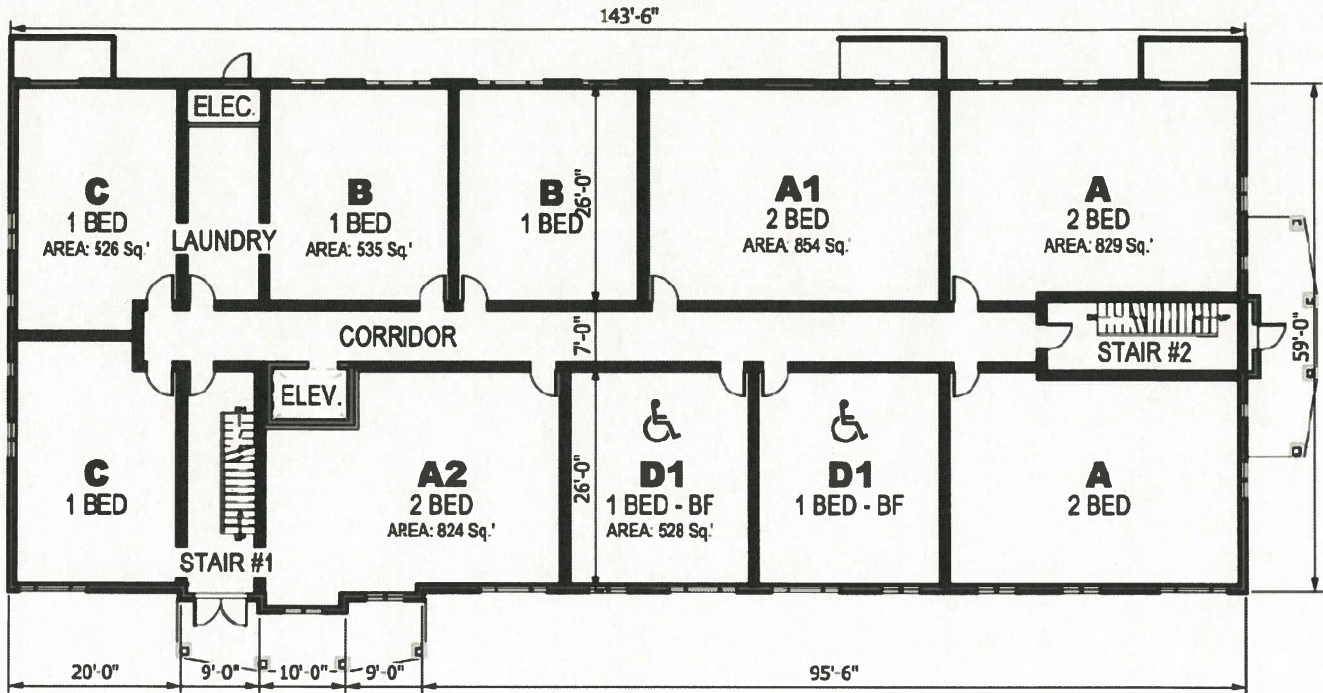
2 & 3 Floors / 2e et 3e étages

Floor Plans - 24 Unit / Plans d'étage - Immeuble de 24 unités

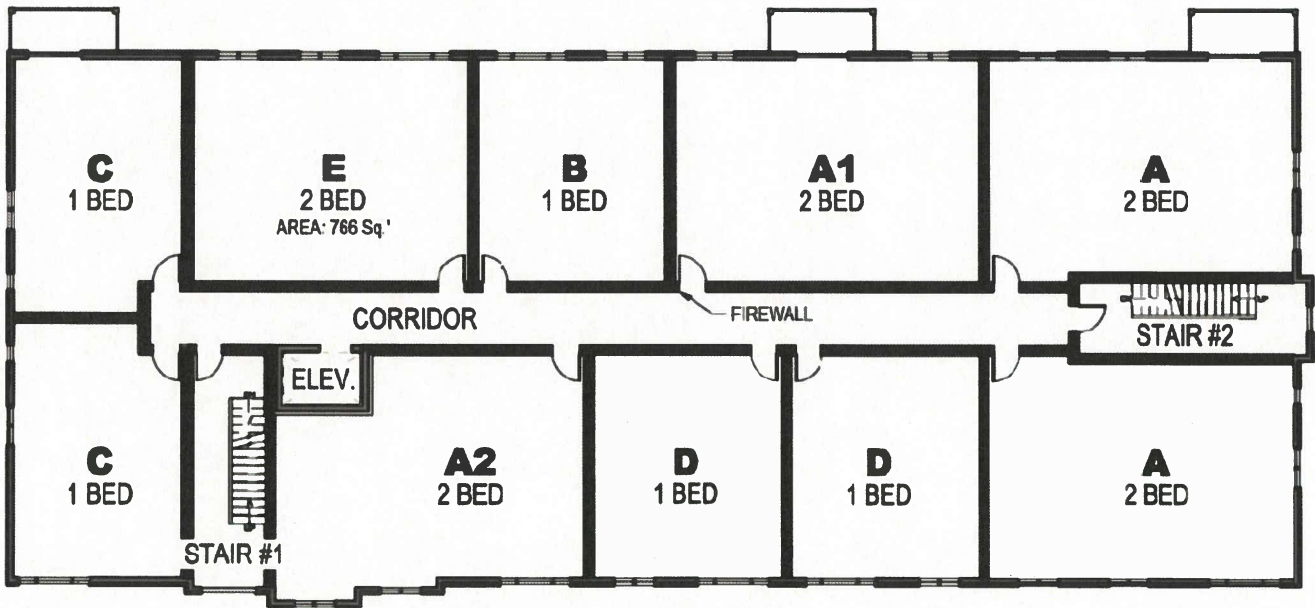


Community Planning  
Planification urbaine

Map \ carte # X  
 File \ fiche: PR-16-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
 Carle Developments Ltd.  
 c/o Andy Buying



1st Floor / 1er étage



2nd Floors / 2er étages

Floor Plans - 30 Unit / Plans d'étage - Immeuble de 30 unités



Community Planning  
Planification urbaine

Map \ carte # XI  
File \ fiche: PR-16-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



**Conceptual Renderings / Rendus conceptuels**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # XII

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



**Conceptual Renderings / Rendus conceptuels**

**Fredericton**

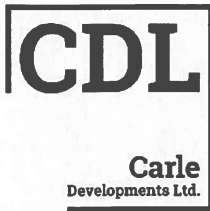
Community Planning  
Planification urbaine

Map \ carte # XIII

File \ fiche: PR-16-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 314-316, 348 & 402 rue Saint Mary's Street  
Carle Developments Ltd.  
c/o Andy Buying



February 13, 2026

City of Fredericton  
Community Planning

Dear Members of the Planning and Advisory Committee,

**Re: Letter of Intent & Application for Rezoning and Tentative Plan of Subdivision at 314-316 & 348 Saint Mary's St., and Remnant Pieces of 402 Saint Mary's St. and 531 Highland Ave.**

Carle Developments Ltd. is pleased to submit this Letter of Intent in support of our proposed Waterview Apartments (772499 NB Ltd.) community at 314 Saint Mary's Street. This project is designed to help address Fredericton's housing needs through the delivery of 216 new purpose-built rental units, including 66 affordable one-bedroom apartments planned to align with CMHC MLI Select affordability criteria.

772499 NB Ltd. (dba Waterview Apartments) is envisioned as a complete and attractive residential community, with nine three-storey buildings, spaced thoughtfully across the site, with extensive green space and shared amenities to support long-term livability. We intend to build housing that is practical and affordable to construct, while still being clean, safe, durable, and beautiful, a community that both residents and the City of Fredericton can be proud of.

---

## 1) Project Overview Highlights

**Development – 216 apartment units.** The development will feature nine 3-storey buildings:

- 3 buildings with 30 units each
- 3 buildings with 24 units each
- 3 buildings with 18 units each

### Apartment Mix

The development will have the following mix of apartments.

- 96 - 1-Bedroom Suites
- 114 - 2-Bedroom Suites
- 6 - 3-Bedroom Suites

The mix of affordable and market units are as follows:

- 66 Affordable units (all 1-bedroom; meeting CMHC MLI Select criteria)
- 150 Market units
- Total: 216 units

8 Lydia Court  
Fredericton, New Brunswick  
E3A 0B1 Canada

Direct Line: (506) 238-4683  
andy@carleventures.com

## **Building Form**

All buildings are proposed as three-storey structures. The design approach is intentionally repeatable and cost-effective (including slab-on-grade construction and no elevators), while maintaining a strong architectural presence and a quality resident experience across the community. Importantly, no more than two buildings within the development will have the same exterior appearance. Architectural variety will be achieved through a mix of exterior finishes and colour palettes, as well as distinct entrance designs and detailing, to create a community that feels diverse and attractive throughout.

## **Community Features**

We've designed the buildings with thoughtful spacing to create both openness and privacy for residents. At the heart of the community, we're planning a central amenity area that will include:

- A central landscaped area with a gazebo and park benches for relaxation
- A community garden
- A small playground for families

(These features are detailed in the PAC package and site plan set.)

---

## **2) Affordable Housing Component (66 Units)**

Waterview Apartments will include 66 affordable one-bedroom apartments structured to meet CMHC's affordability housing criteria.

### **Distribution Throughout the Community**

We've designed the affordable units to be integrated throughout the development rather than concentrated in one or two buildings, which helps create a unified community feel:

- Affordable units are the 1-bedroom units located on the 1st and 2nd floors of buildings that contain 1-bedroom suites
  - 30-unit building: 11 affordable 1-beds (6 on 1st floor + 5 on 2nd)
  - 24-unit building: 11 affordable 1-beds (6 on 1st floor + 5 on 2nd)
  - 18-unit buildings: no 1-bed suites (therefore no affordable units)
- 

## **3) Land Assembly and Rezoning Framework**

### **Consolidated Land Base**

This application is advanced on a consolidated land base totalling approximately 28,264 ± m<sup>2</sup>, comprised of the following parcels, as shown on the enclosed survey plan:

- PID 01424233 – currently MR-2
- PID 01424258 – currently MR-2 (includes boundary adjustment/land swap corner pieces)
- PID 01424241 – currently FD (Future Development)
- PID 75529065 – currently FD
- PID 01422369 – currently FD
- PID 75549550 – remnant piece currently COR-2
- PID 01422419 – remnant piece currently FD

### **Rezoning Request (Waterview Apartments Lands)**

Carle Developments Ltd. respectfully requests that the lands forming the Waterview Apartments development area be rezoned to MR-2 (Multi-Residential 2) to enable one cohesive, integrated multi-residential community.

**Note on the Existing COR-2 Remnant (PID 75549550)**

A portion of the consolidated lands includes an existing COR-2 remnant area. This remnant is a narrow, currently underutilized sliver around the back parking/storage area of the adjacent commercial operation. It has no practical standalone commercial value, but it provides important space for internal circulation and site design given constraints on buildable area (including the power easement/no-build corridor). Including this area within the MR-2 rezoning supports coherent site planning and avoids leaving an “orphan” strip of land with no functional purpose.

---

**4) Land Swap and Related Zoning at 320 Saint Mary’s Street**

Waterview Apartments is being advanced alongside a coordinated land swap and boundary adjustment framework that supports future public infrastructure and clean boundary alignment.

**Parcels A & B – NB Assoc. of Metis and Non-Status Indians Inc.**

As part of the land swap involving the NB Assoc. of Métis and Non-Status Indians Inc., Parcel A (being added to our landholding) will require rezoning from COR-2 to MR-2. Accordingly, this application also includes Parcel B being rezoned from MR-2 to COR-2 to reflect its intended use within of their land. Please reference the attached Authorization Letter and accompanying map showing both parcels.

---

**5) One PID Application; Planned Phased Bare-Land Condominium Structure****Single Consolidated Parcel Submission**

This application is being advanced as one consolidated parcel/PID for rezoning and site planning purposes. The development is designed to function as one integrated residential rental community with unified design intent, internal circulation, servicing, landscaping, and shared amenities.

**Planned Phased Bare-Land Condominium Legal Structure (No Land Subdivision Requested)**

With this approval, we intend to register the development as a phased bare-land condominium structure under applicable provincial legislation. This structure is intended solely as a legal ownership, financing, and governance framework for the multi-building rental apartment community and does not represent a plan to create individual for-sale dwelling units.

Each condominium phase would generally correspond to a grouping of buildings within the overall community. All phases would contribute to and share common elements such as internal roads, parking areas, landscaping, stormwater infrastructure, and site services through standard condominium governance and cost-sharing mechanisms.

All condominium documentation and registrations would proceed through the appropriate statutory processes and would remain consistent with the approved site plan and any conditions of approval. No subdivision of the underlying parcel is being requested through this application.

---

## 6) Phasing Plan (By Condo Phases)

The project is intended to be developed in three phases with construction starting over three years:

- **Phase 1:** Condo Phases 1 & 2, which include the first 2 buildings, plus basic infrastructure.
- **Phase 2:** Condo Phases 3 & 4, which includes the next 4 buildings.
- **Phase 3:** Condo Phase 5, which includes the last 3 buildings.

Phasing will be coordinated so that circulation, servicing, stormwater management, and amenities are delivered in a logical and functional manner as occupancy progresses.

---

## 7) Zoning Compliance (No Variances Requested)

This application is being advanced as one consolidated parcel for rezoning and site planning purposes. Based on the current concept plan for the consolidated lot, the proposed development meets the MR-2 zoning requirements for:

- **Density**
- **Landscaped area**
- **Parking**

Please reference the enclosed site plan and data chart calculations outlining the current density, landscape and parking requirements. No variances are being requested as part of this application.

The project is being advanced as a single parcel to ensure it is evaluated and delivered as a cohesive, integrated community with shared circulation, servicing, landscaping, and amenity planning.

---

## 8) Future Public Street Corridor (City-Built) – Tentative Plan of Subdivision

### Permanent Public Road (City-built)

The development concept anticipates a future public street connection between Saint Mary's Street and Highland Avenue, to be constructed by the City, consistent with the broader land swap framework and public infrastructure planning objectives. This is clearly illustrated on the site plan.

### Upper Highland Connection

Subject to confirming the legal right-of-way, the upper connection to Highland Avenue is intended for emergency access only. It will not function as a public access point.

---

## 9) Infrastructure and Servicing (CBCL Reference)

Stormwater management and water/sanitary servicing options for this development are addressed in the enclosed correspondence from Evan Embree of CBCL Limited, which speaks to:

- Stormwater management approach/options, and
- Water and sanitary servicing access options, including feasibility and coordination considerations.

This CBCL letter should be read as the primary technical support for the infrastructure components of this application.

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## 10) Site Due Diligence (Geotechnical)

Carle Developments has completed a geotechnical investigation across the site with multiple test locations. Bedrock was generally encountered approximately 5–7 feet below grade across the property, reducing uncertainty and supporting predictable construction outcomes and infrastructure planning.

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## 11) Requested Approvals / PAC Support

Carle Developments Ltd. respectfully requests PAC's support for the following:

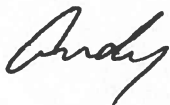
1. **Rezoning** of the Waterview Apartments consolidated lands to MR-2, to enable a cohesive multi-residential community.
  2. **Rezoning of Parcel A** (NB Assoc. of Métis and Non-Status Indians Inc. land swap) from MR-2 to COR-2.
  3. Support for the City's **Tentative Plan of Subdivision** process for the future public street corridor (City-built) connecting Saint Mary's Street to Highland Avenue, including the boundary adjustments required to implement that future street connection.
- 

## 12) Moving Forward Together

Waterview Apartments is a strong fit for Fredericton's planning objectives: it delivers significant new rental housing supply, genuine affordability options, and a well-designed integrated community with shared amenities and extensive green space. Something the residents of Waterview Apartments, and the entire community of Fredericton can be proud of for decades to come.

We appreciate the Committee's time and consideration and would welcome the opportunity to meet with City staff and PAC to review the proposal and answer any questions.

**Respectfully submitted,**



*Andy Buyting*, **President**  
Carle Developments Ltd.

March 11, 2026

Andrew Buyting  
 Carle Developments Ltd.  
 8 Lydia Court  
 Killarney Road, NB E3A 0B1

Dear Mr. Buyting:

**RE: Waterview Apartments – Preliminary Servicing Review**

CBCL has completed a preliminary review of private municipal services (water, sanitary sewer and storm sewer) for your proposed development. The development will be located between St. Mary’s Street and Highland Avenue and will be comprised of 216 units in 9 apartment buildings spread out over 5 separate PIDs. Private services will be laid out as follows:

## Water and Sanitary

A sanitary sewer main will be extended from St. Mary’s Street through a future City R.O.W. to the south of the development and will be extended as private mains to the north through along the proposed private street to service each building. A peak sanitary flow of 8.75 L/s, which was calculated based on the ACWWA Wastewater Systems Guidelines (2022), from this development has been incorporated into the design of the planned municipal services upgrades on Saint Mary’s Street, which is being upsized from a 300 mm diameter main to a 375 mm main to accommodate current and future development flows. The public and private portions of the sanitary mains for this development will be designed in conformance with the latest edition of the City of Fredericton General Specifications for Municipal Services.

The water main connection will be further north on St. Mary’s Street in order to connect to the North High pressure zone. This connection will require an easement across privately owned property and the developer has been in discussion with the owner of Jim Gilbert’s auto dealership about bringing the water line across their property. We have estimated the conceptual water demands for this development in accordance with the ACWWA Water Supply Guidelines (2022):

**Table 1 - Conceptual Water Demand**

<b>Average Day Demand</b>	2.2 L/s
<b>Maximum Day Demand (2.75 x ADD)</b>	6.0 L/s
<b>Peak Hourly Demand (4.13 x ADD)</b>	9.0 L/s

Static pressures between 67 psi and 83 psi are expected based on the existing topography. An ideal pressure range for a municipal water system is between 40 and 80 psi so with this arrangement, it is not anticipated that any booster pumps will be required and the two southmost buildings will be on the borderline of requiring installation of pressure reducing valves. The sketch below shows the proposed water service connection location.

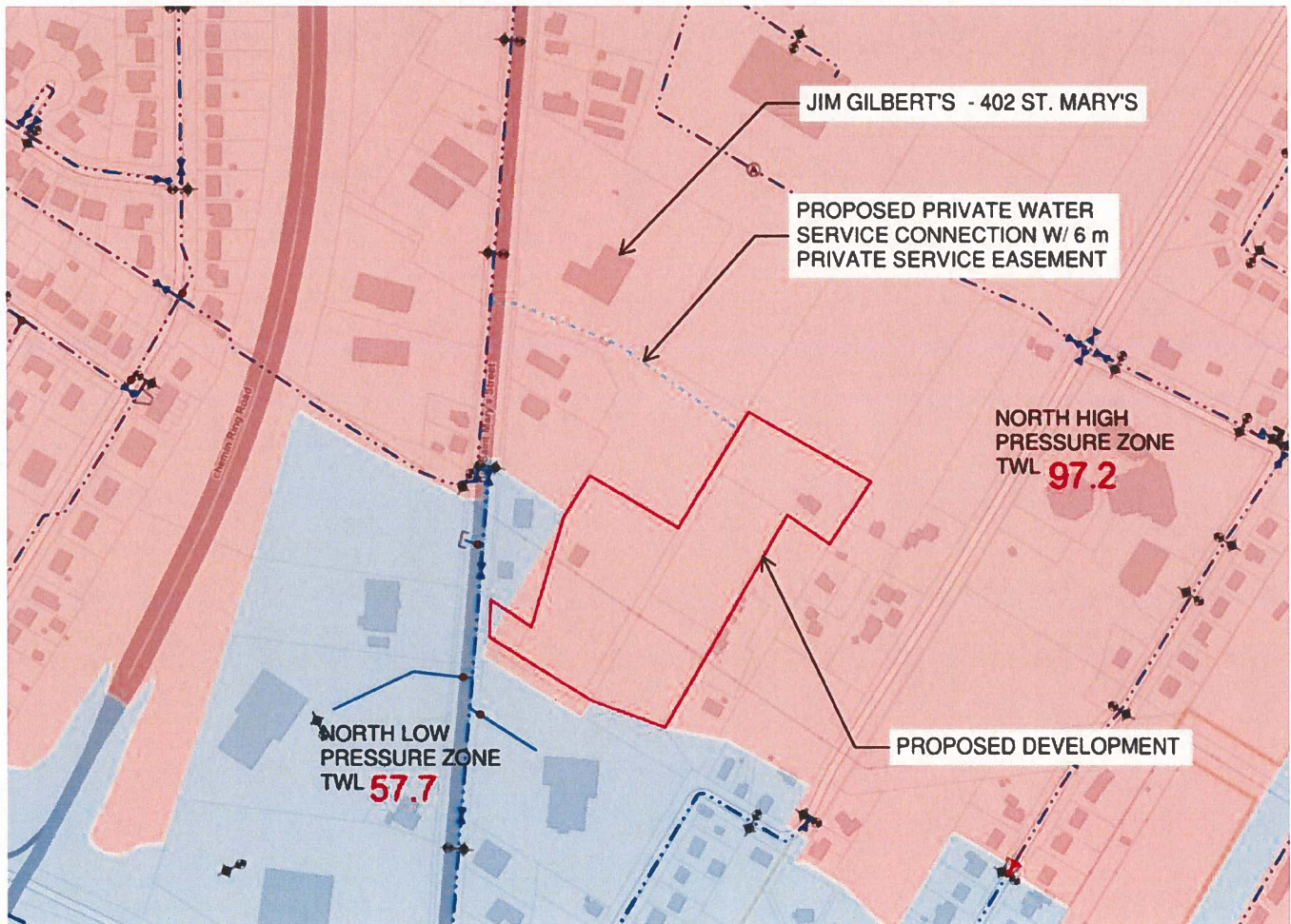


Figure 1 – Proposed Water Main Connection Sketch

## Storm Sewer and Drainage

Private storm sewer mains will be installed within the proposed private street to collect runoff from each apartment site as well as the private roadway itself. A landscaped private detention pond will be located at the south end of the site to attenuate flows in accordance with the 2008 Guidelines for Storm Water Infrastructure in the City of Fredericton. Additional detention will be provided on each apartment site if required to fully manage flows. The outlet from this development will be piped through an adjacent property to a manhole on the minor storm system

on Highland Avenue at invert elevation  $\pm 33.50$  m. An easement will be secured by the developer to access and maintenance of the storm outlet pipe as required. Major overland flows will follow the same drainage path as the minor system as the site currently slopes from north at an elevation around 48.5 m geodetic to south at an elevation around 37 m geodetic.

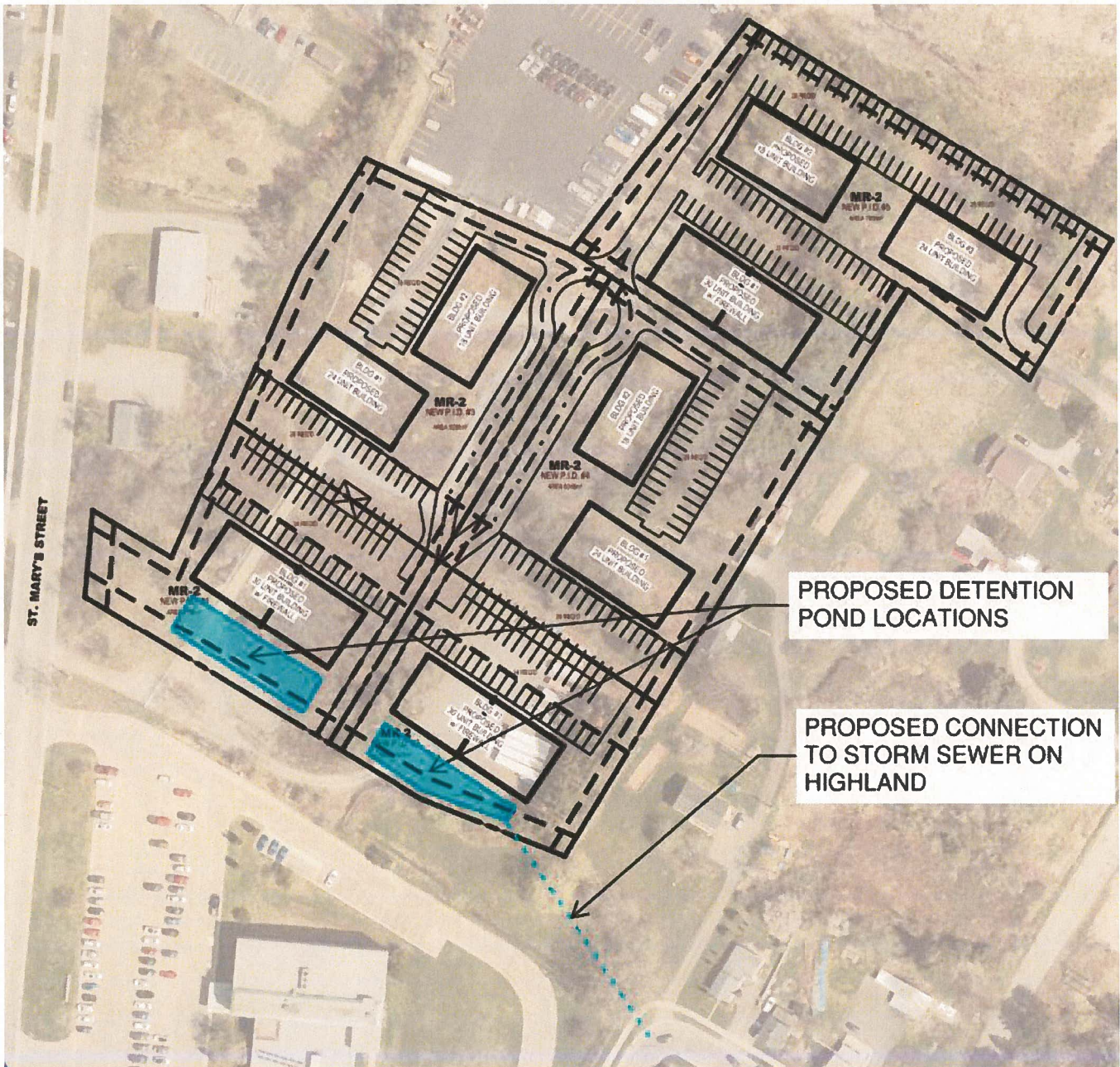


Figure 2 - Proposed storm sewer connection sketch

Andrew Buyting  
March 11, 2026

Preliminary storm water flows for pre-development and post-development conditions as well as the required detention volume to attenuate the flow are summarized in the table below:

**Table 2 - Preliminary Storm Water Flows and Detention Volume**

Overall catchment area	2.83 ha
Pre-development peak flow (1:10-yr)	0.14 m <sup>3</sup> /s
Post-development peak flow (1:100-yr + 20%)	1.23 m <sup>3</sup> /s
Required Detention Storage Volume	1320 m <sup>3</sup>

While the pond has not yet been designed, it is expected that the depth will be no more than 2 metres with maximum 3:1 side slopes. The pond surface will be grass with landscaped screening incorporated along the frontage of the public street.

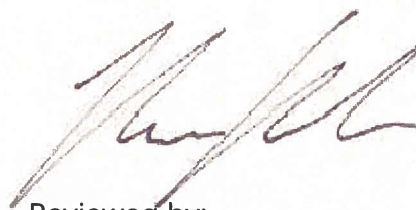
We trust that the information contained in this letter will satisfy the requirements of the City of Fredericton's Planning and Engineering departments and support approval of this development. If you require any additional information, please do not hesitate to contact us.

Yours very truly,

CBCL Limited



Prepared by:  
Evan Embree, P.Eng., ing.  
Group Lead, Municipal - Fredericton  
Direct: 506-450-9441  
E-Mail: [eembree@cbcl.ca](mailto:eembree@cbcl.ca)



Reviewed by:  
Mark Kohler, P.Eng.  
Manager - Fredericton

Project No: 253334.00

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February 27, 2026

Andy Buyting  
 Carle Developments Ltd.  
 Email: [andy@carleventures.com](mailto:andy@carleventures.com)  
 Phone: (506) 238-4683

Dear Andy:

**RE: Traffic Impact Statement – Waterview Apartments, St. Mary’s Street**

CBCL Limited (CBCL) was engaged to complete Traffic Impact Statement for the proposed residential development located on St. Mary’s Street in Fredericton, NB. This study was completed in accordance with industry best practices.

Our understanding of the project, trip Generation analysis and conclusions are presented herein.

## Project Understanding

It is understood that the City of Fredericton (City) requires an analysis of the traffic introduced by the proposed development located on St. Mary’s Street in Fredericton, NB. The development will include 216 residential units over nine (9) apartment buildings, as summarized in **Table 1**, and illustrated in **Figure 1**.

**Table 1: Overall Development Schedule**

Building	Unit Count	Parking Spaces	Estimated Completion Year
1	30 Units	34 Stalls	2027
2	30 Units	34 Stalls	2027
3	24 Units	28 Stalls	2028
4	18 Units	28 Stalls	2028
5	24 Units	28 Stalls	2028
6	18 Units	28 Stalls	2028
7	30 Units	33 Stalls	2029
8	24 Units	28 Stalls	2029
9	18 Units	25 Stalls	2029

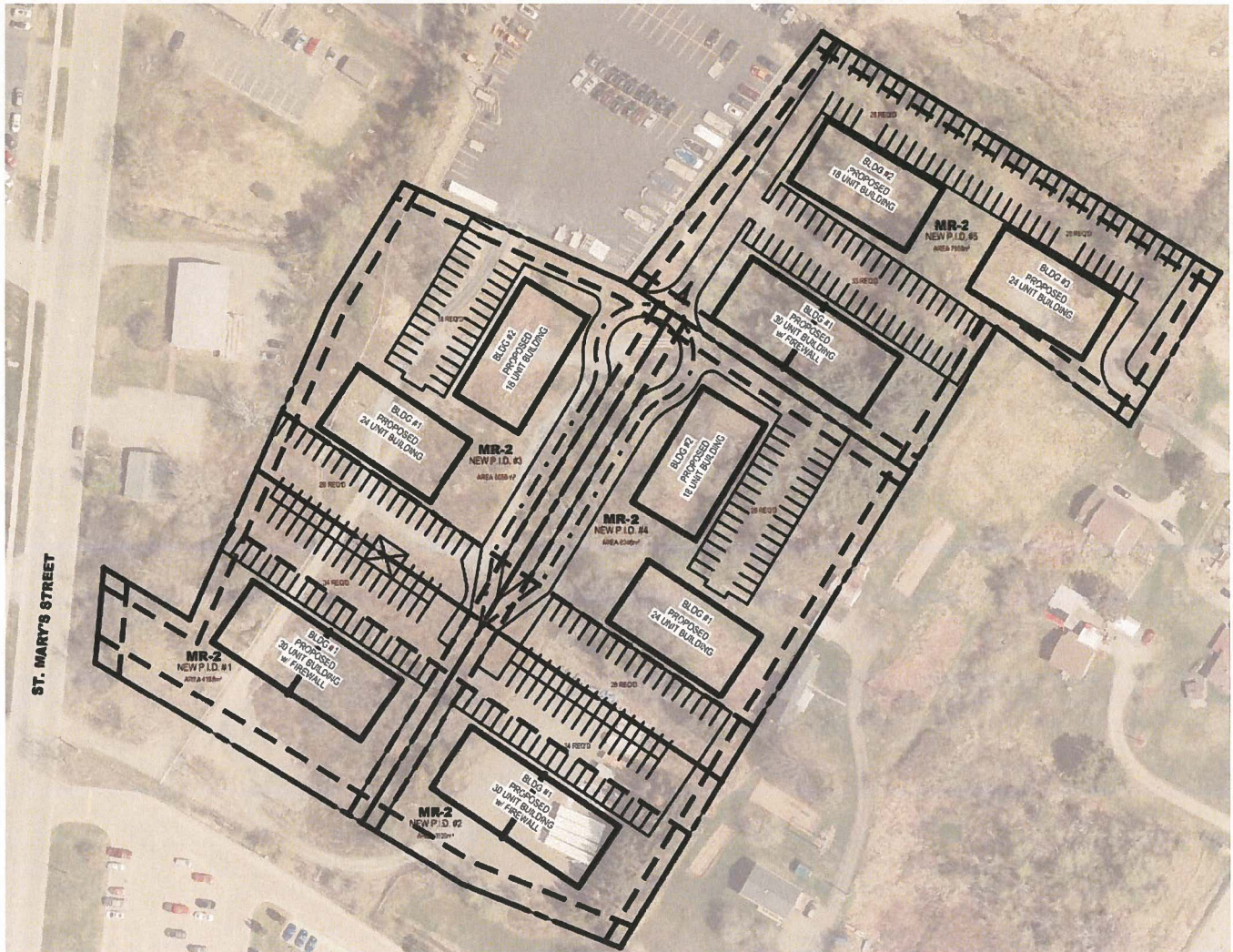


Figure 1 Proposed Site Plan (Image Courtesy of Advanced CAD Services Inc.)

## Trip Generation

New trips expected to be generated by the proposed development were estimated using trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual. Rates published in this manual are widely accepted by the traffic engineering community, as they are based on empirical data.

Land Use Code 221 for Multifamily Housing (Mid-Rise) was selected from ITE's Trip Generation Manual, as it was most reflective of the proposed land use, based on the planned number of units and storeys. The trip generation rates included all vehicular movements entering and exiting the site, and they were reviewed for both the weekday AM and PM peak hours of the adjacent road, as this would represent the peak traffic loading on the adjacent streets. The location setting for

“General Urban/Suburban” was selected as it generally reflects the setting of the site. The estimated number of new AM and PM peak hour trips based on the proposed number of dwelling units were determined and are summarized in **Table 2**.

**Table 2: Trip Generation Summary**

<i>ITE LU Code 221 - Multifamily Housing (Mid-Rise)</i>							
<b>216</b>	<b>Unit</b>	<b>Rate</b>	<b>Inbound</b>	<b>Outbound</b>	<b>Trips In</b>	<b>Trips Out</b>	<b>Total Trips</b>
	AM Peak Hour of Adj. Street Traffic	0.37	23%	77%	19	62	<b>81</b>
	PM Peak Hour of Adj. Street Traffic	0.39	61%	39%	52	33	<b>85</b>

**Based on the estimated trip generation for the proposed development, a total of 81 and 85 new trips are expected during the weekday AM and PM peak hours, respectively.**

Andy Buying  
February 27, 2026

## Closing

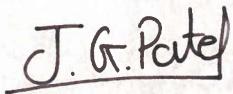
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Thank you for the opportunity to complete this Traffic Impact Statement for the proposed development on St. Mary's Street.

We trust this information satisfies your current requirements, but if you have any comments or questions that arise from the review, please reach out to us at your earliest convenience.

Yours very truly,

CBCL Limited



Prepared by:  
Jay Patel, EIT  
Transportation Engineer-in-Training  
Direct: (902) 421-7241  
E-Mail: [jpatel@cbcl.ca](mailto:jpatel@cbcl.ca)



Reviewed by:  
Brendan McPhee, M.Sc.E., P.Eng.  
Transportation Engineer  
Direct: (506) 633-6650  
E-Mail: [bmcphree@cbcl.ca](mailto:bmcphree@cbcl.ca)

CC: Evan Embree, P.Eng.

Project No: 253334.01

This document was prepared for the party indicated herein. The material and information in the document reflects CBCL Limited's opinion and best judgment based on the information available at the time of preparation. Any use of this document or reliance on its content by third parties is the responsibility of the third party. CBCL Limited accepts no responsibility for any damages suffered as a result of third party use of this document.

**From:** Planning & Development, Community Planning

**Date:** April 07, 2026

**Title:** By-law No. Z-5.365 – 50-70 Liverpool Street – Department of Transportation & Infrastructure (c/o Heather Copp) – Rezoning

**Description:** By-law No. Z-5.365, Receipt of Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law No. Z-5.365, by title, Second Reading of By-law No. Z-5.365, by title

---

### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-5.365, by title
- Second Reading of By-law No. Z-5.365, by title

### **Additional Information**

The purpose of proposed By-law No. Z-5.365 is to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton by rezoning property located at 70 Liverpool Street (PID 01482629) from Park (P) to Institutional Zone One (I-1) to allow the construction of a new K-5 elementary school at 50/70 Liverpool Street.

#### **↪ City Council Meeting – February 23, 2026**

- City Council adopted a resolution referring the application to the Planning Advisory Committee, authorizing Section 111 advertising, preparation of a by-law to amend By-law No. Z-5 and set the date for consideration of objections/support to the proposed by-law.

#### **↪ Planning Advisory Committee Meeting – March 18, 2026**

- Staff recommended approval
- PAC recommended approval (two letters of support were received at PAC)

### **RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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) to**

**allow construction of a new K-5 elementary school at 50/70 Liverpool Street, subject to terms and conditions.**

*Hearing of Objections/Support – City Clerk*

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.365, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-5.365, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.**

Prepared by: Alicia Brown, Planning & Development Application Specialist, Community Planning

Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development

**CITY OF FREDERICTON**  
**BY-LAW NO. Z-5.365**

**A BY-LAW TO AMEND BY-LAW NO. Z-5,  
A ZONING BY-LAW FOR THE CITY OF  
FREDERICTON**

**WHEREAS** the Council of the City of Fredericton deems it desirable to amend By-law No. Z-5 as hereinafter provided.

**THEREFORE, THE COUNCIL OF THE CITY OF FREDERICTON ENACTS AS FOLLOWS:**

By-law No. Z-5, A Zoning By-law for The City of Fredericton, is amended by changing the zone as shown on the zoning map thereof, for property located at 70 Liverpool Street (PID 01482629) and shown on Schedule “11” attached to and forming part of By-law No. Z-5.365, from Park (P) to Institutional Zone One (I-1).

Read a first time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a second time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Kate Rogers,  
Mayor/maireesse

**VILLE DE FREDERICTON**  
**ARRÊTÉ N° Z-5.365**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ  
N° Z-5 RELATIF AU ZONAGE DE THE CITY  
OF FREDERICTON**

**ATTENDU QUE** le conseil municipal de la Ville de Fredericton estime souhaitable de modifier l'arrêté n° Z-5, ainsi qu'il est prévu ci-après.

**PAR CES MOTIFS, LE CONSEIL MUNICIPAL DE LA VILLE DE FREDERICTON ÉDICTE CE QUI SUIT :**

L'arrêté n° Z-5, relatif au zonage de The City of Fredericton, est modifié par la modification de la désignation, comme l'indique le plan de zonage, pour le terrain situé au 70 rue Liverpool (NID 01482629), comme le montre l'annexe « 11 » ci-jointe et faisant partie de l'arrêté n° Z-5.365, de zone de parcs (P) à zone de services collectifs 1 (I-1).

Passé en première lecture ce \_\_\_\_\_ 2026.

Passé en deuxième lecture ce \_\_\_\_\_ 2026.

Passé en troisième lecture et définitivement adopté ce \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Lawson,  
City Clerk/secrétaire municipale





**REPORT OF PLANNING ADVISORY COMMITTEE**

*For City Council – April 13, 2026*

**From: Elizabeth Murray, Secretary, Planning Advisory Committee**

**Date: Thursday, March 19, 2026**

**Title: 50, 70 Liverpool Street (PID 01482520, 01482629)**

**Description: Rezoning to allow construction of a new K-5 elementary school**

The Planning Advisory Committee, at its meeting held on March 18, 2026, considered an 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) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street, subject to the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 17/26, to the satisfaction of the Development Officer;
- b) Provide a detailed landscape and parking plan that clearly delineates the existing trees to be retained which shall be in accordance with the location of the “new tree line” as shown on Map II to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) PID 01482520 and PID 01482629 shall be consolidated to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- e) The applicant is required to provide pedestrian access to Canterbury Drive, Liverpool Street, and Bradford Street. The applicant will be required to construct and provide a pedestrian connection through a city owned parcel from the school property to Bristol Street (opposite Norfolk Street). Access agreements to be acquired from the City for the City owned parcel;
- f) All servicing access, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- g) All road and municipal services installation, construction and inspection are to be in accordance with the City’s General Specifications for Municipal Services;
- h) Record drawings prepared by a Professional Engineer are required at completion of the project;

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 9, 2026		

- i) Upon completion of the proposed school, demolition of the exiting school to be completed as well as any required shut off at mains and reinstatement of City owned infrastructure at the applicant's expense.

**The Committee directed that the following resolution be forwarded to City Council for consideration:**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street, subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

Cc. Department of Transportation and Infrastructure, c/o Heather Copp, PO Box 6000,  
Fredericton, NB, E3B 5H1

**To:** Planning Advisory Committee  
**From:** Tony Dakiv, Senior Planner  
**Proposal:** Rezoning and variances to allow construction of a new K-5 elementary school  
**Property:** 50, 70 Liverpool Street (PID 01482520, 01482629)

---

**APPLICANT:** Department of Transportation and Infrastructure c/o Heather Copp  
PO Box 6000, Fredericton, NB, E3B 5H1

### **SITE INFORMATION:**

**Location:** South of the Canterbury Drive and Liverpool Street intersection north of the Vanier Highway

**Context:** Single detached dwellings surround the site as well as the Boys and Girls Club and a mixed-use building (Go-Go gymnastics and hair salon) to the east

**Ward No:** 8

**Municipal Plan:** Parks and Open Space

**Zoning:** Park Zone

**Existing Land Use:** Liverpool Elementary School and Canterbury Dive Park

**Previous Applications:** None

### **EXECUTIVE SUMMARY:**

The proposal is to rezone a portion of the site from Park Zone (P) to Institutional Zone One (I-1) and minor variances for parking lot location and parking space width to allow construction of a new K-5 elementary school. The new school will replace both the Liverpool Street School and the Forest Hill Road School with one new education facility as the existing schools were found to be deficient in learning platforms with suboptimal support spaces.

Council declared the site “surplus” and authorized the sale of the property to the Province on January 26, 2026, and the Agreement of Purchase and Sale has been agreed to by the Province and the City. The new school will be located on the City owned portion of the site (PID 01482629) which will be rezoned and consolidated with the existing school parcel (PID 01482520) which is already zoned I-1.

The site is designated Established Neighbourhoods in which schools are a complimentary use and the proposal is consistent Municipal Plan policy identifying appropriate locations for new schools that are central to the student population. The Municipal Plan references the importance of siting schools in the correct locations, and City Staff have worked with provincial officials to achieve this. The proposal meets the requirements of the I-1 zone with the exception of some variances for the parking layout which are considered to be minor and would not adversely impact adjacent properties.

Staff feel the proposed rezoning is appropriate given the context of the site and it’s long established school use. The proposal would keep the school in the middle of this well-established neighbourhood which is

critically important in the City's efforts to create complete communities. Staff recommend in support of the proposal subject to terms and conditions.

### **APPLICATION:**

The Department of Transportation and Infrastructure c/o Heather Copp has made application to rezone a portion of the site from Park (P) Zone to Institutional Zone One (I-1) and variances for parking lot location (3m) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street.

### **PLANNING COMMENTS:**

#### *Background*

The Province determines when new schools are needed to replace existing and aging infrastructure and has announced the desire to replace both Forest Hill Road Elementary and Liverpool Street Elementary, which serve the nearby neighbourhoods. Last year, Staff from the Province were in communication with City Staff regarding the acquisition of the subject property to facilitate the construction of a new replacement school.

City Staff entered into negotiations to finalize the terms and conditions of the sale of PID 01482629 to the Province for a new school, and on February 9, 2026, Council passed the following motion:

*BE IT RESOLVED that the Council for the City of Fredericton hereby declares surplus and approves the conditional sale of 70 Liverpool Street (being PID 01482629) in Fredericton, New Brunswick, to the Province of New Brunswick as represented by the Minister of Transportation and Infrastructure for the amount of \$1,490,000, subject to terms and conditions, and authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.*

The Province and the City have agreed to an Agreement of Purchase and Sale (APS). The APS contains a commitment from the Province to ensure that the school's playground area and playfield, once complete, would remain accessible for use by the general public (i.e. neighbourhood residents) given that the City parkland is being made available for the new school. Another condition requires that the Province engage in meaningful public consultation with residents in advance of the planning application.

On February 24, 2026 the Department of Education and Early Childhood Development held a public information session for the two school communities. Overall, everyone who attended the public engagement was in support of the new school. According to the applicant, the main concerns raised related to the small size of the playground and play space, the distance of the sports field from the school, site drainage impact on adjacent landowners and minimizing tree clearing.

#### *Proposal:*

The new replacement school is proposed to be located on the City owned portion of the site (PID 01482629) which requires rezoning to I-1 and consolidation with the existing school parcel (PID 01482520) which is already zoned I-1. The 3.9 hectare site meets the criteria set out by the Department of Education and Early Childhood Development including overall size, adjacent community amenities, proximity to the catchment area, accessibility of the site to pedestrian and vehicular travel, room for future expansion and manageable site conditions.

The City owned parcel is 2.83 hectares in size and contains some of the school/park playground equipment. There is an area containing two older ball fields, as well as a large treed area adjacent to Bradford Street and a swath of mature trees and shrubs along the perimeter of the site adjacent to the houses on Bristol

Street and Norfolk Drive. There is also a stormwater line running through the property that will require replacement and relocation in conjunction with the construction of the new school.

The replacement school will be designed to accommodate 510 students, kindergarten to grade 5. Construction is anticipated to begin fall 2026 and be completed in the summer 2029. Both existing schools will remain in operation until the new replacement school is built.

The proposed school will be 3-storeys in height and 7,800 square metres in size with classrooms, library, cafeteria, and gymnasium. The conceptual elevation drawings of the building are shown on Maps III and IV without exterior finish treatment. The applicant indicates that the exterior finish treatment is anticipated to be multiple different colours of corrugated metal siding with colours and pattern to be determined.

Design enrollment would be 510 students with an estimated 69 full time employees. The parking area will provide 110 staff/visitor parking spaces including 20 parent drop-off spaces and a 5-bus drop-off loop. The site would include a 50m x 65m playfield, 420 square metre playground with an associated 400 square metre hard play surface, bicycle parking and other typical school amenities as shown on Map II.

The site plan also indicates the existing and new proposed tree lines, and a more detailed landscape plan will be required at the building permit stage to ensure the trees and shrubs to be retained for buffering/screening purposes will be in accordance with Map II. While the majority of the development complies with the applicable zoning standards, variances are being requested for parking space width and parking lot location.

#### *Municipal Plan*

The site is designated Established Neighbourhoods in which schools are considered to be a complimentary use. The proposal is consistent with Sections 3.2.1(2) and (7) which provides policy for school location and development as follows:

*(2) Work with the provincial government in identifying appropriate locations for new schools, prioritizing locations that are central to the student population that they will serve over their lifespan to minimize the need for bussing, promote active transportation, and enable schools to function as multi-purpose facilities and community focal points.*

*(7) That sufficient and high-quality new school facilities, and infrastructure, be developed on an ongoing basis to address issues of overcrowding.*

The proposal is consistent with the above policy as it would keep the school in the middle of this well-established neighbourhood. Neighbourhood schools are a critically important part of the City's efforts to create complete communities and the location selected by the Province is appropriate and ideal for a school. Furthermore, Staff feel the removal of park zoned land to accommodate the school would not negatively impact the neighbourhood. Skyline Acres has a large and varied inventory of parkland compared to many neighbourhoods in the City, and the school playground equipment and playfield will be made available to the neighbourhood residents.

*Zoning By-law:*

The proposal compared to the standards of the I-1 zone is as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	900m <sup>2</sup> min.	28,300m <sup>2</sup>
Lot frontage	304 m min.	±133 m
Building Setbacks (front)	6 m min.	±130 m
(west side)	3 m min.	14.8 m
(east side)	3 m min.	21 m
(rear)	6 m min.	23 m
Building Height	18 m max.	15 m
height plane	45 degrees @ 7.5m above grade at shared property line	complies
Parking	69 spaces min.	110 spaces
parking location	6 m min. from a street	3 m *
parking space width	2.75 m	2.5 m *

\* Variance required

The proposed 0.25m parking space width variance is minor in nature and would not adversely impact adjacent properties. Regular parking stalls at new public schools in New Brunswick have been built to a 2.5 metre by 5.5 metre standard as outlined in the DTI Guideline for Educational Facilities for at least the past 16 years with no issues. The 3m variance required for parking lot location is considered to be reasonable given that it only applies to the small maneuvering portion at the end of the parking lot – the vast majority of the parking lot complies with the required 6m location from a public street. Staff consider the proposed variances minor in nature and appropriate for the development of the land.

*Traffic, Access and Servicing*

Traffic

The proponent has engaged CBCL to complete a traffic study on the proposed school site and its accesses. Traffic volume counts were conducted on Canterbury and Liverpool during the 2026 school year to provide a baseline traffic volume for the area. The traffic study assumed trip generation provided by the Department of Transportation as 315 students expected for bussing (approximately 8 busses), 140 students walking, 100 students expected to be dropped off and 79 vehicles trips by staff.

The distribution of these trips was assumed to be all during peak hours of 7:30-8:30 AM and 2:00-3:00 PM. The school uses separate bus and passenger vehicles on site with separate access which has traditionally performed well on other sites.

The study analyzed several different access orientations and showed no operational deficiencies when the school is fully operational along with projected growth in the area during the horizon year of 2034. The specific locations analyzed were the driveway off Liverpool Street, the driveway off Canterbury Drive and the intersection of Liverpool Street and Canterbury Drive. The movement that had the greatest delay was the shared right/ left for the Liverpool Street exit onto Canterbury Drive during the morning peak. This movement could have as high as a 30 second delay and a 95<sup>th</sup> percentile queue length of 33m. This is considered as an acceptable level of service for a stop-controlled intersection.

The school is proposed to have pedestrian accesses on Canterbury Drive, Liverpool Street, Bradford Street, and the school will also be required to construct a pedestrian connection through a City-owned parcel off Bristol Street opposite Norfolk Street. The City will provide a license access agreement to complete the trail access. These connection points will provide good access to the school to promote more pedestrian trips and fewer trips by personal vehicle.

Upon the opening of the proposed new school the city shall be responsible for making changes to existing school zone signage in the area to reflect the new site. City staff will also be monitoring traffic patterns in the greater neighbourhood as the school opens and will work to address issues caused by future shifting traffic patterns. Overall, the proposed site aligns well with the existing use and trip volume from the site today and will operate similarly to the way the school does today. City Traffic Staff have no concerns with the proposed school or traffic that will come from it.

#### Servicing

The applicant's consultant has proposed that the water and sanitary sewer servicing will run to the same system the existing school is connected to. The applicant's consultant will be responsible to ensure that there is adequate capacity in the systems for connection.

The school property is flanked by a 1963/64 - 250 mm cast iron watermain that runs on Liverpool Street and Canterbury Drive and a 1972 - 150 mm cast iron watermain on Bradford Street. The sanitary sewer mains surrounding the site are more complicated. There is a 1964 - 200 mm AC sanitary sewer main that runs along Liverpool Street to Canterbury Drive and south along Canterbury Drive to Cambridge Crescent and then runs down Cambridge Crescent.

There is no sanitary sewer main between Cambridge Crescent and Bradford Street and there is no sanitary sewer main directly available for connection on Bradford Street for connection.

A 1963 - 750 mm concrete storm sewer runs from the Park entrance on Liverpool Street to the south through the park toward the rear of 523 Canterbury Drive and ties into Bradford Street. The main was installed to collect the street storm sewer, but also contains an original natural drainage course.

The storm sewer main will be relocated around the new school and has been identified as a capital project as part of the City's 2026 Capital Renewal program. This will facilitate more usable space for the proposed school, renew the aging pipe and upsize to provide additional capacity as part of the City's adaptation and climate change efforts.

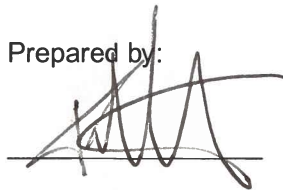
#### **RECOMMENDATION:**

It is recommended that 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 ( $\pm 3m$ ) and parking space width (0.25m) to allow construction of a new K-5 elementary school at 50/70 Liverpool Street be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 17/26, to the satisfaction of the Development Officer;
- b) Provide a detailed landscape and parking plan that clearly delineates the existing trees to be retained which shall be in accordance with the location of the "new tree line" as shown on Map II to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) PID 01482520 and PID 01482629 shall be consolidated to the satisfaction of the Development Officer prior to issuance of the building permit;
- d) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;

- e) The applicant is required to provide pedestrian access to Canterbury Drive, Liverpool Street, and Bradford Street. The applicant will be required to construct and provide a pedestrian connection through a city owned parcel from the school property to Bristol Street (opposite Norfolk Street). Access agreements to be acquired from the City for the City owned parcel;
- f) All servicing access, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- g) All road and municipal services installation, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- h) Record drawings prepared by a Professional Engineer are required at completion of the project;
- i) Upon completion of the proposed school, demolition of the exiting school to be completed as well as any required shut off at mains and reinstatement of City owned infrastructure at the applicant's expense.

Prepared by:

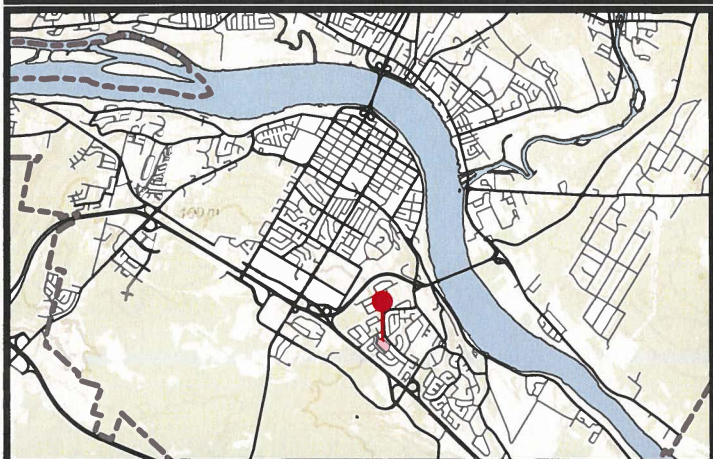
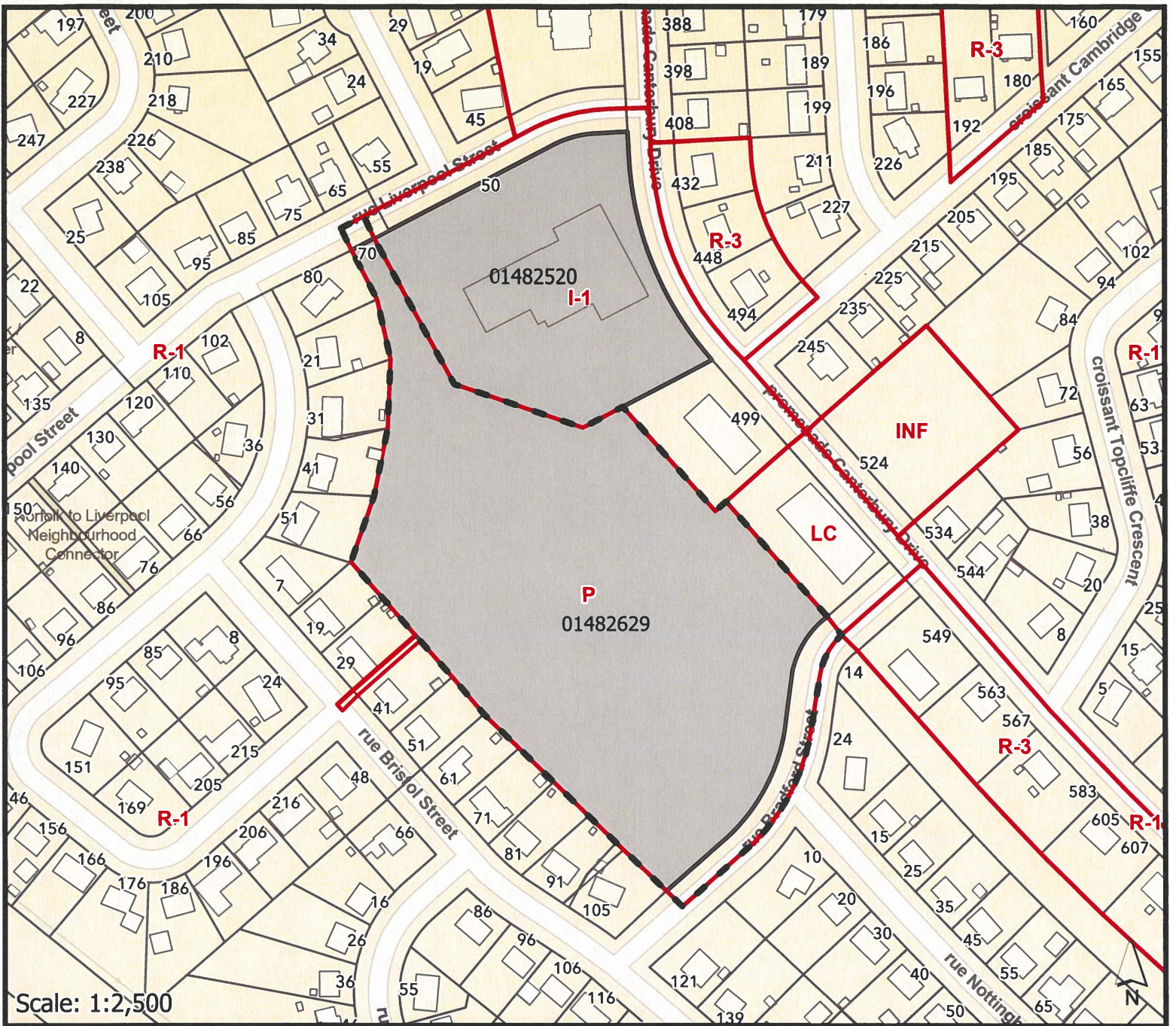


Tony Dakiv, RPP, MCIP  
Senior Planner, Planning and Development

Approved by:



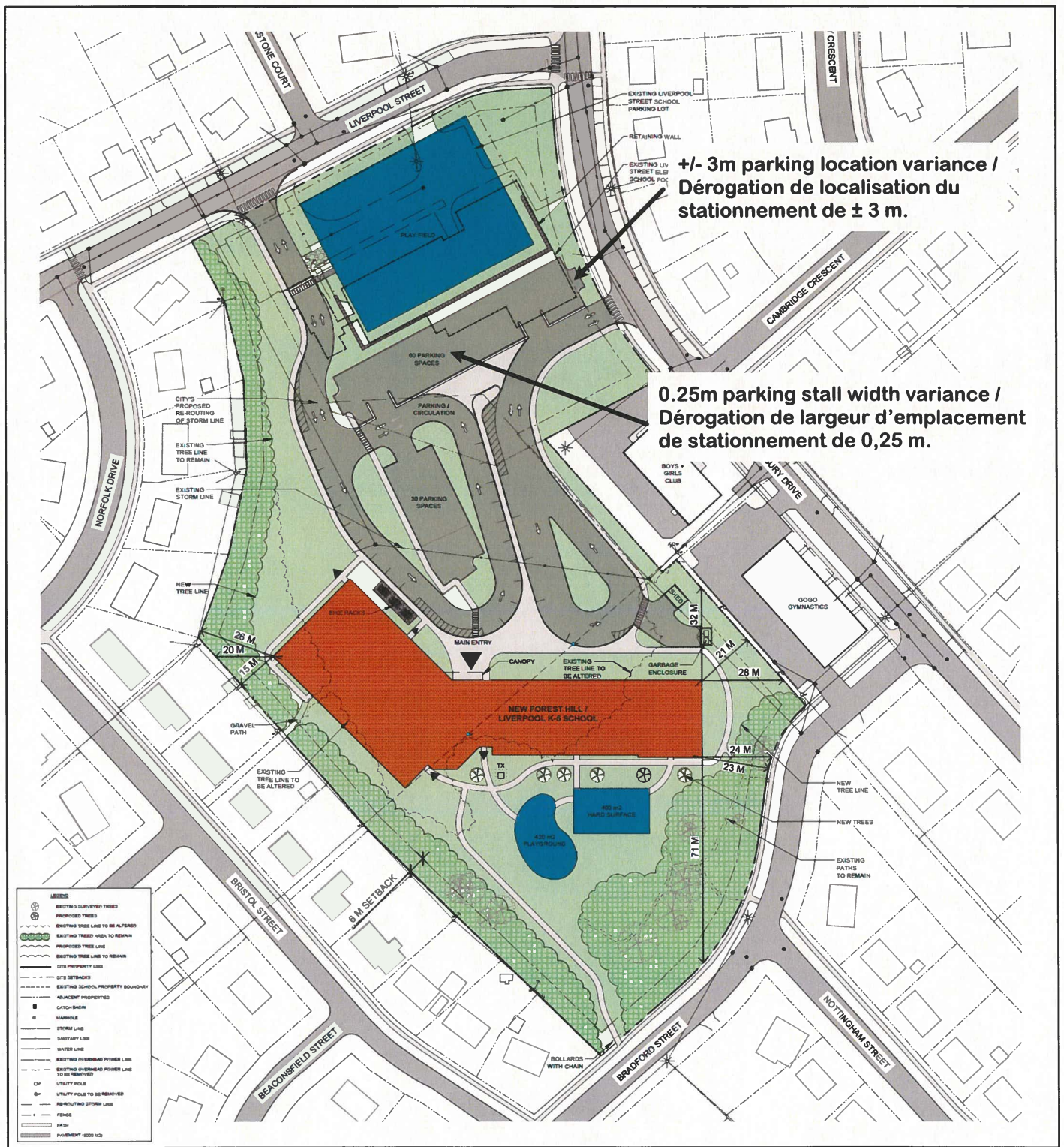
Marcello Battilana, RPP, MCIP  
Assistant Director, Planning and Development



Subject Properties / Propriétés Visé  
 Rezone from P to I1/ Rezoner de P à I-2

Rezoning from Park (P) Zone to Institutional Zone One (I-1) to allow construction of a new K-5 elementary school.

Rezonnage de la zone Parc (P) à la zone Institutionnelle Un (I-1) afin de permettre la construction d'une nouvelle école primaire de la maternelle à la 5<sup>e</sup> année.



Variances required for parking lot location ( $\pm 3m$ ) and parking stall width (0.25m).

Dérégations requises pour l'emplacement du stationnement ( $\pm 3 m$ ) et la largeur des cases de stationnement (0,25 m).

### Site Plan / Plan du Site



Community Planning  
Planification urbaine

Map \ carte # II

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure



Front (North) / Façade (Nord)



Rear (South) / Arrière (Sud)

**Conceptual Elevations / Élévations conceptuelles**



Community Planning  
Planification urbaine

Map \ carte # III

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure

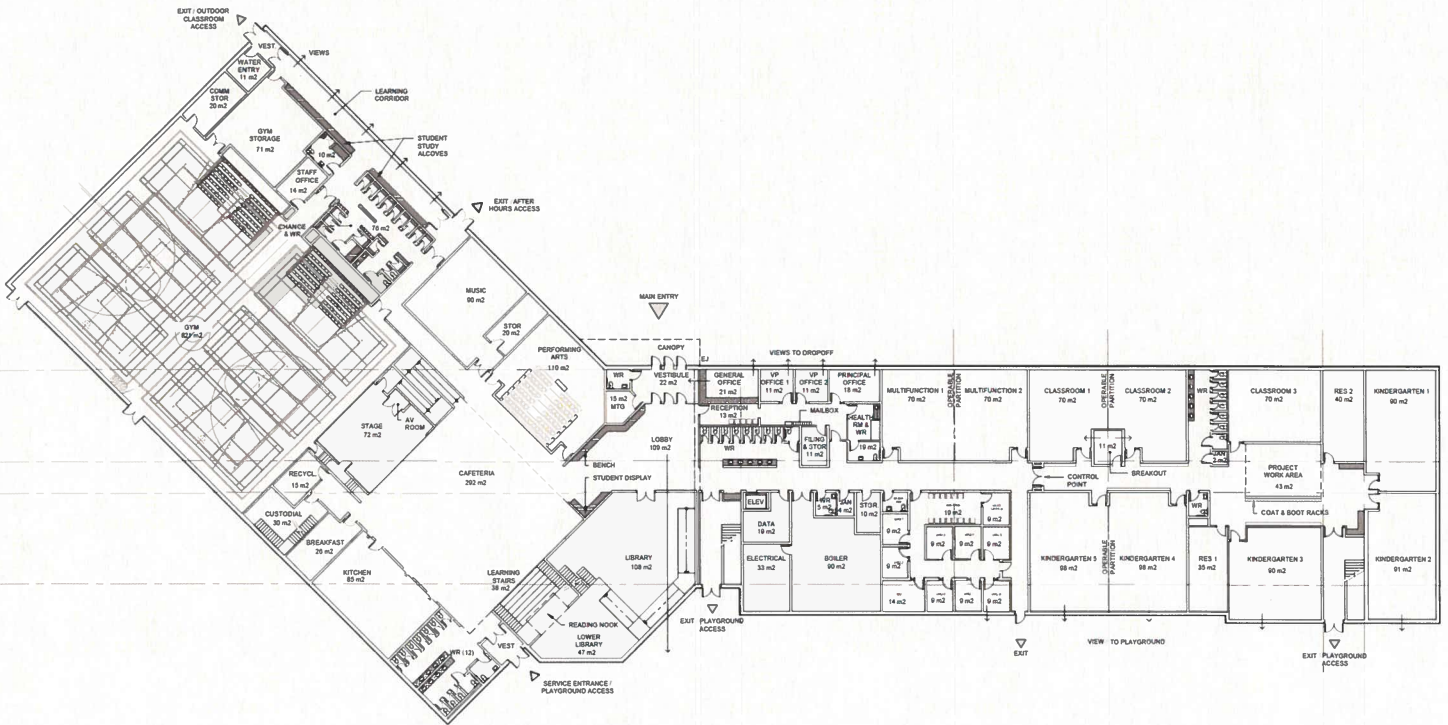


**Right (West) / Droite (Ouest)**

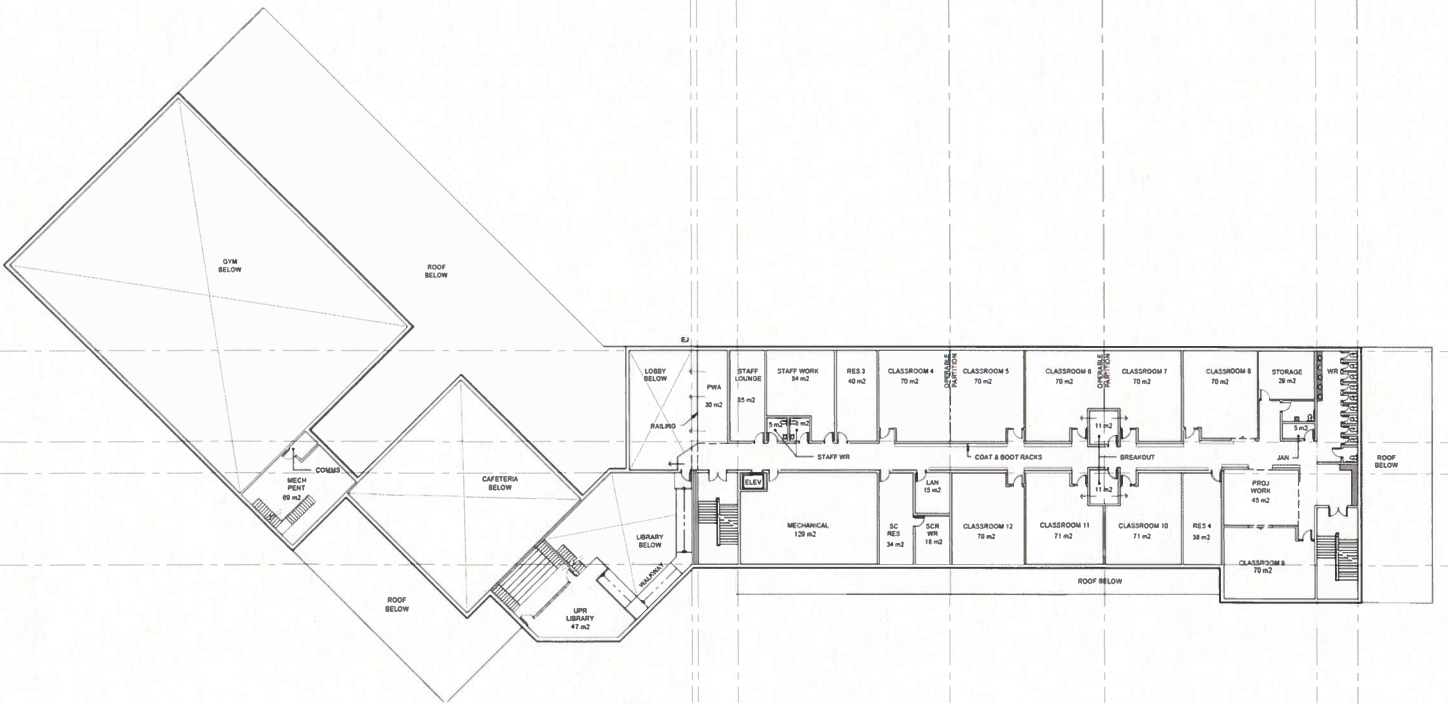


**Left (East) / Gauche (Est)**

**Conceptual Elevations / Élévations conceptuelles**

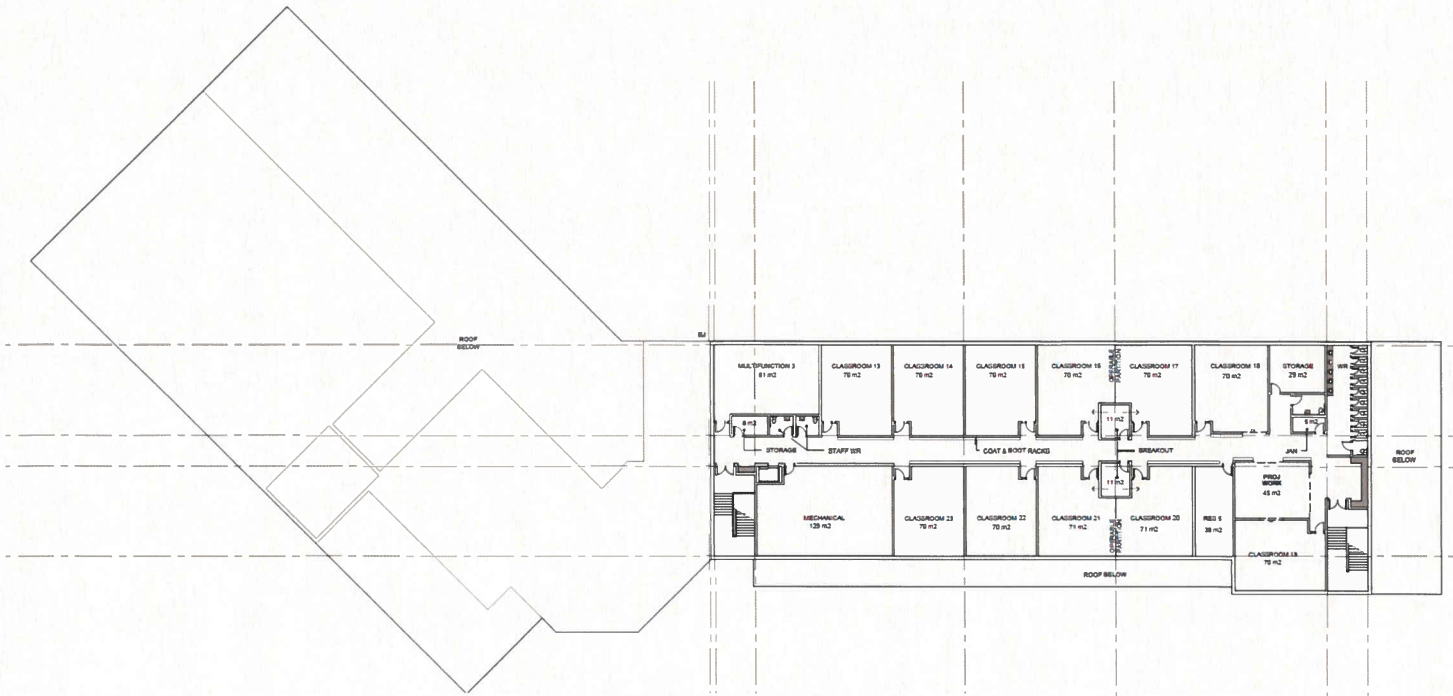


**Main Floor / Rez-de-chaussée**

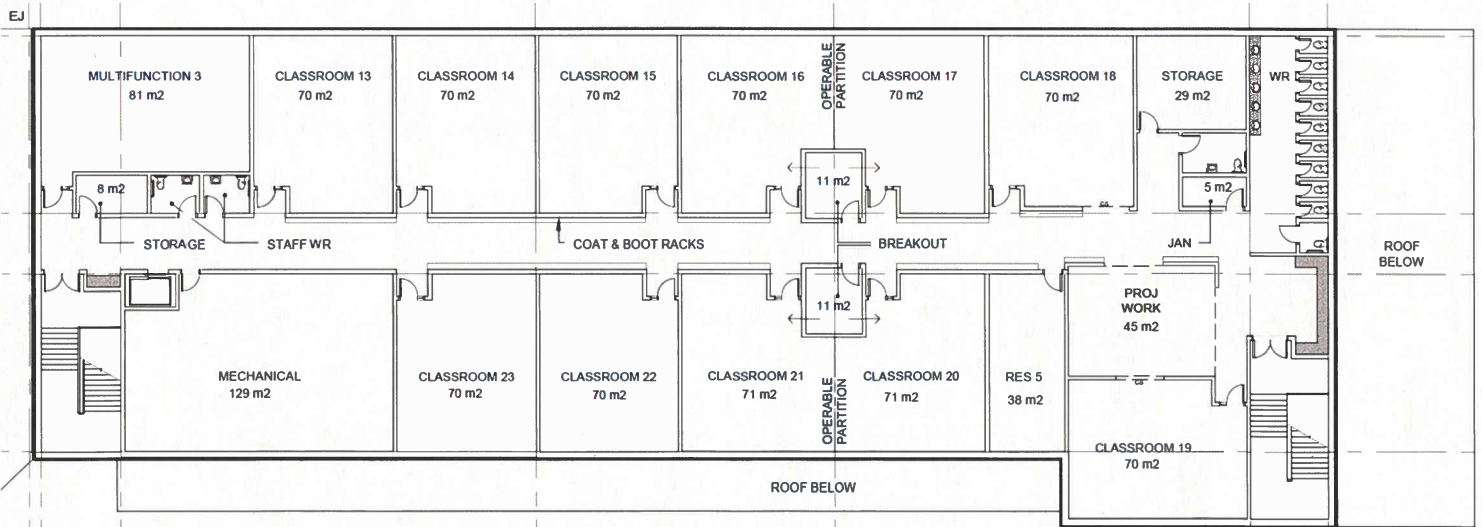


**2nd Floor / 2e étage**

**Floor Plans / Plans d'étage**



**3rd Floor / 3e étage**



**3rd Floor - Enlargement / 3e étage - agrandissement**

**Floor Plans / Plans d'étage**



Community Planning  
Planification urbaine

Map \ carte # VI

File \ fiche: PR-17-2026

Date \ date: mars \ March 18, 2026

Subject \ sujet: 50 rue Liverpool Street

Heather Copp

Dept. of Trans. and Infrastructure

**From:** [REDACTED]  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** PR:17/26 Rezoning and minor parking lot variances  
**Date:** Monday, March 9, 2026 2:45:10 PM

---

**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.

Hello,

I just wanted to voice support of this, but I would like to state that the preservation of as much of the mature trees and stand on the perimeter, and especially on the Bradford street side, is important. The mature trees are important, but some of the flowers, notably Lady Slipper *Cypripedium sp.*, occur there and it would be nice to preserve the forest floor there as well, so that some of that will survive.

--

John MacNaughton

**From:** [Mayor's Office](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Cc:** [Hart, Steven](#); [DeGrace, Sara](#)  
**Subject:** FW: Liverpool Street School project - letter from BGC  
**Date:** Wednesday, March 11, 2026 9:27:27 AM  
**Attachments:** [Outlook-hedit3xy.png](#)  
[Liverpool Street School Project letter from BGC.pdf](#)  
[Boys & Girls Club - Brief.pdf](#)

---

Please see attached

**Denyse Doherty**

Executive Assistant – Mayor & Chief Administrative Officer  
Adjointe de direction, La Mairesse & Directeur Général  
City of Fredericton | Ville de Fredericton  
m: 506-292-6854 | [Denyse.Doherty@fredericton.ca](mailto:Denyse.Doherty@fredericton.ca)



**From:** Karen MacAlpine [REDACTED]  
**Sent:** March 10, 2026 2:07 PM  
**To:** Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>  
**Cc:** Colleen V. [REDACTED]  
**Subject:** Liverpool Street School project - letter from BGC

**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.

Good Afternoon Mayor Rogers.

Please see the attached letter regarding the new school construction on Liverpool Street and the concerns we have about the impact to our organization and a request for support. We look forward to hearing from you and working towards solutions together.

Sincerely,

Karen MacAlpine (on behalf of our Board of Directors)

**Karen MacAlpine**  
Executive Director

**BGC Greater Fredericton**  
499 Canterbury Drive, Fredericton, NB E3B 4M4  
T: 506-472-5112

[karen@bgcfred.com](mailto:karen@bgcfred.com) | [bgcfred.com](http://bgcfred.com)



March 10, 2026

Via email

The Honourable Susan Holt  
Premier of New Brunswick  
Office of the Premier  
706 Queen Street, Fredericton, NB E3B 1C5

Her Worship Kate Rogers  
Mayor, City of Fredericton  
397 Queen Street, Fredericton, NB E3B 1B5

**Cc:** The Honourable Claire Johnson, Minister of Education and Early Childhood Development;  
Minister Cindy Miles; Minister Luke Randall; David Coon, MLA;  
Greg Ericson, City Councillor Ward 8;  
Stephen Hart, Chief Administrative Officer, City of Fredericton; Kenneth Forrest, Director Planning and  
Development, City of Fredericton;  
Pascal Landry, Manager - Educational Facilities and Pupil Transportation (Branch), Department of  
Education and Early Childhood Development;

Dear Premier Holt and Mayor Rogers,

The Boys & Girls Club of Greater Fredericton (BGC) is writing to express our appreciation and support for the decision to construct the new school within the Skyline Acres community. We know that keeping the school in the community is essential, especially for those families we serve.

For 58 years—since 1968—the Boys & Girls Club of Greater Fredericton has been a steady, reliable partner to families across our city. Each year, we support more than 1,000 children and youth with low cost/subsidized licensed early learning and childcare, after-school programs, summer camps, and critical wrap-around supports like breakfast and tutoring that strengthen families and improve outcomes. Our understanding is that the current school project will directly impact our operations and threaten the future of the Boys and Girls Club. We are writing to request your assistance in ensuring our services remain stable and that we are able to continue to operate during the school construction.

### **Background and current context**

As you may know, our Club on Canterbury Drive operates on land leased from the City of Fredericton, the building owned by the Club. For the past three years, our lease has included a clause stipulating nine months notice to vacate should the province select the adjacent area as the site for a new

elementary school. Based on information shared with us over that period, we understood this location to be a likely candidate. In reliance on that understanding—and with the possibility of a nine-month departure in mind—we deferred major capital investments, sought only short-term fixes to keep the facility safe and functional, and refrained from pursuing larger grants that require long service horizons and security of tenure as we felt it would not be in good faith to spend grant money to upgrade a facility that we may not occupy.

During this time, provincial representatives assessed our building for replacement value and requested detailed programming and space specifications to guide planning for a potential replacement facility. We provided those detailed requirements with the understanding that if a move were required, we would be compensated at replacement value or otherwise supported to ensure continuity of service.

### **Near-term risk during the construction window (approx. three years)**

With an anticipated three-year construction period, we face significant operational uncertainty. Families considering after-school or summer programs may hesitate to enroll if they perceive our site to be in or near a construction zone. These ‘paying customers’ offset scholarships and low-cost spaces to those who need us the most. Even a modest decline in enrollment would reduce operating revenue that could jeopardize our ability to deliver essential services—and to remain in operation long enough to transition into the future. Moreover, the last three years of deferred capital projects have left us carrying higher repair and maintenance burdens than is sustainable.

### **Primary requests/considerations:**

To safeguard continuity of licensed childcare, after-school programs, summer camps and all free programs like breakfast programs and tutoring during the construction period and to stabilize the organization after three years of deferred capital work, we respectfully request a structured support plan from the Province and the City. Specifically, we ask that you consider the following instruments:

- **Operating stability support** (e.g., a predictable funding bridge or revenue-loss backstop tied to enrollment benchmarks) and unknown related costs during construction for up to **three years**;
- **Capital catch-up and safety upgrades**, limited to essential systems (safety, accessibility, HVAC, roof/envelope) that preserve our operations and safety during construction;
- **Shared municipal/provincial resources**, such as priority access to city spaces for overflow programming, temporary parking/traffic management solutions, and coordinated communications to families on safe access and other resources that could be offered;
- **One-time reimbursement** for extraordinary repairs and costs incurred over the past three years due to deferred replacement planning; and
- A **joint project team** (Province–City–Club) to coordinate timelines, site access, safety, and stakeholder communications.

### **Secondary option: Revisit purchase/rehoming as a mutually beneficial pathway**

In addition to the immediate supports outlined above, we would welcome the opportunity to revisit discussions about the long-term disposition of our facility, including the possibility of the Province and

City purchasing the building outright, either through a financial settlement or a combined arrangement that includes an alternate location for our programs, including in the new school.

We are open to renewed, good-faith negotiations to explore what such a transition could look like, ensuring continuity of licensed spaces and program capacity from day one.

Our mission is simple: to ensure that every child and youth in Fredericton has a safe place to belong, grow, and thrive. With your partnership, we can navigate the next three years responsibly—without service interruptions—and arrive at a long-term solution that supports the new school while preserving essential community programs that have stood by Fredericton families since 1968.

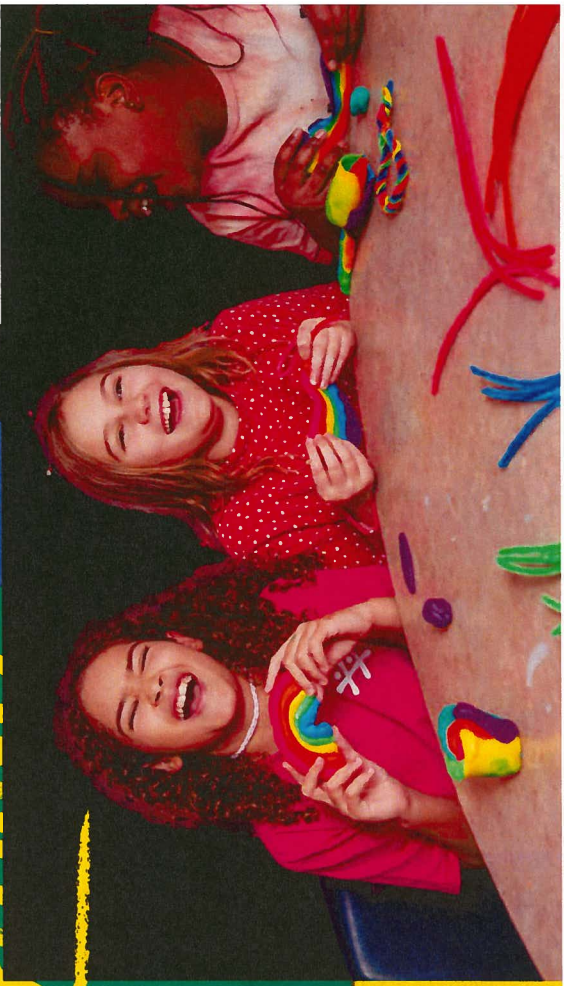
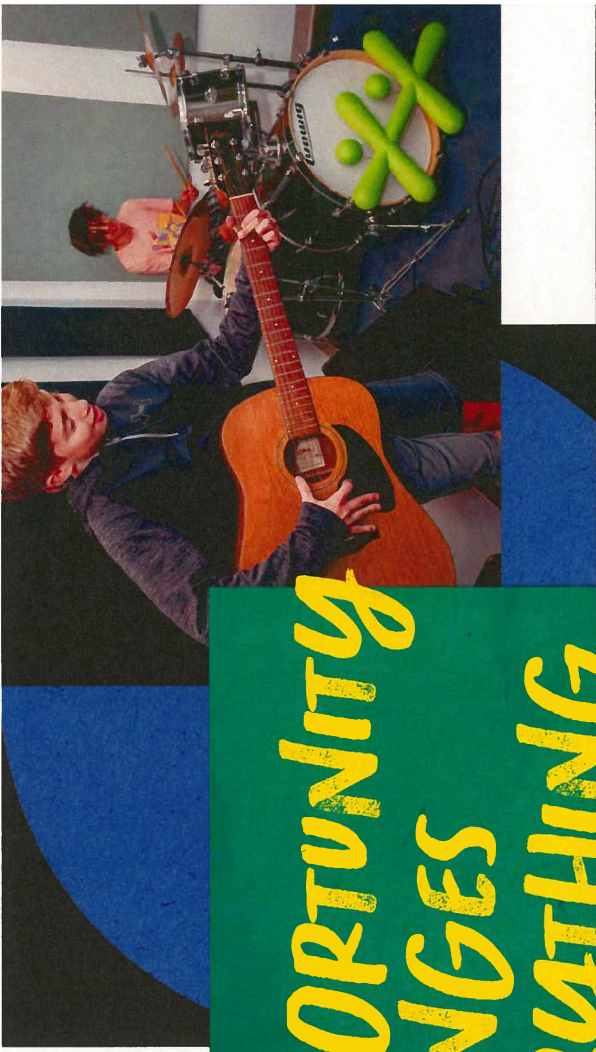
Thank you for your continued leadership and for considering this request. We would be pleased to provide any additional information you require.

On behalf of our Board of Directors,

A handwritten signature in black ink that reads 'K. MacAlpine'.

Karen MacAlpine  
Executive Director  
Fredericton Boys' and Girls' Club Inc.

Attachments: Support document



# OPPORTUNITY CHANGES EVERYTHING

 **bgc** Greater  
Fredericton  
Boys & Girls Clubs

# OPPORTUNITY CHANGES EVERYTHING



**Colleen Hanna**  
Board President



**Karen MacAlpine**  
Executive Director

BGC Greater Fredericton (The Boys & Girls Club of Fredericton) is a charitable, community supported organization founded in 1968.

We are committed to transforming the lives of children, youth and their families including those most vulnerable. We do this by providing safe places and offering services and programs designed to meet the evolving needs of our community.

We want our children and youth to develop confidence, gain skills, and experience success so that they can reach their best potential in life. We believe that every single young person is important and they deserve the chance to succeed.

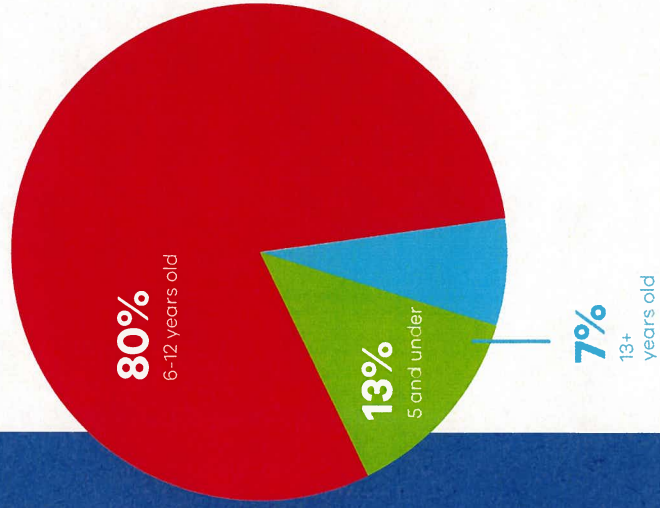
As part of a Federation of Clubs across Canada, we are an independent organization, relying on community support to provide programs and services to children, youth and their families in the Greater Fredericton area.

# WHO WE SERVE

# WHO WE SERVE

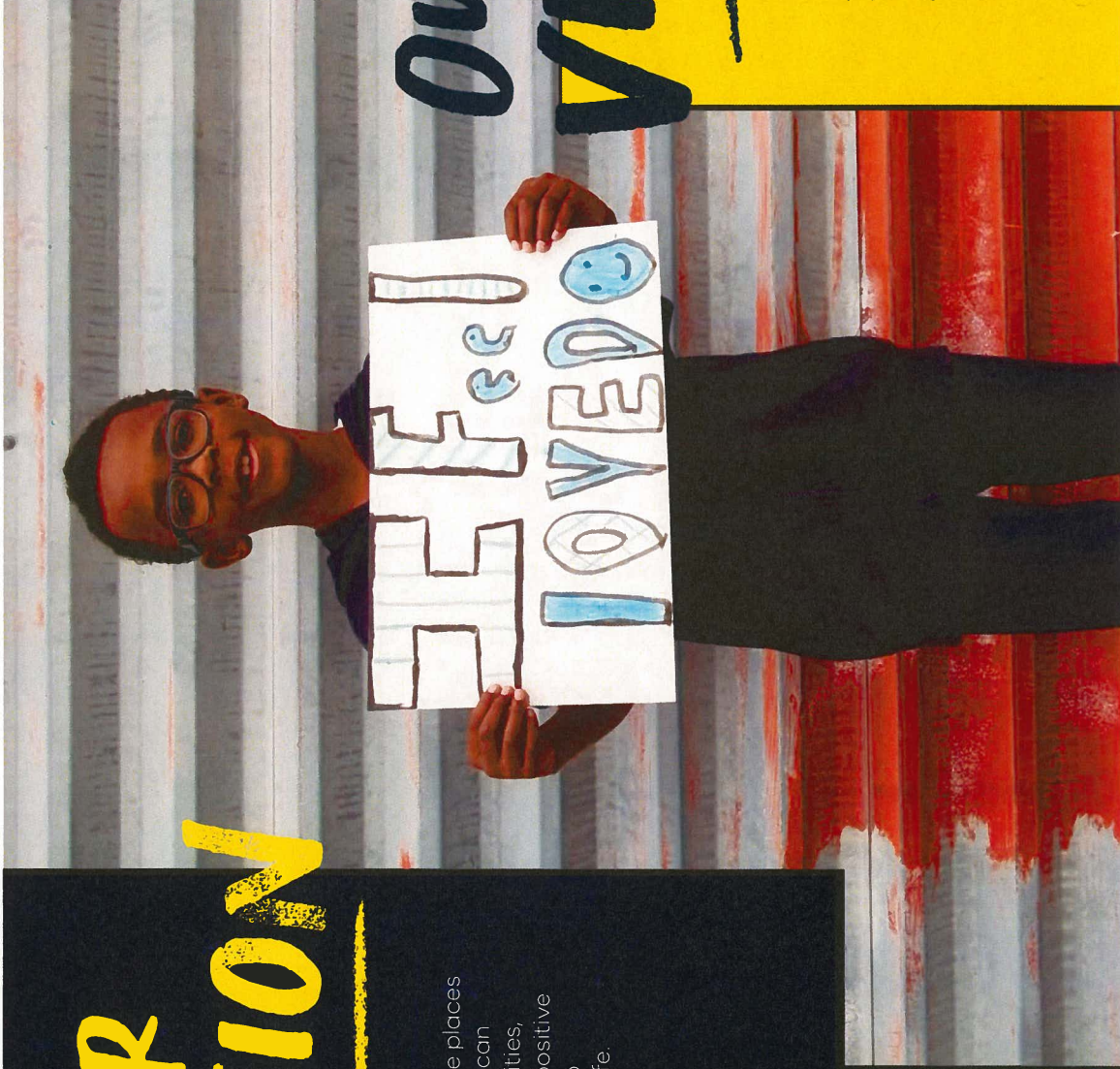


Since 1968, we have engaged and empowered children and youth. We are committed to transforming the lives of children, youth and their families including those most vulnerable.



# Our MISSION

To provide safe, supportive places where children and youth can experience new opportunities, overcome barriers, build positive relationships, and develop confidence and skills for life.



# Our VISION

All children and youth discover and achieve their dreams and grow up to be healthy, successful, and active participants in society.

# OUR VALUES

## BELONGING

We welcome everyone in a safe, accepting environment based on belonging and positive relationships.

## RESPECT

We ensure that everyone—children, youth, families, volunteers, staff—is heard, valued, and treated fairly.



## ENCOURAGEMENT AND SUPPORT

We encourage and support every child and youth to play, learn, and grow to achieve their dreams.



## WORKING TOGETHER

We work together with young people, families, volunteers, our communities, and government.



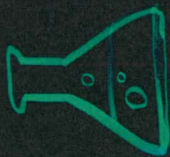
## SPEAKING OUT

We speak out for children, youth, and families so that we can make our world better.





EDUCATIONAL SUPPORT



STEM EDUCATION

GARDENING



NUTRITION & FOOD EDUCATION



BEFORE

AND AFTER

SCHOOL PROGRAMS



FINANCIAL EDUCATION

DIGITAL LITERACY



TRANSPORT



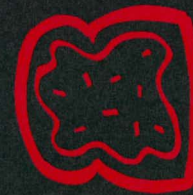
ARTS

MUSIC



BREAKFAST PROGRAMS

HEALTHY SNACKS & MEALS



# WHAT CLUBS



MENTAL HEALTH & WELLNESS

SCHOLARSHIPS



JOB READINESS

MENTORING



VOLUNTEERING

YOUTH LEADERSHIP

SUMMER CAMPS



PHYSICAL FITNESS & SPORTS

CIVIC ENGAGEMENT



DESIGNATED PRESCHOOL

LEARN ON

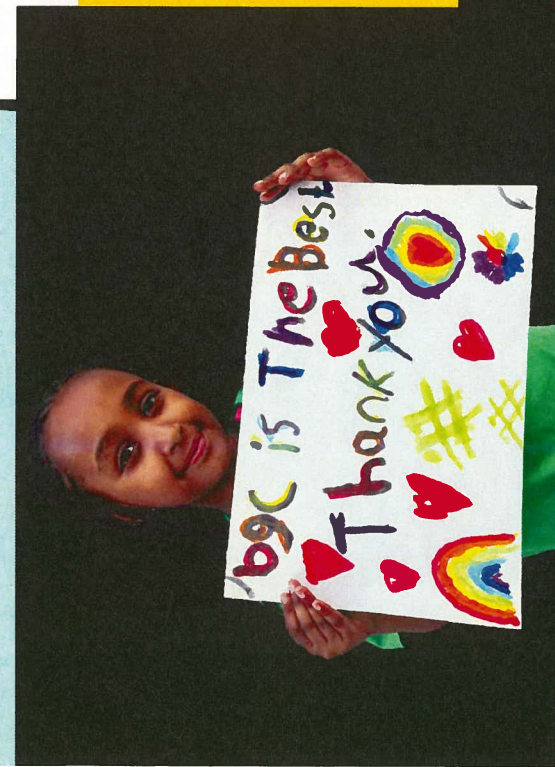


ACROSS  
CANADA



- CLUB
- COMMUNITY SERVED

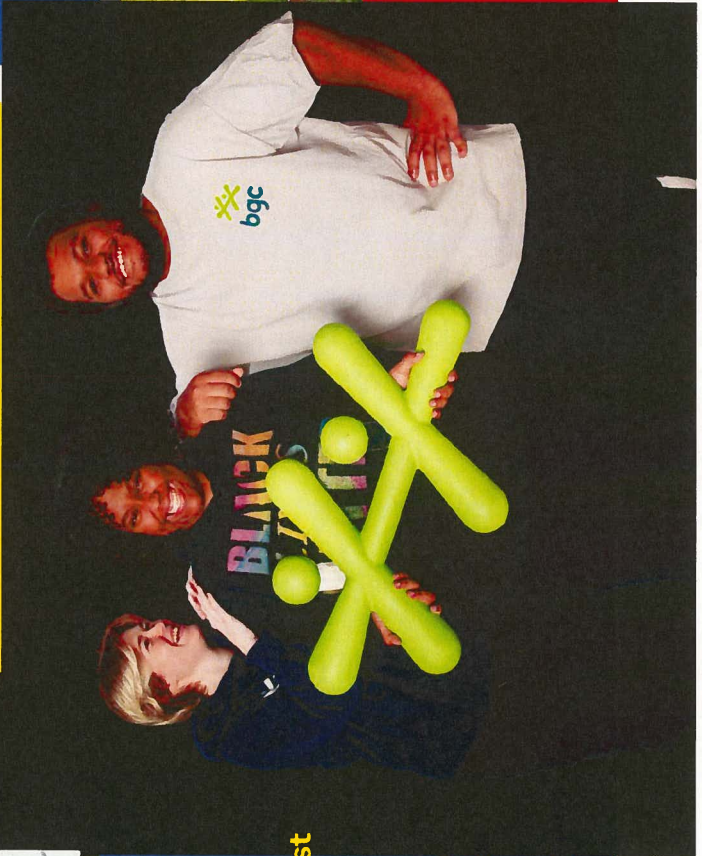
This map is not to scale



**450+**  
 children accessing breakfast  
 each school morning

**3,500+**  
 hrs of HOMEWORK HELP/TUTORING

**150+**  
 children accessing low cost,  
 subsidized or fully scholarshiped  
**AFTER-SCHOOL, SUMMER CAMP**  
 and **PRE-SCHOOL** programs



**98,000+**  
 hrs of children being screen free  
 and active



**35,000+**  
 healthy snacks served

# BECAUSE OF A CLUB...

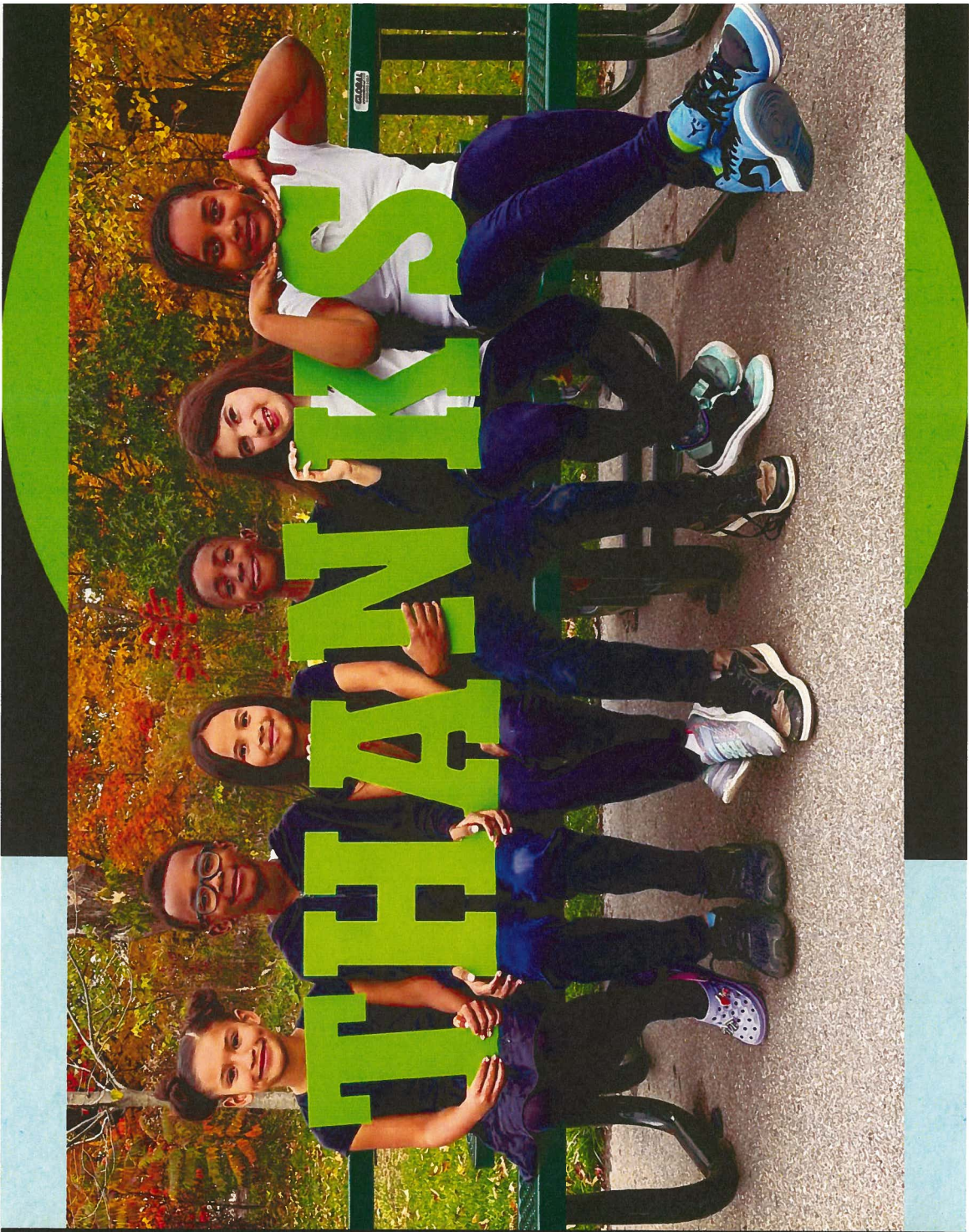


The data from the national member survey demonstrates the transformational impact Clubs have on a young person's life.

## Because of a Club, 90% or more of children and youth surveyed report that they:

- ✓ have more people they like to spend time with
- ✓ are better at helping out
- ✓ are more excited to try new things
- ✓ are more accepting of others
- ✓ are more physically active
- ✓ are more confident
- ✓ work better with others
- ✓ are more comfortable being themselves
- ✓ have a more positive influence on others
- ✓ make better choices

2023 National Participatory Evaluation,  
Dialogues in Action



Greater Frederick

[bgcfred.com](http://bgcfred.com)

   /bgcfred

499 Canterbury Drive  
Frederick, MD E3B 4M4  
506-472-5112

**From:** Planning & Development, Community Planning  
**Date:** April 07, 2026  
**Title:** By-law Nos. Z-6.13 and Z-5.362– Municipal Plan Amendment & Rezoning

**Description:** By-law No. Z-6.13, A By-law to amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton AND By-law No. Z-5.362, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law Nos. Z-6.13 and Z-5.362, by title, Second Reading of By-law Nos. Z-6.13 and Z-5.362, by title

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### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-6.13, by title
- Second Reading of By-law No. Z-6.13, by title
- First Reading of By-law No. Z-5.362, by title
- Second Reading of By-law No. Z-5.362, by title

### **Additional Information**

The purpose of proposed By-laws Nos. Z-6.13 and Z-5.362 is to amend the municipal plan and the zoning by-law by re-designating property identified as 750 Prospect Street (PID 01479211) from Parks & Open Spaces to Major Institutional AND to rezone the property from Park (P) to Institutional Zone One (I-1) to permit the construction of a fire station.

#### **↪ City Council Meeting – January 26, 2026**

- City Council adopted a resolution referring the application to PAC, authorizing Section 111 and Section 25 advertising, preparation of the by-laws to amend the Zoning By-law and the City of Fredericton Municipal Plan, and set the date for consideration of objections/support to the proposed by-laws.

#### **↪ Planning Advisory Committee Meeting – March 18, 2026**

- Staff recommended approval
- PAC recommended approval (one letter of support received at PAC)

**RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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, subject to terms and conditions.**

*Hearing of Objections/Support – City Clerk*

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-6.13, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-6.13, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton second reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No Z-5.362, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No Z-5.362, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.**

Prepared by: Alicia Brown, Planning & Development Application Specialist, Community Planning

Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.8	Issue Date:	May 19, 2015
Printed On:	April 9, 2026	©	May 25, 2001

**BY-LAW NO. Z-6.13**

**A BY-LAW TO AMEND BY-LAW Z-6, A  
BY-LAW TO ADOPT A MUNICIPAL  
PLAN FOR THE CITY OF  
FREDERICTON**

PASSED:

BE IT ENACTED by the Council of the City of Fredericton as follows:

1. By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, is amended by revising the use designation delineated on the Future Land Use Map constituting Schedule "2" thereof, a copy of a portion of which is attached hereto as Schedule "B" by changing the land use designation from "Parks and Open Space" to "Major Institutions" for the lands shown on the said Schedule "B" of this By-law and which forms part hereof.

---

Kate Rogers,  
Mayor/maire

First Reading:  
Second Reading:  
Third Reading:

**ARRÊTÉ N° Z-6.13**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ N° Z-6  
RELATIF À L'ADOPTION D'UN PLAN  
MUNICIPAL POUR LA VILLE DE  
FREDERICTON**

ADOPTÉ :

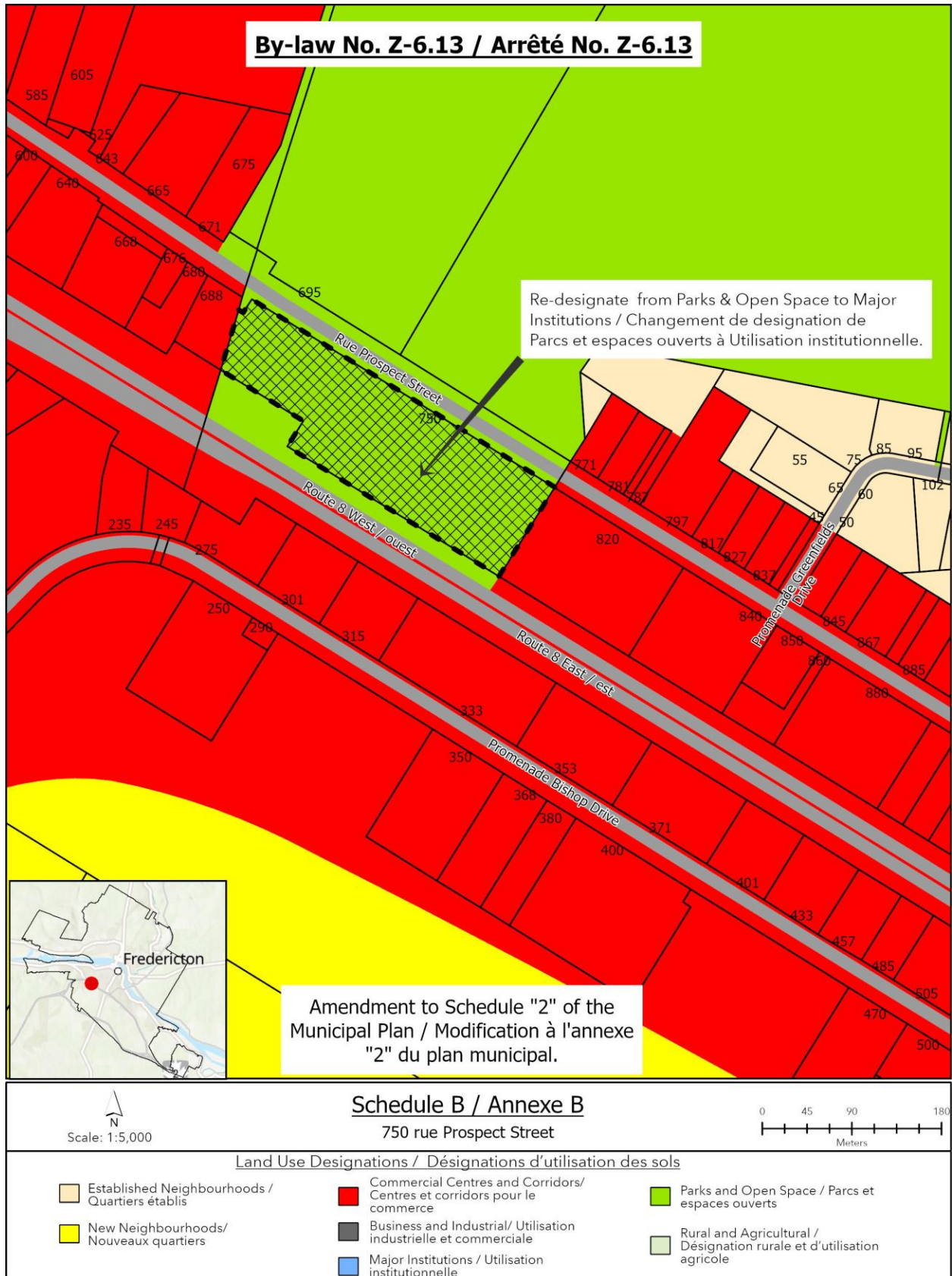
Le conseil municipal de la Ville de Fredericton édicte ce qui suit :

1. L'arrêté n° Z-6 relatif à l'adoption d'un plan municipal pour la Ville de Fredericton est modifié par la révision de l'affectation des sols délinée sur la carte d'aménagement qui constitue l'annexe «2» de ladite carte, dont une copie partielle constitue l'annexe «B» ci-jointe, afin de modifier la désignation du terrain de «Parcs et espaces ouverts» à «Utilisation institutionnelle» représentés dans l'annexes «B» du présent arrêté dont elle fait partie intégrante.

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Jennifer Lawson,  
City Clerk/secrétaire municipale

Première lecture :  
Deuxième lecture :  
Troisième lecture :



**CITY OF FREDERICTON**  
**BY-LAW NO. Z-5.362**

**A BY-LAW TO AMEND BY-LAW NO. Z-5,  
A ZONING BY-LAW FOR THE CITY OF  
FREDERICTON**

**WHEREAS** the Council of the City of Fredericton deems it desirable to amend By-law No. Z-5 as hereinafter provided.

**THEREFORE, THE COUNCIL OF THE CITY OF FREDERICTON ENACTS AS FOLLOWS:**

By-law No. Z-5, A Zoning By-law for The City of Fredericton, is amended by changing the zone as shown on the zoning map thereof, for property located at 750 Prospect Street, and shown on Schedule "11" attached to and forming part of By-law No. Z-5.362, from Park Zone (P) to Institutional Zone Two (I-2).

Read a first time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a second time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Kate Rogers,  
Mayor/maireesse

**VILLE DE FREDERICTON**  
**ARRÊTÉ N° Z-5.362**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ  
N° Z-5 RELATIF AU ZONAGE DE THE CITY  
OF FREDERICTON**

**ATTENDU QUE** le conseil municipal de la Ville de Fredericton estime souhaitable de modifier l'arrêté n° Z-5, ainsi qu'il est prévu ci-après.

**PAR CES MOTIFS, LE CONSEIL MUNICIPAL DE LA VILLE DE FREDERICTON ÉDICTE CE QUI SUIT :**

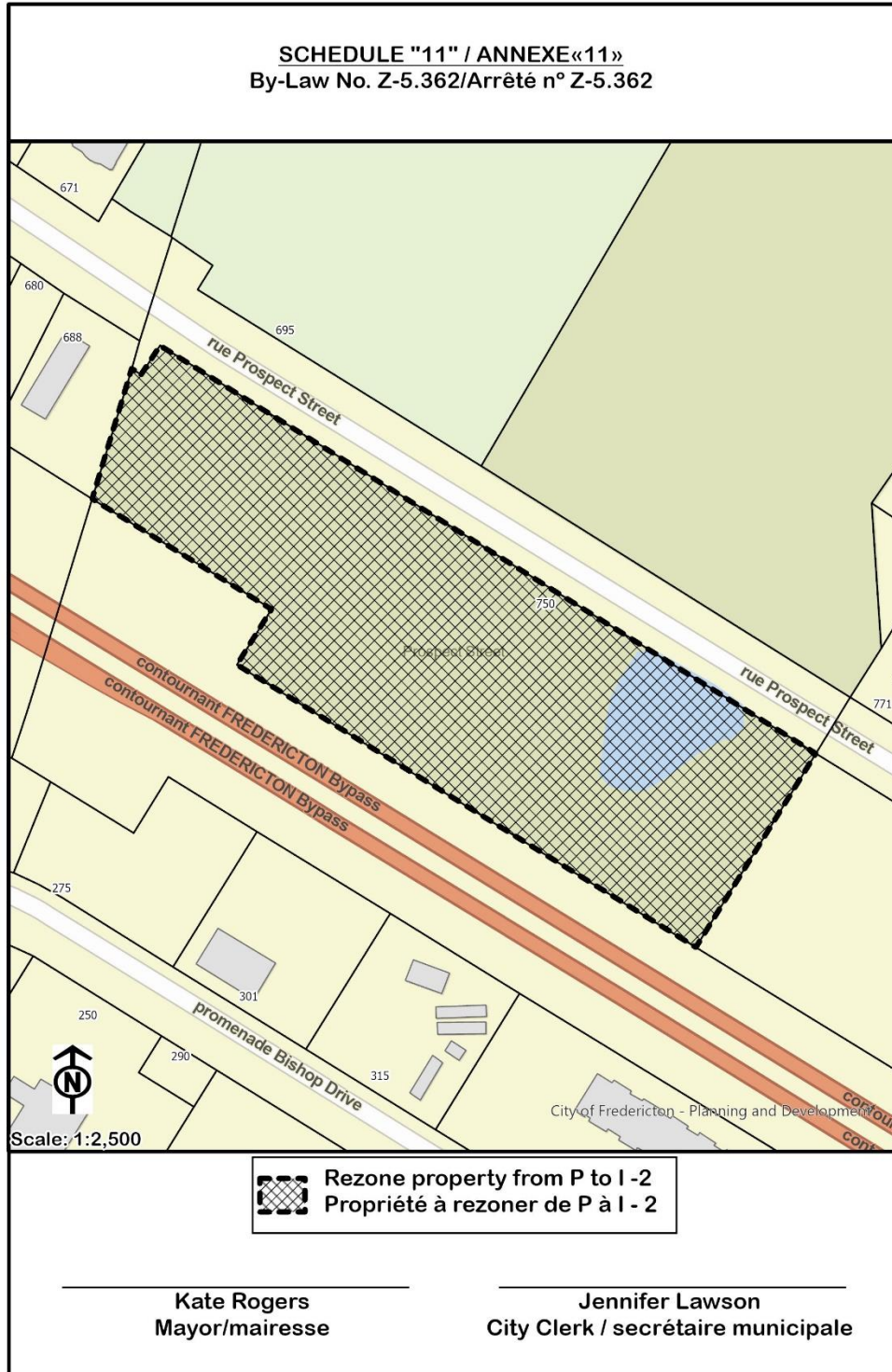
L'arrêté n° Z-5, relatif au zonage de The City of Fredericton, est modifié par la modification de la désignation, comme l'indique le plan de zonage, pour une parcelle du terrain situé au 750, rue Prospect, comme le montre l'annexe « 11 » ci-jointe et faisant partie de l'arrêté n° Z-5.362, de zone de parcs (P) à zone de services collectifs 2 (I-2).

Passé en première lecture ce \_\_\_\_\_ 2026.

Passé en deuxième lecture ce \_\_\_\_\_ 2026.

Passé en troisième lecture et définitivement adopté ce \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Lawson,  
City Clerk/secrétaire municipale



**From:** Elizabeth Murray, Secretary, Planning Advisory Committee

**Date:** Thursday, March 19, 2026

**Title:** 750 Prospect Street (PID 01479211)

**Description:** Municipal Plan amendment and rezoning

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The Planning Advisory Committee, at its meeting held on March 18, 2026, considered an 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, subject to the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Map III attached to P.R. 8/26 to the satisfaction of the Development Officer;
- b) A final parking and landscape plan be provided showing pedestrian walkways, landscaping, bicycle parking, garbage detail to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) Access, servicing, lot grading and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations;
- d) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- f) Record drawings prepared by a Professional Engineer are required at completion of the project;
- g) Servicing, lot grading, and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to building permit application.

**The Committee directed that the following resolution be forwarded to City Council for consideration:**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated March 19, 2026, recommending approval of an 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, subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

Cc. City of Fredericton c/o Ryan Seymour, 397 Queen Street, Fredericton, NB, E3B 1B5

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 9, 2026		

**To:** Planning Advisory Committee  
**From:** Tony Dakiv, Senior Planner  
**Proposal:** Municipal Plan amendment and rezoning  
**Property:** 750 Prospect Street (PID 01479211)

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**APPLICANT:** City of Fredericton c/o Ryan Seymour  
397 Queen Street, Fredericton, NB, E3B 1B5

### **SITE INFORMATION:**

**Location:** South side of Prospect Street between Smythe Street and Hanwell Road  
**Context:** Odell Park to the north, auto dealership to the west, Hwy 8 and commercial uses to the south and commercial uses to the west.  
**Ward No:** 9  
**Municipal Plan:** Parks and Open Space  
**Zoning:** Park Zone  
**Existing Land Use:** None  
**Previous Applications:** None

### **EXECUTIVE SUMMARY:**

The proposal is 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).

The City has identified the need for an additional fire station to serve the existing and growing population in the southwest area of the city. The subject property was identified as the preferred location based on a comprehensive Fire Service Review and Community Risk Assessment process. The subject property originally formed part of the Odell Park landholding but is separated from the main body of the park by Prospect Street and has never been used as a park or developed for recreation purposes.

Council has given the direction to proceed with the required land use approvals to take the subject property out of park designation and zoning to pave the way for the fire station project. The proposal also required that the subject property be removed from the provincial statute entitled An Act Respecting Certain Parks and Streets in the City of Fredericton through a Private Members Bill process which was completed in December of last year.

The proposed Municipal Plan amendment and rezoning will allow for an appropriate future land use direction for the subject property. Larger scaled institutional uses are generally compatible with commercial use and would not adversely impact adjacent properties given the context of the site. It is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, I-2 is considered to be the most appropriate zone for the site given it's compatibility with commercial use and the fact that the firehall is an institutional use in nature. Based on the above land use rationale, staff recommend in support of the application subject to terms and conditions.

## **APPLICATION:**

The City of Fredericton c/o Ryan Seymour has made application 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.

## **PLANNING COMMENTS:**

### Background

In August 2023, a comprehensive Fire Service Review and Community Risk Assessment was presented to Council identifying the need for a new fire station in the south-west area of the city. An evaluation process of four different sites around the Bishop/Hanwell intersection were reviewed based on response time and risk. Through this evaluation, the reports identified the subject property as best meeting the needs of the fire service and future planning considerations. Council, through the 2025 budget, gave direction to proceed with a 5<sup>th</sup> Fire Station to serve southwest Fredericton and its growth.

On January 27, 2025 Council in Committee passed the following motion:

*Be it resolved that Council while acting in Committee give direction to the Chief Administrative Officer to clarify whether City owned land at 750 Prospect Street (PID 01479211) located on the southside of Prospect Street, is part of the Provincial Act to Dedicate Certain Lands in The City of Fredericton as a Public Park, and if so identify the steps to have that status removed and to return to Council in Committee with direction and next steps to facilitate the construction of the new fire station at 750 Prospect Street.*

On July 14, 2025 Council in Committee passed the following motion:

*BE IT RESOLVED that Council while acting in Committee directs the Chief Administrative Officer to (1) engage with the necessary Provincial representatives; (2) advance a Private Members Bill to have the land identified for Fire Station 5 located on the southside of Prospect Street at 750 Prospect Street (PID 01479211) removed from an existing provincial statute; and (3) return to Council with a formal request outlining the provincial and municipal process to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street.*

On October 27, 2025 Council considered an administrative report clarifying the process to have the subject property removed from the provincial legislation thereby allowing Council to rezone the site for the new fire station. The report outlined that the site is zoned as parkland by the City however it is not actively used or programmed as active park land. Since it was included in the original Odell Park land acquisition, it is part of an Act of the Legislature and will need to follow the Private Members Bill (PM Bill) Process to have it removed. Staff have worked with the Legislature of New Brunswick to draft the necessary Private Members Bill to remove the land from "An Act Respecting Certain Parks and Streets in the City of Fredericton." Staff have also engaged with the local MLA Caucus which includes the Premier and they have given their endorsement of support for this PM Bill to move through the process. They have also assisted in assigning a non-Cabinet MLA to sponsor and introduce the PM Bill.

On October 27, 2025, Council passed the following motion:

*BE IT RESOLVED that the Council of the City of Fredericton directs the Chief Administrative Officer to (1) initiate the Private Members Bill process through the Legislative Assembly of the Province of New Brunswick to amend An Act Respecting Certain Parks and Streets in The City of Fredericton, chapter 74 of the Acts of New Brunswick, 1993, by removing land located on the southside of Prospect Street (PID 01479211) for the construction of a new fire station; (2) to return to Council with a formal request to re-zone the land to facilitate the construction of the new fire station at 750 Prospect Street; and (3) authorize the Mayor and City Clerk to execute any documents to facilitate this process.*

In December of 2025, the site was removed from the Act of the Legislature entitled “An Act Respecting Certain Parks and Streets in the City of Fredericton” allowing for municipal land use approvals to move forward.

*Proposal:*

The subject property is separated from the main body of the park by Prospect Street and is not maintained by the City or used by the public. It has not been developed for park or recreation purposes and has functioned primarily as an undeveloped treed parcel. The property occupies approximately 2.4 hectares of largely wooded terrain that slopes gently away from Prospect Street and there is a storm water pond occupying the east portion of the site.

The proposal is to provide a long-term land use direction for the subject property which was originally part of the Odell Park land acquisition in the 1940's and has been designated and zoned for park purposes since the 1950's. The proposal has been advanced as a result of Council's direction to begin the process for building a new fire station on the subject property to serve the south-west area of the city as outlined earlier.

The proposed fire station would be located approximately in the middle of the subject property and west of the storm water pond as shown on Map III. The building would be based on the layout of the north side fire station with 4 bays arranged two X two deep to accommodate 3 or 4 full size fire trucks. The building would also contain a training room and lunch room with four to six employees. The main parking area would be to the rear of the building and there would be a storage building on the west side of the station. A pedestrian connection from the building to the future sidewalk on the south side of Prospect Street will be required. There are also plans for a future pedestrian overpass over Hwy 8 to connect Bishop Drive with Odell Park. This pedestrian connection would pass through the site between the fire station and the storm water pond with a pedestrian crossing on Prospect Street to Odell Park.

An Ecological Background Study (Phase I Environmental Assessment) was conducted by Boreal Environmental c/o Mathers Project Management Consulting Ltd. during the summer of 2025. Overall, the study concluded that no species- or habitat-related constraints would prevent developing the site for the proposed fire station. The main environmental considerations involve wetland and watercourse permitting, migratory bird timing restrictions, and management of invasive species and existing disturbances.

The fire station project sets the tone for the long-term future land use direction for the subject property to be institutional in nature. Based on this direction, the following land use approval processes are being proposed: 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).

*Municipal Plan:*

The site is designated Parks and Open Space and the proposed amendment to re-designate the site to Major Institutions is considered to be appropriate as this designation is compatible with the abutting Commercial Centres and Corridors designation to the east, west and south, and with the Parks and Open Space designation to the north. The site is also large enough to accommodate larger institutional development west of the fire station. Section 2.2.1(43) outlines the criteria to be considered for development within the Major Institutions designation as follows:

*Development within the Major Institutions Designation should:*

- i. Provide sufficient landscape buffering and separation distance from adjacent residential development;*
- ii. Incorporate appropriate pedestrian and transit access and links main building entrances to public sidewalks and transit stops with lighted, landscaped walkways;*
- iii. Provide accessible design, amenities, and bicycle parking areas at building entrances;*
- iv. Orient development with main entrances facing the public street where possible;*
- v. Route traffic to Arterial or Collector Roads;*

- vi. *Locate parking to the interior side or rear of buildings with limited or no parking between the building and the street; and,*
- vii. *Incorporate shared parking or driveways whenever possible.*

The proposed fire station complies with these criteria. The site will be “carved out” of the existing woodland providing a significant treed buffer around the perimeter of the site and is separated from any residential area. Pedestrian links through the site will be accommodated with the future pedestrian overpass and Prospect Street crossing. Site plan review at the building permit stage will ensure site amenities and bicycle parking, landscaping are provided. The main entrance will face Prospect Street which is a Major Collector street. Parking is located to the rear of the building with a small number of visitor spaces in front.

#### Odell Park Management Plan

The Odell Park Management Plan completed in 2020 does not include the subject property within its plan boundary which confirms that the long-term use of the subject property was never intended for park purposes.

The proposed rezoning is considered to be appropriate since larger institutional uses are compatible with the existing commercial uses in the area. The uses permitted in the I-2 zone are appropriate for this site and would not adversely impact adjacent properties given the context. The site is surrounded by commercial development and the highway on three sides, and across Prospect Street is Odell Park and the ball fields. Although the fire station falls under the Safety and Emergency Service use which is allowed in any zone, the I-2 zone is considered to be an appropriate zone for the site given its compatibility with commercial use and the fact that the firehall is an institutional use in nature.

#### *Access and Servicing*

The fire station will have 2 full accesses that are separated from the existing opposing driveways. The anticipated volume of traffic entering and exiting the site will be minimal, the fire station will likely also have dedicated signals for exiting emergency vehicles controlled by staff. A traffic study to address stopping sight distance and pedestrian connectivity is underway. Preliminary analysis indicates the driveway locations are suitable.

The site is not currently serviced by sidewalk. The city has a long term plan to add sidewalk to the south side of Prospect Street which would complement this site in the future (no timeline established for this installation). In addition, the City has a long term plan for a pedestrian overpass over Route 8 and a trail that would connect Bishop Drive to the Odell Park trail network is referenced in the Municipal Plan.

There is a 1979 – 250 mm watermain that runs along Prospect Street along the proposed development, however there is no sanitary main directly available for connection. The applicant would be responsible to extend the sanitary main approximately 240 m from the west to service the fire station.

The applicant will be responsible to complete a stormwater management plan including lot grading. There is an adjacent pond that may be available for connection. The stormwater management plan is to consider the capacity and backwater effects of the adjacent pond.

There was a migratory bird survey, species at risk and wetland delineation that was completed in the summer of 2025. The applicant will be responsible to acquire environmental permitting as required by provincial regulatory departments and outlined in the Boreal Environmental Ecological Background Study – Prospect Street Property – PID # 01479211.

#### **RECOMMENDATION:**

It is recommended that 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 the following terms and conditions:

- a) The site be developed generally in accordance with Map III attached to P.R. 8/26 to the satisfaction of the Development Officer;
- b) A final parking and landscape plan be provided showing pedestrian walkways, landscaping, bicycle parking, garbage detail to the satisfaction of the Development Officer prior to issuance of the building permit;
- c) Access, servicing, lot grading and stormwater management plans are to be to the satisfaction of the Director of Engineering & Operations;
- d) All road and municipal services design, construction and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- e) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering staff upon approval of this application;
- f) Record drawings prepared by a Professional Engineer are required at completion of the project;
- g) Servicing, lot grading, and storm water management plans are to be provided to the satisfaction of the Director of Engineering & Operations prior to building permit application.

Prepared by:

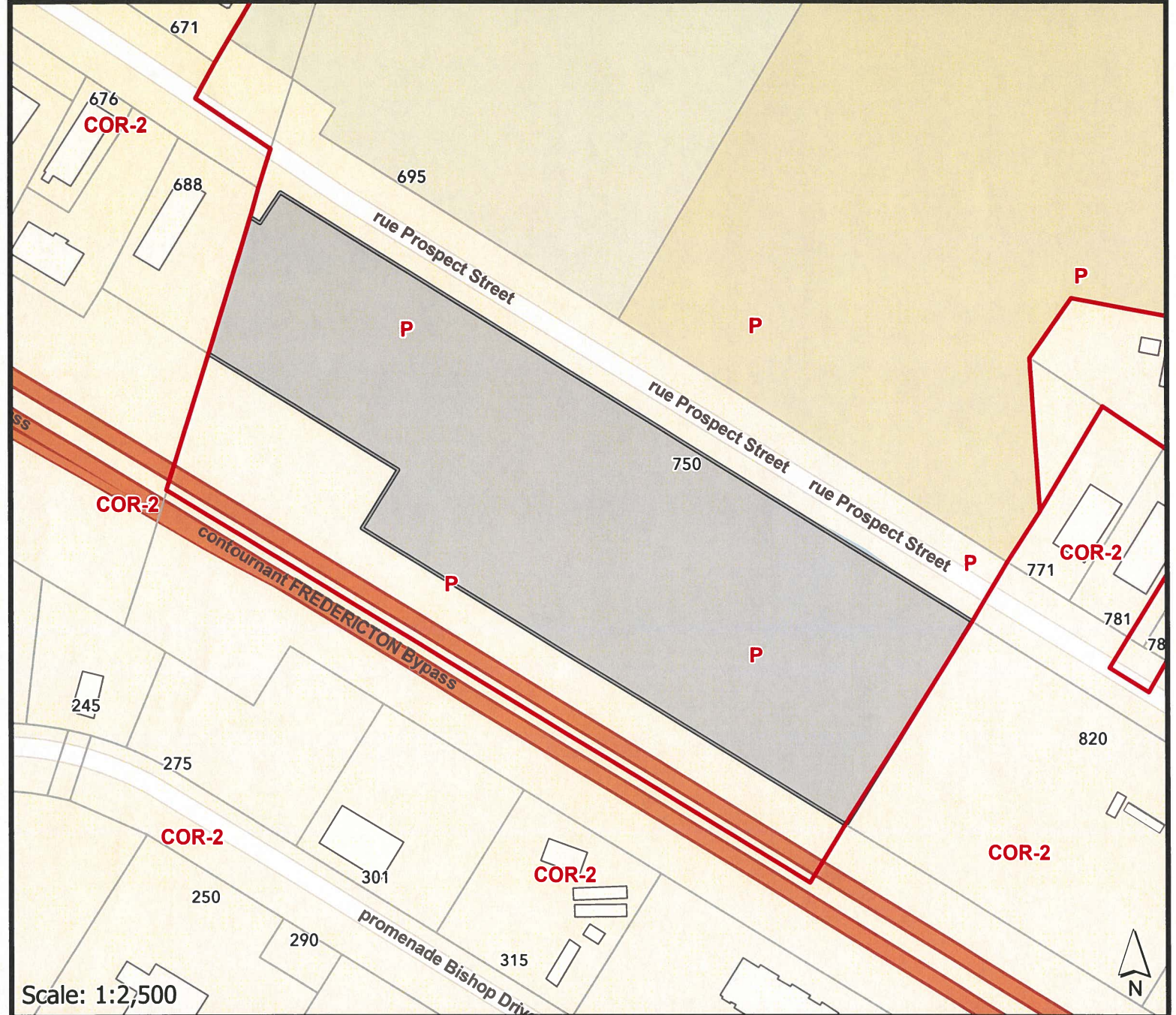


Tony Dakiv, RPP, MCIP  
Senior Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP  
Assistant Director, Community Planning



Scale: 1:2,500



**Subject Property / Propriete Visé**  
 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).  
 Modification du plan municipal pour requalifier la propriété de Parcs et espaces ouverts à Utilization Institutionnelle, rezonage de la zone de parcs (P) à zone de services collectifs 2.

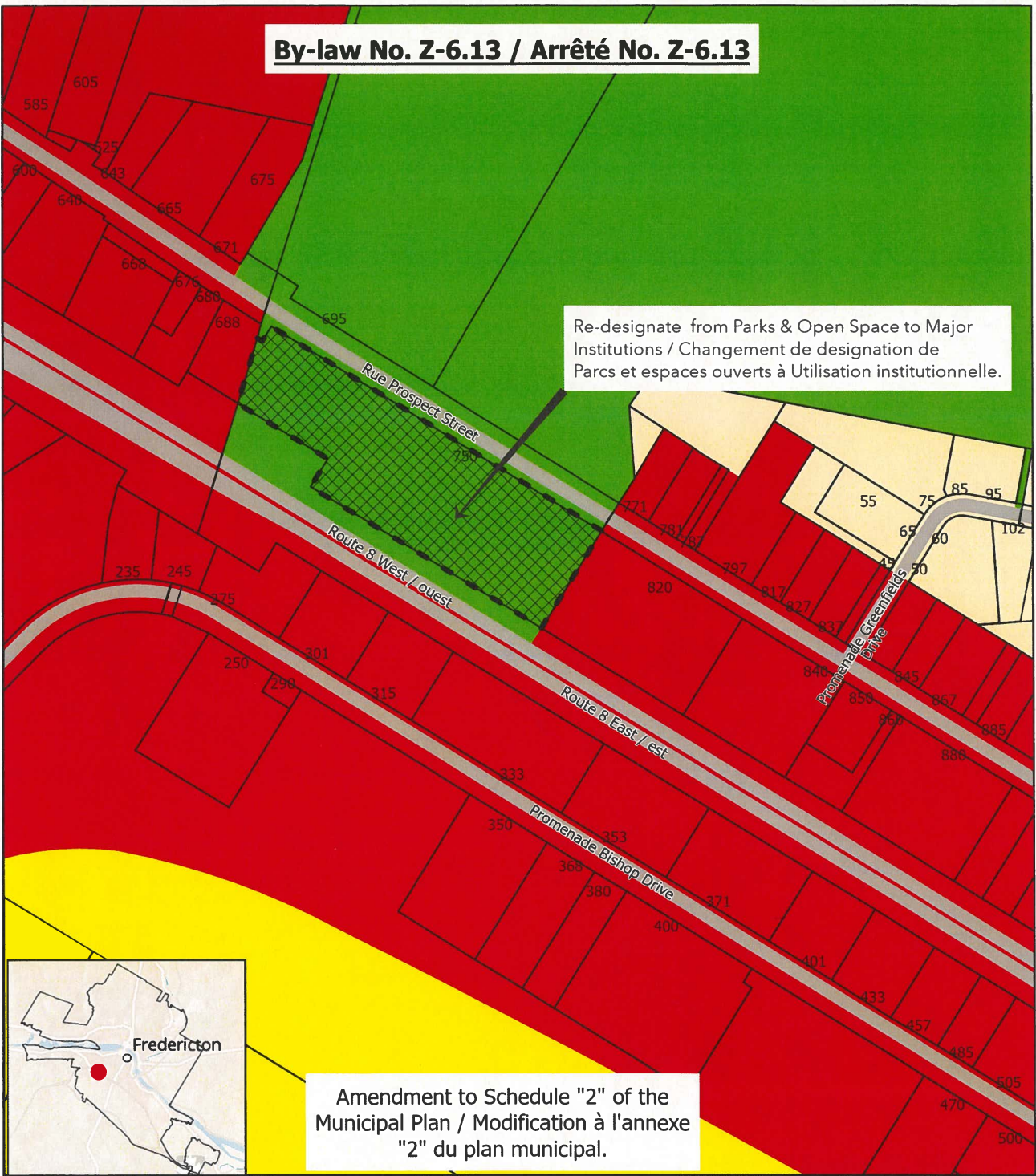


Community Planning  
 Planification urbaine

Map \ carte # I  
 File \ fiche: PR-8-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 750 rue Prospect Street  
 City of Fredericton  
 c/o Ryan Seymour

**By-law No. Z-6.13 / Arrêté No. Z-6.13**

Re-designate from Parks & Open Space to Major Institutions / Changement de designation de Parcs et espaces ouverts à Utilisation institutionnelle.



Amendment to Schedule "2" of the Municipal Plan / Modification à l'annexe "2" du plan municipal.

**Schedule B / Annexe B**  
750 rue Prospect Street

Scale: 1:5,000 0 45 90 180 Meters

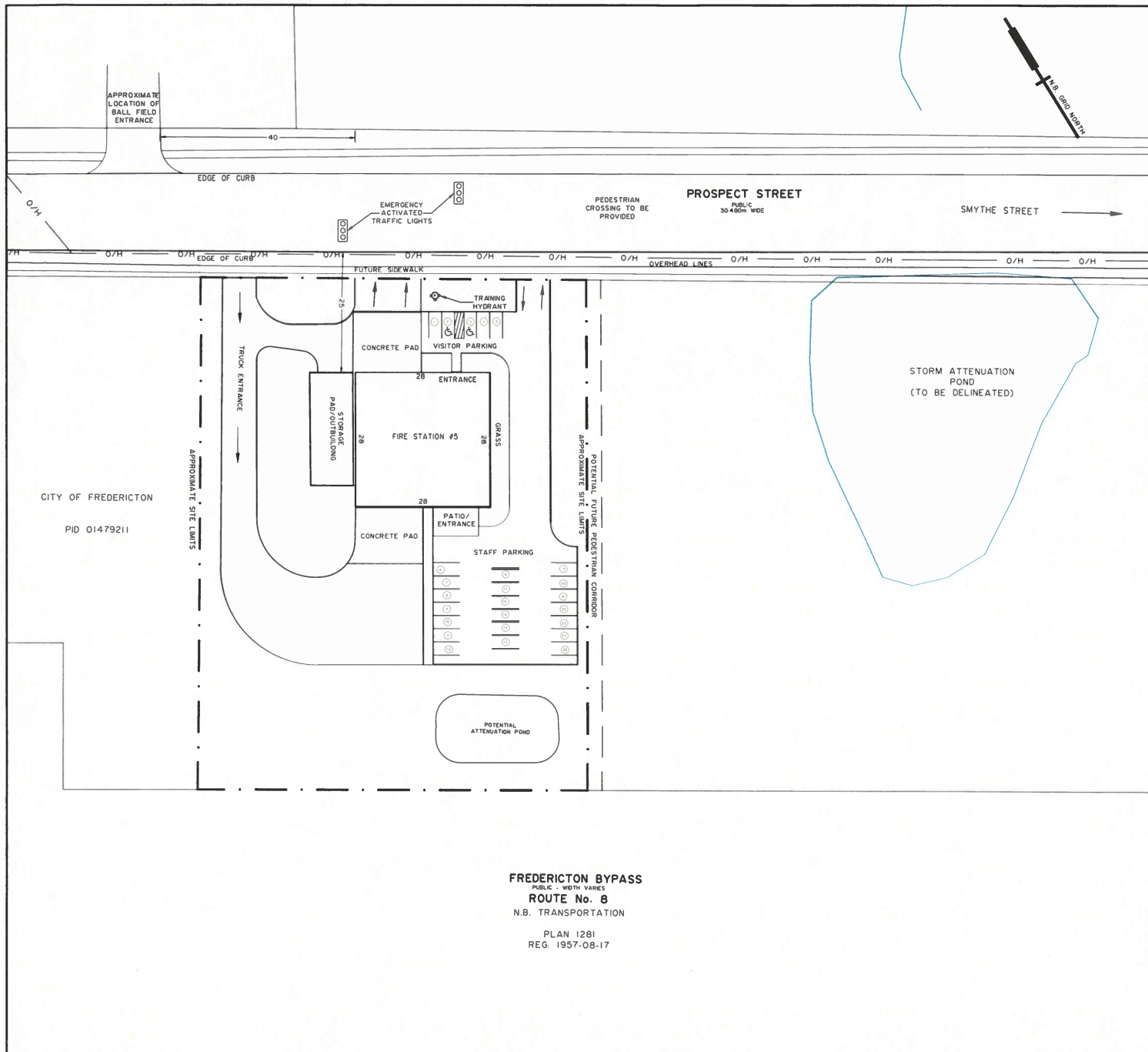
Land Use Designations / Désignations d'utilisation des sols		
Established Neighbourhoods / Quartiers établis	Commercial Centres and Corridors/ Centres et corridors pour le commerce	Parks and Open Space / Parcs et espaces ouverts
New Neighbourhoods/ Nouveaux quartiers	Business and Industrial/ Utilisation industrielle et commerciale	Rural and Agricultural / Désignation rurale et d'utilisation agricole
	Major Institutions / Utilisation institutionnelle	

**Municipal Plan Amendment / Modification du plan municipal**



Community Planning  
Planification urbaine

Map \ carte # II  
File \ fiche: PR-8-2026  
Date \ date: mars \ March 18, 2026  
Subject \ sujet: 750 rue Prospect Street  
City of Fredericton  
c/o Ryan Seymour



**Site Plan / Plan du Site**



Community Planning  
Planification urbaine

Map \ carte # III  
 File \ fiche: PR-8-2026  
 Date \ date: mars \ March 18, 2026  
 Subject \ sujet: 750 rue Prospect Street  
 City of Fredericton  
 c/o Ryan Seymour

**From:** [REDACTED]  
**To:** [PLANNING AND DEVELOPMENT](#); [CITY CLERK'S OFFICE](#)  
**Cc:** [Seymour, Ryan](#); [Dakiv, Tony](#); [Breen, Ruth](#); [REDACTED]  
**Subject:** Letter to PAC & Council Re Development Proposal - New Fire Station at 750 Prospect Street [ File # PR: 8 / 26 ]  
**Date:** Wednesday, March 11, 2026 12:53:55 PM  
**Attachments:** [Letter to PAC and Council Re 750 Prospect- File PR 8-26- March2026- PDF.pdf](#)

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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.

Dear City of Fredericton Representatives:

Please see the attached letter which expresses our support for the new Fire Station Development Proposal (and the associated Municipal Plan Amendment and Rezoning application) regarding the property at 750 Prospect Street -- per City File # PR: 8 / 26.

We would appreciate if this letter could be presented during the PAC Meeting on March 18 and also during the City Council Meeting on April 13, 2026.

On a related note, my client is also interested in buying a portion of the adjacent undeveloped land in this location and we are requesting a meeting with the appropriate City staff members to further discuss this. Please also see the attached letter for further details regarding this request and kindly respond at your convenience. Thank you.

Best regards. - Don.

Don Clancy, Commercial REALTOR®  
Royal LePage Atlantic  
457 Bishop Drive, Fredericton, NB, E3C 2M6  
[REDACTED]

Date: March 11, 2026

From: Don Clancy, Royal LePage Atlantic, Agent for Fox Chevrolet Cadillac Ltd.

To: Planning Advisory Committee (PAC), City of Fredericton | [planning@fredericton.ca](mailto:planning@fredericton.ca)  
Mayor, Council Members, and Clerk, City of Fredericton | [cityclerk@fredericton.ca](mailto:cityclerk@fredericton.ca)

cc: Ryan Seymour, Manager of Real Estate, City of Fredericton | [ryan.seymour@fredericton.ca](mailto:ryan.seymour@fredericton.ca)  
Tony Dakiv, Senior Planner, City of Fredericton | [tony.dakiv@fredericton.ca](mailto:tony.dakiv@fredericton.ca)  
Ruth Breen, Ward 9 Councillor, City of Fredericton | [ruth.breen@fredericton.ca](mailto:ruth.breen@fredericton.ca)  
Mac & Dale Fox, Owners of Fox Chevrolet Cadillac Ltd. | [REDACTED]

Re: **Development Proposal Notice | 750 Prospect Street | File # PR: 8 / 26 | Planner: Tony Dakiv**

**Expression of Support for New Fire Station Project**

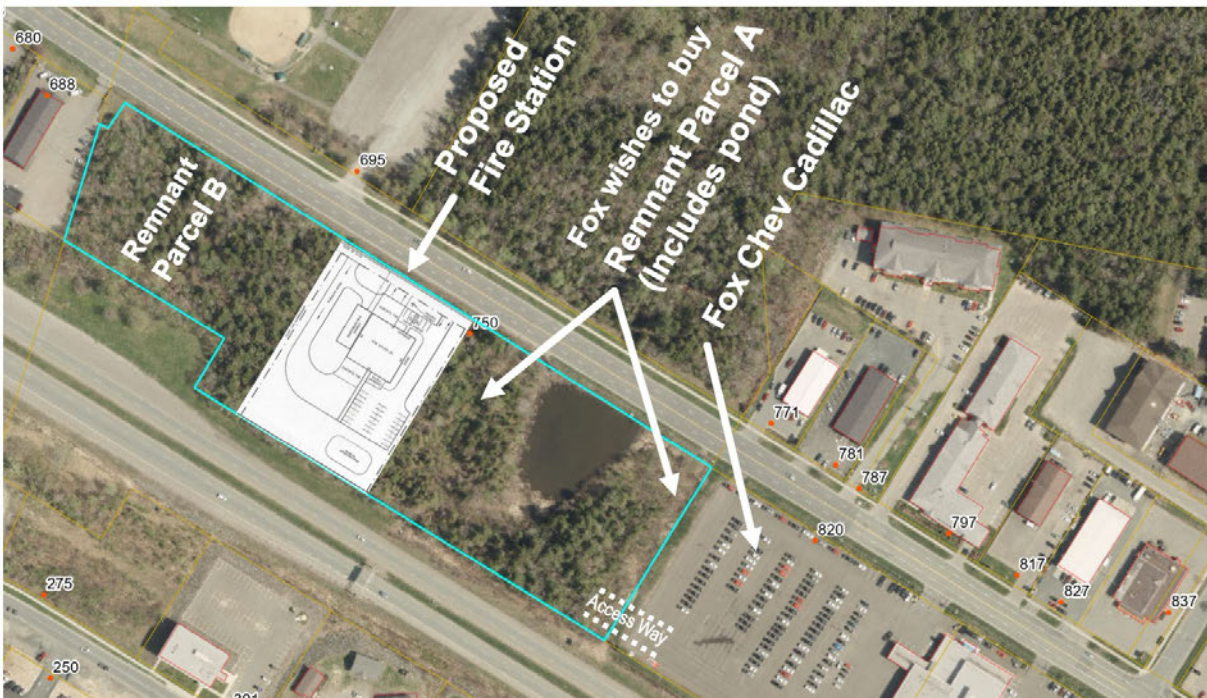
Dear PAC Members, Mayor & Council, Ruth Breen, Tony Dakiv, Ryan Seymour, and Other Municipal Staff:

I am writing on behalf of my client, Fox Chevrolet Cadillac Ltd., to express our support for the new Fire Station that is proposed for 750 Prospect Street -- including the Municipal Plan Amendment and Rezoning Application. We believe that this site is an ideal choice because the central location offers efficient access to many different parts of the city and because this four lane municipal collector road facilitates easier turning by large fire trucks.

**Proposed Purchase of Associated Remnant Land Parcel (Parcel A)**

On a related note, the proposed fire station appears to be located generally in the middle of this 8 acre site, leaving two relatively large undeveloped "remnant" parcels on either side of it. We wish to take this opportunity to inform the Mayor, Council, PAC, and our other municipal staff that Fox Chevrolet Cadillac Ltd. is interested in purchasing "Remnant Parcel A" (which is located beside their automotive dealership site at 820 Prospect Street) based on a fair market value price, assuming that the City would also be interested in selling this parcel.

**Diagram of Proposed Fire Station Site — 750 Prospect St., Fredericton (PID # 1479211)**



**Overview of Proposed “Remnant” Land Development Project**

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Fox Chevrolet Cadillac Ltd. requires additional land in order to address an ongoing shortage of new vehicle parking spots at their current Chevrolet Cadillac dealership site at 820 Prospect Street.

A draft site diagram showing the approximate “Remnant A” parcel size and location is included on Page 1 (above) and the notes below provide further details regarding our ideal purchase and site development plans. It is our hope that the “Remnant Parcel A” can be directly accessed from the adjacent Chevrolet Cadillac dealership site via an internal paved “access way” linking these two parcels (which could possibly be located near the rear lot line) so that no new driveways or other site access points will be required along Prospect Street.

Other key aspects of our proposal include: (i) preserving and protecting the existing pond area, (ii) creating additional paved parking spaces for new vehicle inventory; (iii) installing energy-efficient parking lot lighting; and (iv) we do not intend to construct any new buildings on this site.

We would also plan to hire qualified engineering and design professionals and work closely with the City to ensure that the project complies with all municipal and environmental requirements.

**Meeting Request – Re. Proposed Sale of “Remnant” Land**

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Rationale for Selling: the relatively large pond size negatively impacts the amount of available road frontage, the site access options, and the useable land area for this remnant parcel. Because of these negative factors, this parcel is unlikely to be suitable for most other commercial and/or recreational uses that might potentially be considered here in the future. We believe that it’s in the City’s best interest to take advantage of this unique opportunity to sell this parcel based on these reasons and also based on the following municipal benefits: (i) generation of short-term income from the property sale; (ii) generation of additional long-term property tax income; and (iii) pro-actively supporting a local business and their employees – which is a win-win solution for all concerned parties.

Ironically, Fox Chevrolet Cadillac Ltd. actually made several enquiries with City over the past year about the possibility of buying some or all of this undeveloped parcel at 750 Prospect Street, but it appears that our timing was off. However, since the exact size and location of this new fire station project has now been confirmed, we wish to revisit this topic -- and we are requesting an opportunity to meet with the appropriate City representatives in the near future to further discuss the potential sale of this remnant parcel.

**Closing Comments**

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The owners of Fox Chevrolet Cadillac Ltd. have been operating new vehicle dealerships in the City of Fredericton for over twenty years and they have built a solid reputation as good corporate citizens, progressive employers, and reliable taxpayers during this time period.

In light of their successful track record and long-standing contributions to the local economy, I am requesting that the Mayor, Council, PAC, and our City Staff give serious consideration to this proposal. Thank you.

Sincerely,



Don Clancy, Commercial REALTOR®, Royal LePage Atlantic.



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## NEIGHBOURHOOD NOTIFICATION

### Development Proposal

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**Date:** MARCH 4, 2026  
**Councillor:** Ruth Breen, Ward 9

<b>Property:</b> 750 Prospect Street	<b>PID:</b> 01479211
<b>Applicant:</b> City of Fredericton, c/o Ryan Seymour	
<b>Proposal:</b> Municipal Plan amendment and rezoning.	

The **APPLICANT** has applied for the following: [See the attached maps]

- 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.

The proposal will be evaluated and the reasons to support or deny the application will be included in a **PLANNING REPORT** to be written by Planning Staff.


This application will go to the following **PUBLIC MEETINGS**:


**STEP 1 : PLANNING ADVISORY COMMITTEE (PAC) MEETINGS IN PERSON AND VIRTUAL**

You can participate in PAC the following ways:



<ol style="list-style-type: none"> <li><b>Submit comments</b> in support/opposition of an application to <a href="mailto:planning@fredericton.ca">planning@fredericton.ca</a> <b>before 12:00 pm</b> (noon) on the date of the meeting.</li> <li><b>Participate</b> by contacting <a href="mailto:planning@fredericton.ca">planning@fredericton.ca</a> <b>before 4:00 pm</b> on the date of the meeting, to receive instructions on how to participate.</li> </ol>	<p><b>Date:</b> Wednesday, March 18, 2026</p> <p><b>Time:</b> 7:00 pm</p> <p><b>Place:</b> City Hall, Council Chambers/Web Conference</p> <p>Read the <b>Planning Report</b> on the City's website (search word: PAC) at <a href="http://www.fredericton.ca">www.fredericton.ca</a>. Packages are available <b>Friday afternoon prior to PAC.</b></p>
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For more **information** please contact Community Planning before 4 pm on date of the meeting.

 **Call:** 460-2020 (Community Planning)

 **E-mail:** [planning@fredericton.ca](mailto:planning@fredericton.ca)

**STEP 2 : CITY COUNCIL (Hearing of Objections/Support)**

<p>For more <b>information</b>, to <b>submit comments</b> and for <b>submission deadlines</b>, please contact:</p> <p>Read the <b>Proposed By-law</b> on the City's website (search words: proposed by-laws) or call the Clerk's Office.</p>	<p><b>Date:</b> Monday, April 13, 2026</p> <p><b>Time:</b> 7:30 pm</p> <p><b>Place:</b> City Hall, Council Chambers/Web Conference</p> <p> <b>Call:</b> 460-2020 (City Clerk's Office)</p> <p> <b>E-Mail:</b> <a href="mailto:cityclerk@fredericton.ca">cityclerk@fredericton.ca</a></p> <p><b>Participate at the Hearing of Objections/Support</b> to speak on the application.</p>
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**IMPORTANT:** To ensure that an application has not been withdrawn or deferred please **e-mail** Community Planning or the City Clerk's Office **by 4 pm** on the date of the PAC or Council meetings.

*Responses automatically become part of the public record and are subject to viewing by anyone who so requests.*

**From:** Planning & Development, Community Planning  
**Date:** April 07, 2026  
**Title:** By-law Nos. Z-6.14 and Z-5.363– Municipal Plan Amendment & Rezoning

**Description:** By-law No. Z-6.14, A By-law to amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton AND By-law No. Z-5.363, A By-law to amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, Receipt of the Planning Advisory Committee Report, Hearing of Objections/Support, First Reading of By-law Nos. Z-6.14 and Z-5.363, by title, Second Reading of By-law Nos. Z-6.14 and Z-5.363, by title

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### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Receipt of the Planning Advisory Committee Report
- Hearing of Objections/Support
- First Reading of By-law No. Z-6.14, by title
- Second Reading of By-law No. Z-6.14, by title
- First Reading of By-law No. Z-5.363, by title
- Second Reading of By-law No. Z-5.363, by title

### **Additional Information**

The purpose of proposed By-laws Nos. Z-6.14 and Z-5.363 is to amend the municipal plan and the zoning by-law by re-designating a portion of property located on Blizzard Street (PID 60202587) from Business and Industrial to Major Institutional AND to rezone lands from General Industrial (GI) to Institutional Zone Two (I-2) to permit the construction of a rehabilitation centre.

#### **↪ City Council Meeting – January 26, 2026**

- City Council adopted a resolution referring the application to PAC, authorizing Section 111 and Section 25 advertising, preparation of the by-laws to amend the Zoning By-law and the City of Fredericton Municipal Plan, and set the date for consideration of objections/support to the proposed by-laws.

#### **↪ Planning Advisory Committee Meeting – April 1, 2026**

- Staff recommended approval
- PAC recommended approval (six letters of concern received at PAC)

**RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 2, 2026, recommending approval of an 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), subject to terms and conditions.**

*Hearing of Objections/Support – City Clerk*

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-6.14, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No. Z-6.14, A By-law to Amend By-law No. Z-6, A By-Law to Adopt a Municipal Plan for the City of Fredericton second reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No Z-5.363, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, first reading by title.**

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby gives By-law No Z-5.363, A By-law to Amend By-law No. Z-5, A Zoning By-law for the City of Fredericton, second reading by title.**

Prepared by: Alicia Brown, Planning & Development Application Specialist, Community Planning

Approved by: Ken Forrest, MCIP RPP, Director of Planning & Development

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.8	Issue Date:	May 19, 2015
Printed On:	April 8, 2026	©	May 25, 2001

**BY-LAW NO. Z-6.14**

**A BY-LAW TO AMEND BY-LAW Z-6, A  
BY-LAW TO ADOPT A MUNICIPAL  
PLAN FOR THE CITY OF  
FREDERICTON**

PASSED:

BE IT ENACTED by the Council of the City of Fredericton as follows:

1. By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, is amended by revising the use designation delineated on the Future Land Use Map constituting Schedule "2" thereof, a copy of a portion of which is attached hereto as Schedule "B" by changing the land use designation from "Business and Industrial" to "Major Institutional" for the lands shown on the said Schedule "B" of this By-law and which forms part hereof.

---

Kate Rogers,  
Mayor/maireesse

First Reading:  
Second Reading:  
Third Reading:

**ARRÊTÉ N° Z-6.14**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ N° Z-6  
RELATIF À L'ADOPTION D'UN PLAN  
MUNICIPAL POUR LA VILLE DE  
FREDERICTON**

ADOPTÉ :

Le conseil municipal de la Ville de Fredericton édicte ce qui suit :

1. L'arrêté n° Z-6 relatif à l'adoption d'un plan municipal pour la Ville de Fredericton est modifié par la révision de l'affectation des sols délinée sur la carte d'aménagement qui constitue l'annexe «2» de ladite carte, dont une copie partielle constitue l'annexe «B» ci-jointe, afin de modifier la désignation du terrain de «Utilisation industrielle et commerciale» à «Utilisation institutionnelle» représentés dans l'annexe «B» du présent arrêté dont elle fait partie intégrante.

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Jennifer Lawson,  
City Clerk/secrétaire municipale

Première lecture :  
Deuxième lecture :  
Troisième lecture :



**Schedule B / Annexe B**  
Blizzard Street (PID/NID 60202587)

Scale: 1:7,500 0 65 130 260  
Meters

Land Use Designations / Désignations d'utilisation des sols		
<p><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4b084; border: 1px solid black;"></span> Established Neighbourhoods / Quartiers établis</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> New Neighbourhoods/ Nouveaux quartiers</p>	<p><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black;"></span> Commercial Centres and Corridors/ Centres et corridors pour le commerce</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Business and Industrial/ Utilisation industrielle et commerciale</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> Major Institutions / Utilisation institutionnelle</p>	<p><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span> Parks and Open Space / Parcs et espaces ouverts</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black;"></span> Rural and Agricultural / Désignation rurale et d'utilisation agricole</p>

**CITY OF FREDERICTON**  
**BY-LAW NO. Z-5.363**

**A BY-LAW TO AMEND BY-LAW NO. Z-5,  
A ZONING BY-LAW FOR THE CITY OF  
FREDERICTON**

**WHEREAS** the Council of the City of Fredericton deems it desirable to amend By-law No. Z-5 as hereinafter provided.

**THEREFORE, THE COUNCIL OF THE CITY OF FREDERICTON ENACTS AS FOLLOWS:**

By-law No. Z-5, A Zoning By-law for The City of Fredericton, is amended by changing the zone as shown on the zoning map thereof, for a portion of the property located on Blizzard Street (PID 60202587) and shown on Schedule "11" attached to and forming part of By-law No. Z-5.363, from General Industrial (GI) to Institutional Zone Two (I-2).

Read a first time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a second time this \_\_\_\_ day of \_\_\_\_\_ 2026.

Read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Kate Rogers,  
Mayor/maire

**VILLE DE FREDERICTON**  
**ARRÊTÉ N° Z-5.363**

**ARRÊTÉ MODIFIANT L'ARRÊTÉ  
N° Z-5 RELATIF AU ZONAGE DE THE CITY  
OF FREDERICTON**

**ATTENDU QUE** le conseil municipal de la Ville de Fredericton estime souhaitable de modifier l'arrêté n° Z-5, ainsi qu'il est prévu ci-après.

**PAR CES MOTIFS, LE CONSEIL MUNICIPAL DE LA VILLE DE FREDERICTON ÉDICTE CE QUI SUIT :**

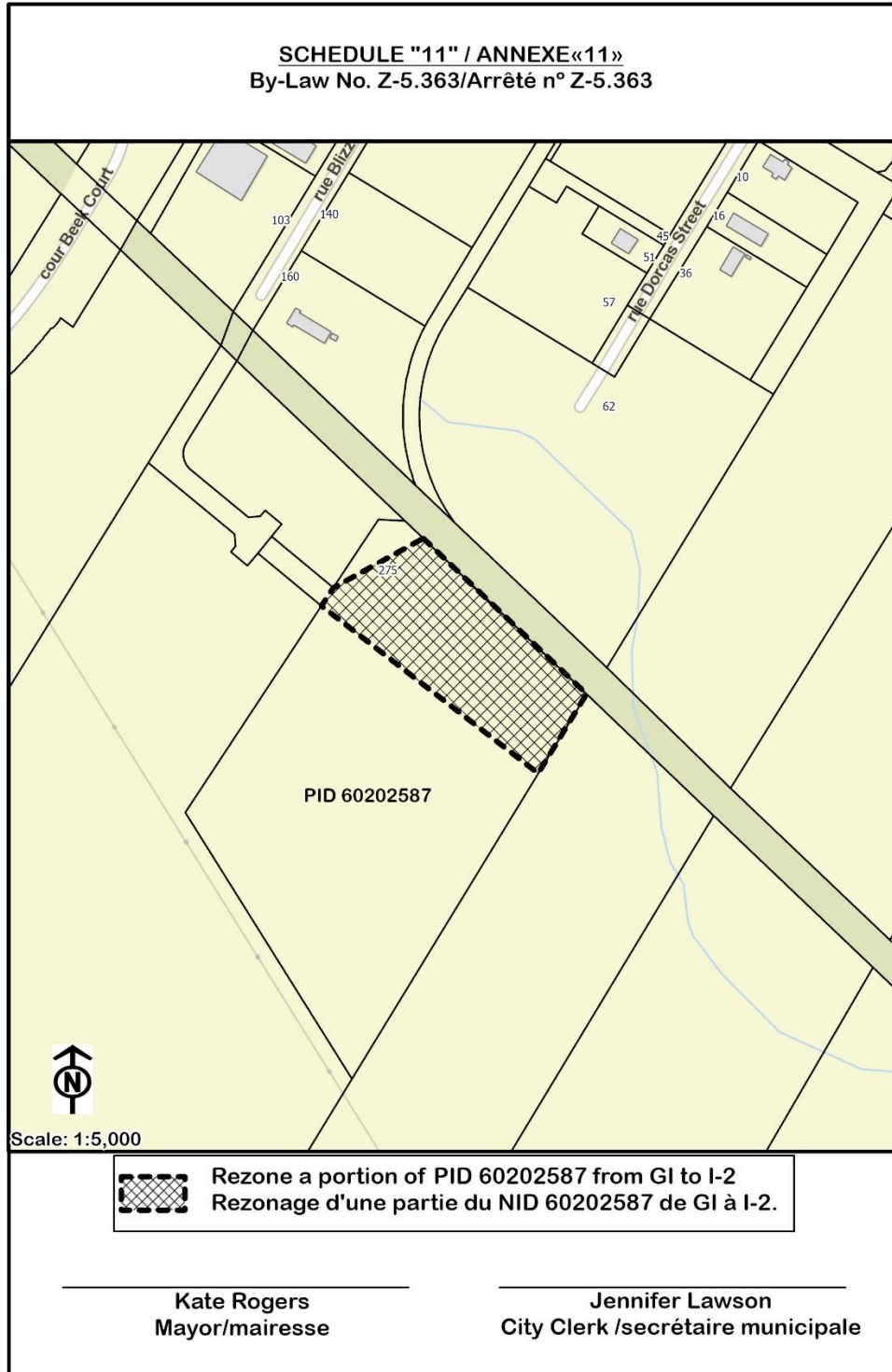
L'arrêté n° Z-5, relatif au zonage de The City of Fredericton, est modifié par la modification de la désignation, comme l'indique le plan de zonage, pour une partie du terrain situé au rue Blizzard (NID 60202587), comme le montre l'annexe « 11 » ci-jointe et faisant partie de l'arrêté n° Z-5.363, d'industrielle générale (GI) à zone de services collectifs 2 (I-2).

Passé en première lecture ce \_\_\_\_\_ 2026.

Passé en deuxième lecture ce \_\_\_\_\_ 2026.

Passé en troisième lecture et définitivement adopté ce \_\_\_\_\_ 2026.

\_\_\_\_\_  
Jennifer Lawson,  
City Clerk/secrétaire municipale





**REPORT OF PLANNING ADVISORY COMMITTEE**

*For City Council – April 13, 2026*

**From: Elizabeth Murray, Secretary, Planning Advisory Committee**  
**Date: Thursday, April 02, 2026**  
**Title: Blizzard Street (Portion of PID 60202587)**  
**Description: Municipal Plan Amendment and Rezoning to permit a rehabilitation centre**

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The Planning Advisory Committee, at its meeting held on April 1, 2026, considered an 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), subject to the following terms and conditions:

Terms and Conditions:

- a) The site be developed generally in accordance with Maps III, IV, VIII, and IX attached to P.R. 9/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 9/26 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including landscape buffering towards the northern end of the property abutting the trail, be provided prior to the issuance of a building permit to the satisfaction of the Development Officer;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations;
- e) All design, construction, and inspection to be in accordance with the City’s General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineering, are required at completion of the project;
- f) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering & Operations staff upon approval of this application.

**The Committee directed that the following resolution be forwarded to City Council for consideration:**

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated April 2, 2026, recommending approval of an 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), subject to terms and conditions.**

Yours truly,



Elizabeth Murray  
Secretary, Planning Advisory Committee

Cc. The John Howard Society of Fredericton Inc. (JHSFI), 294 Main Street, Fredericton, NB, E3A 1C9  
City of Fredericton, 397 Queen Street, Fredericton, NB, E3B 1B5

Form No.:	GOV-FRM-259	Issue No.:	1.3
Service:	Community Leadership	Issue Date:	May 19, 2015
Sub-Service:	Council & Committee Support	©	May 25, 2001
Printed On:	April 8, 2026		



**To:** Planning Advisory Committee  
**From:** Fredrick Van Rooyen, Senior Planner  
**Proposal:** Municipal Plan Amendment and Rezoning to permit a rehabilitation centre  
**Property:** Blizzard Street (Portion of PID 60202587)

---

**OWNER:** City of Fredericton  
397 Queen Street, Fredericton, NB, E3B 1B5

**APPLICANT:** The John Howard Society of Fredericton Inc. (JHSFI)  
294 Main Street, Fredericton, NB, E3A 1C9

**SITE INFORMATION:**

**Location:** North of the Vanier Highway, east at the end of Blizzard Street in the Vanier Industrial Area

**Context:** Variety of industrial uses to the north including warehouse, manufacturing and construction operations. Vacant land to the south, west and east.

**Ward No:** 7

**Municipal Plan:** Business and Industrial

**Zoning:** General Industrial Zone (GI)

**Existing Land Use:** Vacant land

**Previous Applications:** P.R. 74/22

**EXECUTIVE SUMMARY:**

This proposal involves a Municipal Plan amendment and rezoning to permit a rehabilitation centre on a portion of property located at the end of Blizzard Street. The proposed rehabilitation centre looks to address chronic homelessness, mental health needs, and problematic substance use in Fredericton. Clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. Staff consider the proposed Major Institutions designation and I-2 zoning appropriate as the location maximizes separation from residential areas to provide a therapeutic recovery environment that is far away from any distractions that would deter from the recovery program; the site represents a small portion of land that does not substantially impact the supply of Business and Industrial land in the area; and the proposal provides a critical health care service that is severely lacking within the community and provides an essential support for vulnerable populations. Accordingly, staff support the application subject to terms and conditions.

## **APPLICATION:**

The John Howard Society of Fredericton has made application 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).

## **PLANNING COMMENTS:**

### Background

- In January 2023, Council approved a zone amendment application to allow a correctional facility on a larger portion of the subject property. Following the Council approval, the Province chose to move forward with an alternative site.
- Council, while acting in Committee, at its sessions held on December 8, 2025, and February 9, 2026, considered an administrative report from the Manager of Real Estate, seeking Council authorization and approval for the sale of a parcel of land located at Blizzard Street (portion of PID 60202587) to The John Howard Society of Fredericton Inc. (JHSFI), subject to any land use or planning approvals. The purpose of the transaction being to secure land required by JHSFI for a new rehabilitation centre. Earlier in 2025, JHSFI presented the concept for a new rehabilitation centre to Fredericton's Community Safety Taskforce (CSTF). The concept of a rehabilitation centre and creating capacity for this need was identified among the 47 recommendations in the final report of the CSTF.
- The disposal was then considered at the March 9, 2026, Regular City Council meeting, where the following resolution was passed:
  - BE IT RESOLVED that the Council for the City of Fredericton hereby declares "surplus" and authorizes and approves the disposal of a  $\pm$  6.0 acre parcel of land located at Blizzard Street (portion of SNB PID 60202587) to the John Howard Society of Fredericton, Inc. for the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) plus any applicable taxes and adjustments, subject to terms and conditions; and authorizes the Mayor and City Clerk to execute any legal documents necessary to facilitate this transaction.

### Public Engagement

- As part of the agreement of purchase and sale, public engagement and communication prior to the application being considered by the Planning Advisory Committee was required. This included holding a public information session. On March 16, 2026, the Applicant (JHSFI) and Horizon Health Network held a meeting for businesses and residents within 1km of the proposed rehabilitation centre. 49 people attended the meeting. John Barrow, Executive Director of JHSFI and Dr. Anthony Njoku, Clinical Department Head, Department of Psychiatry, Horizon Health Network, spoke to those in attendance and presented the project.

- Following the presentation, the floor was opened to questions. Many people were concerned about who the clients would be and whether they would be people coming directly from incarceration. There seemed to be a misconception that this was for people coming out of jail, based on people's perception of the work that the JHSFI does.
- The Applicant outlined that the facility is not a shelter, nor encampment, nor walk-in treatment facility. The clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. The rehabilitation centre would support clients who are experiencing homelessness or housing instability and that many of them are victims who have experienced trauma. The centre would provide them with much needed services and supports and would be staffed 24/7 with clear policies in place. It should be recognized that a rehabilitation centre of this nature represents a critical support for individuals in recovery and is currently a significant gap in health care services available.
- The Applicant outlined they are committed to continuing a dialogue with the community and further discussing any concerns. Following the meeting, several people stayed to talk with JHSFI staff and Dr. Njoku further. Most were happy that there was an information session to learn more about the centre and answer their questions. A number had their concerns alleviated and others were happy that there would be continued communication. One person, who initially had serious concerns, was very supportive following the meeting and even offered to provide skills training to clients of the facility. Some participants also left still opposed to the centre at this location, concerned mostly about community safety.

#### Proposal

- The Applicant is proposing to create a purpose-built, evidence-informed rehabilitation centre designed to address chronic homelessness, mental health needs, and problematic substance use in Fredericton. Staff would emphasize that the proposed use is not an emergency shelter, nor encampment, nor walk-in treatment facility and the clients are people currently attached to the Provincial treatment program and who are committed to their own recovery. Zoning By-law Z-5 defines rehabilitation centre as:
  - "a use where people with alcohol, drug or similar addictions live under the care and supervision of professional health and counselling care providers".
- The Applicant has outlined the critical need for this type of centre and support services, as New Brunswick reports the highest rate of substance use disorders in the country. A rehabilitation centre of this nature does not currently exist and represents a significant gap in health care services available. With Fredericton experiencing a growing homelessness challenge, emergency shelters often at capacity, and many individuals experiencing homelessness struggling with addiction or mental health illness, communities must look to address the root causes of homelessness. The proposed rehabilitation centre looks to improve the limited access to treatment and recovery services, provide medical and psychological support, create pathways to stable housing, and help individuals rebuild their lives.
- The Applicant has outlined that the proposed location was selected given that the closest residential neighbourhood is approximately 1km away, the location is still within the City where municipal services (water, sanitary, storm) are available, and the location supports

a therapeutic recovery environment far away from any distractions that would deter from the recovery program.

- The site is a 6 acres (2.42ha) portion of City owned land in the Vanier Industrial area that is at the end of Blizzard Street. The site would have a private driveway off of the end of Blizzard Street that would be approximately 115 metres (377ft) long before reaching the building entrance to provide a level of privacy and separation to support the recovery environment. The old rail line forms the north boundary of the site, with the surrounding lands being zoned General Industrial (GI), which accommodates a wide range of general industrial and vehicle-oriented uses.
- The proposed rehabilitation centre would be a two-storey, 24/7 staffed facility designed to deliver both housing and integrated support services in a secure and dignified environment. As seen on Maps VIII and IX, the rehabilitation centre would include:
  - Ground Floor: Stabilization and Treatment Housing
    - 12 single rooms
    - Designed for individuals requiring high levels of support, stabilization, and recovery-oriented care
    - Includes integrated service spaces and staff supports (program delivery, counselling, intake, case management, and monitoring)
  - Second Floor: Supported Housing
    - 15 supported housing units
    - Intended for individuals who have progressed from stabilization or who require ongoing supported housing with reduced intensity of services
    - Tenant focused, independent-living design with onsite supports available as needed
- The two-tier model creates a clear pathway from high-support, high-acuity housing to more independent supported housing that supports long-term recovery, housing stability, and community integration.
- The rehabilitation centre would be staffed 24 hours per day, seven days per week, ensuring safety, continuity of care, and responsive supports. Staffing would include a combination of:
  - Psychiatrists
  - Addictions and Mental Health Workers
  - Intensive Case Manager
  - Nurses
  - Peer Support Worker
  - Social Workers
  - Occupational Therapists
  - Recreation Therapist
  - Security Staff
- A core component of this proposal is ensuring the rehabilitation centre is well-managed, safe, and responsive to community needs. The project would include clear operational policies, safety planning, visitor protocols, security and crisis response measures, community engagement and communications, and housing stabilization.

## Municipal Plan

- The site is designated Business Industrial in the Municipal Plan. As the proposed rehabilitation centre better aligns with the Major Institutions designation, a Municipal Plan designation to redesignate the land to Major Institutions is being requested. The Municipal Plan outlines that having a supply of land designated Business and Industrial, intended to accommodate existing and new employment opportunities, is crucial to the economic health and fiscal sustainability of the City. At the same time, the Municipal Plan recognizes that the City will continue to encourage flexibility in terms of land use within the Business and Industrial designation. Land within the Vanier Industrial area that is currently designated Business and Industrial represents approximately 461 acres (186ha). With the proposed rehabilitation centre site being 6 acres (2.42ha), this represents 1.3% of the overall Business and Industrial land in this area. Staff are of the view that this redesignation represents a small portion of land that does not substantially impact the supply of Business and Industrial land in the area.
- In terms of land use compatibility with the surrounding Business and Industrial lands, the proposed rehabilitation centre also dictates maximizing separation from residential areas to provide a therapeutic recovery environment that is far away from any distractions that would deter from the recovery program. Within this Business and Industrial setting, it is far away from residential uses and given the larger size of lots there would be adequate separation from the rehabilitation centre to other business and industrial uses. Typically, major institutional uses (i.e. hospitals, universities, etc.) provide some sort of essential service directly to public and do not have the same security or separation needs. There is a mutual benefit that is gained by having these other types of major institutions in closer proximity to residential areas. A rehabilitation centre however is unique and does not fall into this category. The overriding factor is to achieve adequate land use separation from residential areas and the surrounding Business and Industrial designation ensures this would continue to be the case now and into the future. Based on this, staff view the Major Institutions designation appropriate and compatible in this location for this proposed use.
- The Major Institutions designation includes institutional uses that are of a community or regional scale. Land uses permitted in the Major Institutions may include post-secondary and secondary institutions, major health, and social service facilities. Given that this rehabilitation centre serves a broader community scale, staff consider it an appropriate use in the designation.
- Subsection 2.2.1(43) of the Municipal Plan outlines that development within the Major Institutions designation should:
  - i. *Provide sufficient landscape buffering and separation distance from adjacent residential development;*

As the proposed site is within an industrial setting, there is sufficient separation from residential development, which is 1km away. Landscape buffering would be prioritized at the building permit stage as part of a final landscape plan. This would include providing landscape buffering towards the rear of the property abutting the trail.
  - ii. *Incorporate appropriate pedestrian and transit access and links main building entrances to public sidewalks and transit stops with lighted, landscaped walkways;*

With the proposed use and secluded nature of the site, pedestrian and transit access would not have the same considerations in this context. Staff would note that there is on-demand transit service available on Vanier Industrial Drive.

- iii. *Provide accessible design, amenities, and bicycle parking areas at building entrances;*

The Applicant has indicated that appropriate amenities would be available on site for occupants of the rehabilitation centre.

- iv. *Orient development with main entrances facing the public street where possible;*

The main entrance is oriented to the front of the property facing the private driveway.

- v. *Route traffic to Arterial or Collector Roads;*

Given the proposed scale of the rehabilitation centre, traffic is limited and would be in close proximity to Vanier Industrial Drive, which is a minor arterial road.

- vi. *Locate parking to the interior side or rear of buildings with limited or no parking between the building and the street; and,*

As the building and associated parking are accessed from a private driveway that is approximately 115m (377ft) from the public street (Blizzard Street), parking is not visible to the public street which is the intent of the policy. Staff have no concerns with the parking location given the secluded location of the proposed use. This policy is more directed to major institutional uses that are integrated into or abutting neighbourhoods (i.e. hospital or university).

- vii. *Incorporate shared parking or driveways whenever possible.*

Again, this is more applicable to other major institutional uses. Given the secluded nature of the proposed use that is a stand-alone site, it has its own parking and driveway.

- The Municipal Plan goes further to indicate that Fredericton is home to diverse residents of all ages, income levels, and circumstances. The community strives to provide a full range and mix of housing types, including supportive housing. While primarily an institutional use, the proposed rehabilitation centre by definition, provides a critical service where individuals can live under the care and supervision of professional health and counselling care providers.
- Subsection 3.1.1(5) of the Municipal Plan directs the City to “develop and maintain relationships with other levels of government, community organizations, the private sector, and others to build community capacity in support of housing for vulnerable populations. Staff view the proposed rehabilitation centre as a critical health care service that is severely lacking within the community and provides essential support for vulnerable populations.

## Zoning

- To accommodate the proposed rehabilitation centre, the proposal includes rezoning the site from General Industrial (GI) to Institutional Zone Two (I-2). The I-2 zone accommodates health care facilities on large parcels of land and the proposed rehabilitation use is a permitted use within the zone.
- The proposal complies with the standards of the I-2 zone as follows:

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area (min)	1.5 ha	2.43 ha
Lot Frontage (min)	30m	20m*
Lot Depth (min)	30m	253.83m
Building Setbacks (min)		
Front (Blizzard St)	6m	~106m
Side (north to trail)	3m	32.01m
Side (south)	3m	37.9m
Rear (east)	3m	~193m
Building Height	24m	~8.5m
Vehicle Parking (min)	1 sp / 100m <sup>2</sup> nfa OR 1 sp / 4 beds, whichever is greater, AND 1 sp / 2 employees on MAX shift  27 beds/4 = 6.75 sp + 14 employees/2 = 7 sp Total Required = 14 spaces	24 spaces

\* existing lot frontage as part of larger lot. Previously received lot frontage variance.

- The proposal complies with all of the applicable standards in the I-2 zone. The proposed lot being 6 acres provides a sizeable site where the building, parking, landscaping and amenity space can be approximately accommodated. As part of the recommended terms and conditions, staff would work with the Applicant at the building permit stage on a final landscape and parking plan to ensure compliance. Emphasis would also be placed on any outdoor amenity space and providing landscape buffering towards the northern end of the property abutting the trail.

## Engineering & Operations

### Servicing

- Roadway infrastructure including water and sanitary sewer servicing was extended in 2025 from the existing industrial park (Blizzard Street) that provided a 350 mm watermain and a 250 mm sanitary sewer main for service connections.
- The proposed lot layout creates a long private water and sewer service and driveway length that will be required to be constructed and installed by the developer as part of their site development.

### *Stormwater Management*

- Stormwater management and lot grading plans are required to be completed by a registered professional Engineer to City of Fredericton standards. This includes the installation of a stormwater quality treatment unit.

### *Traffic*

- The proposed development represents a small volume of traffic with total weekday trip generation of 66 trips. The peak hour traffic generation for the site is considered negligible due to nature of the facility being shift work and minimal trips being made by the occupants during traditional travel to work times. The anticipated traffic from this site-based falls well below the existing capacity of the network and anticipates future growth. The intersection of Vanier Industrial and Pepin Road will be monitored as the industrial park grows and the Lincoln Heights neighborhood connects in the future.
- There are no sidewalks that service the area and transit is limited to on-demand service on Vanier Industrial Drive. This is common in industrial developments in the city. Given that the nature of the occupancy does not require active transportation trips in and out, staff do not have any concerns. The existing adjacent trail suits a recreational purpose and is owned by DNR and not maintained by the city. It is expected that the trail would continue to serve that purpose going forward.

### **RECOMMENDATION:**

It is recommended that 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 the following terms and conditions:

- a) The site be developed generally in accordance with Maps III, IV, VIII, and IX attached to P.R. 9/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps VI and VII attached to P.R. 9/26 to the satisfaction of the Development Officer;
- c) A final landscape and parking plan, including landscape buffering towards the northern end of the property abutting the trail, be provided prior to the issuance of a building permit to the satisfaction of the Development Officer;
- d) Servicing, access, lot grading, and stormwater management to be provided to the satisfaction of the Director of Engineering & Operations;
- e) All design, construction, and inspection to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineering, are required at completion of the project;
- f) The Applicant and/or their Consultant are to participate in a design start-up meeting with Engineering & Operations 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

**By-law No. Z-6.14 / Arrêté No. Z-6.14**



Amendment to Schedule "2" of the  
 Municipal Plan / Modification à l'annexe  
 "2" du plan municipal.

Scale: 1:7,500

**Schedule B / Annexe B**  
 Blizzard Street (PID/NID 60202587)

0 65 130 260  
 Meters

**Land Use Designations / Désignations d'utilisation des sols**

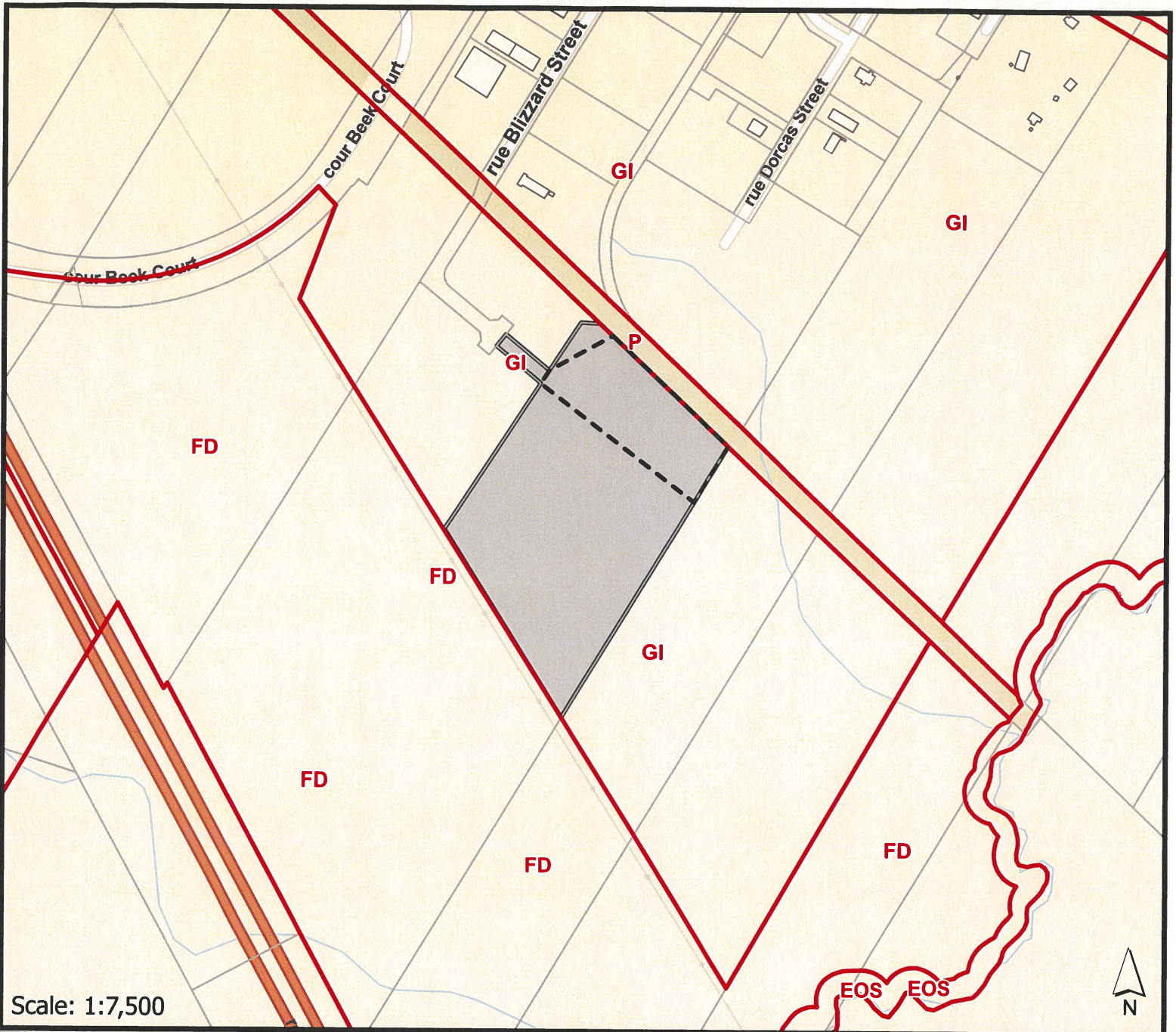
Established Neighbourhoods / Quartiers établis	Commercial Centres and Corridors/ Centres et corridors pour le commerce	Parks and Open Space / Parcs et espaces ouverts
New Neighbourhoods/ Nouveaux quartiers	Business and Industrial/ Utilisation industrielle et commerciale	Rural and Agricultural / Désignation rurale et d'utilisation agricole
	Major Institutions / Utilisation institutionnelle	

**Municipal Plan Amendment / Modification du plan municipal**

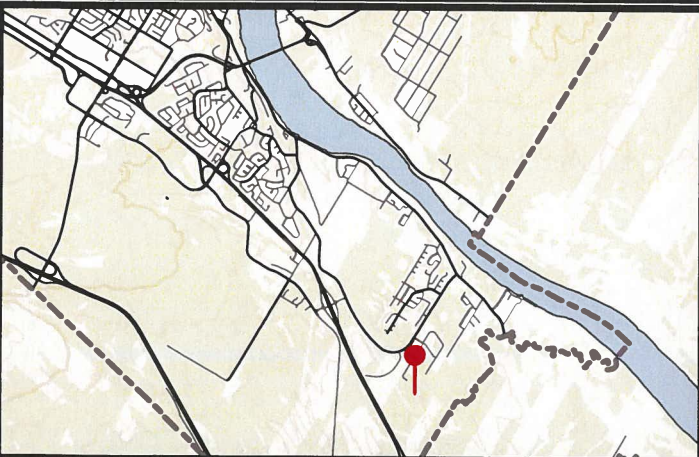




Community Planning  
 Planification urbaine

Map \ carte # I  
 File \ fiche: PR-9-2026  
 Date \ date: avril \ April 1, 2026  
 Subject \ sujet: rue Blizzard Street  
 The John Howard Society<sub>320</sub>  
 of Fredericton



Scale: 1:7,500



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

Municipal Plan Amendment to redesignate a portion of PID 60202587 from Business & Industrial to Major Institutional and Rezoning a portion of PID 60202587 from GI to I-2 to permit a rehabilitation centre.

Modification du plan municipal pour requalifier une partie du NID 60202587 d'Entreprises et industries à Grandes institutions; et Rezonage d'une partie du NID 60202587 de la zone industrielle générale à zone de services collectifs 2.

**Fredericton**

Community Planning  
Planification urbaine

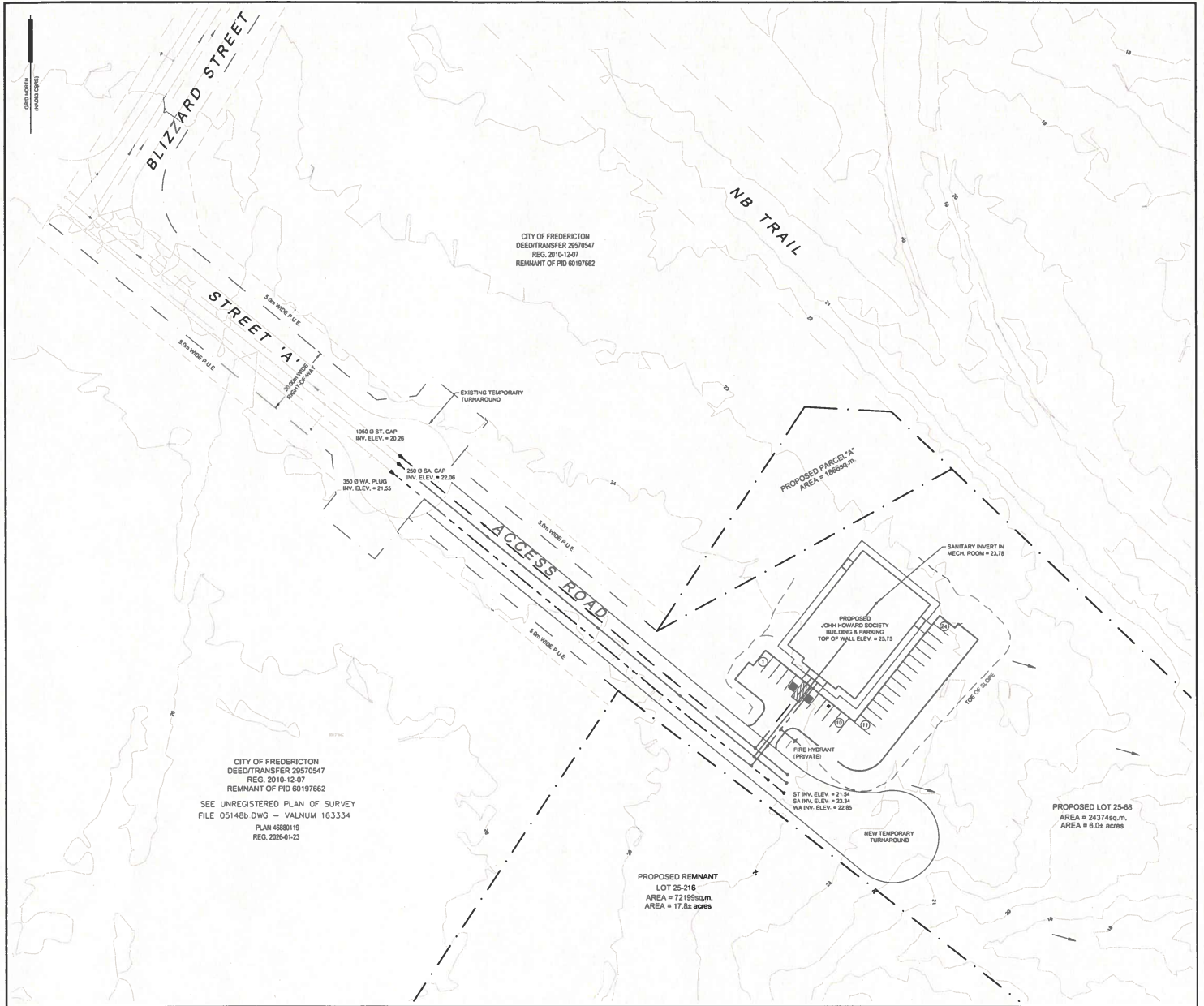
Map \ carte # II

File \ fiche: PR-9-2026

Date \ date: avril \ April 1, 2026

Subject \ sujet: rue Blizzard Street

The John Howard Society<sub>321</sub>  
of Fredericton



**Site Plan / Plan du Site**



Community Planning  
Planification urbaine

Map \ carte # III  
 File \ fiche: PR-9-2026  
 Date \ date: avril \ April 1, 2026  
 Subject \ sujet: rue Blizzard Street  
 The John Howard Society  
 of Fredericton 322

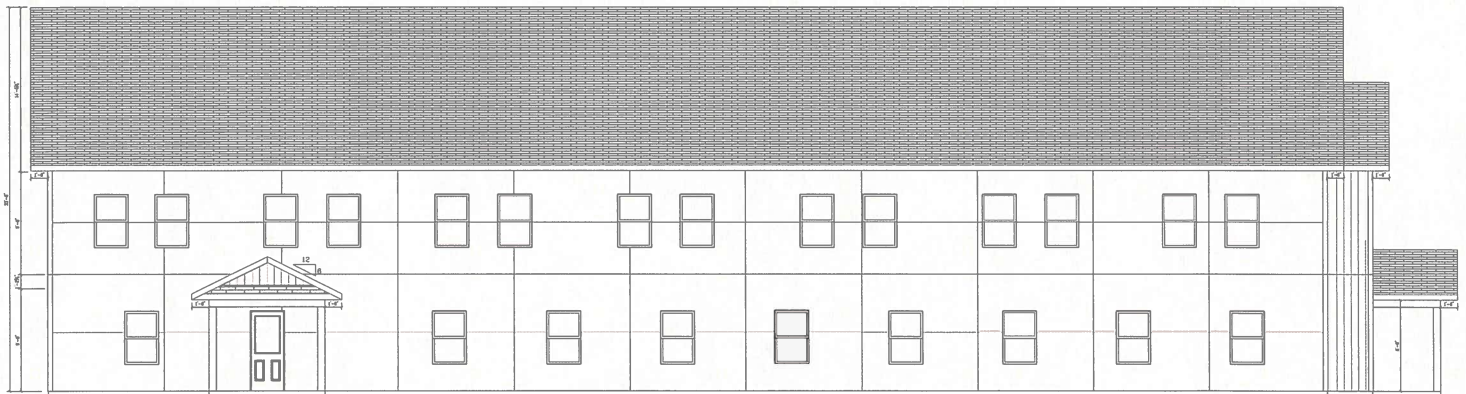






Front Elevation

**South (Front) / Sud (façade)**



West Elevation

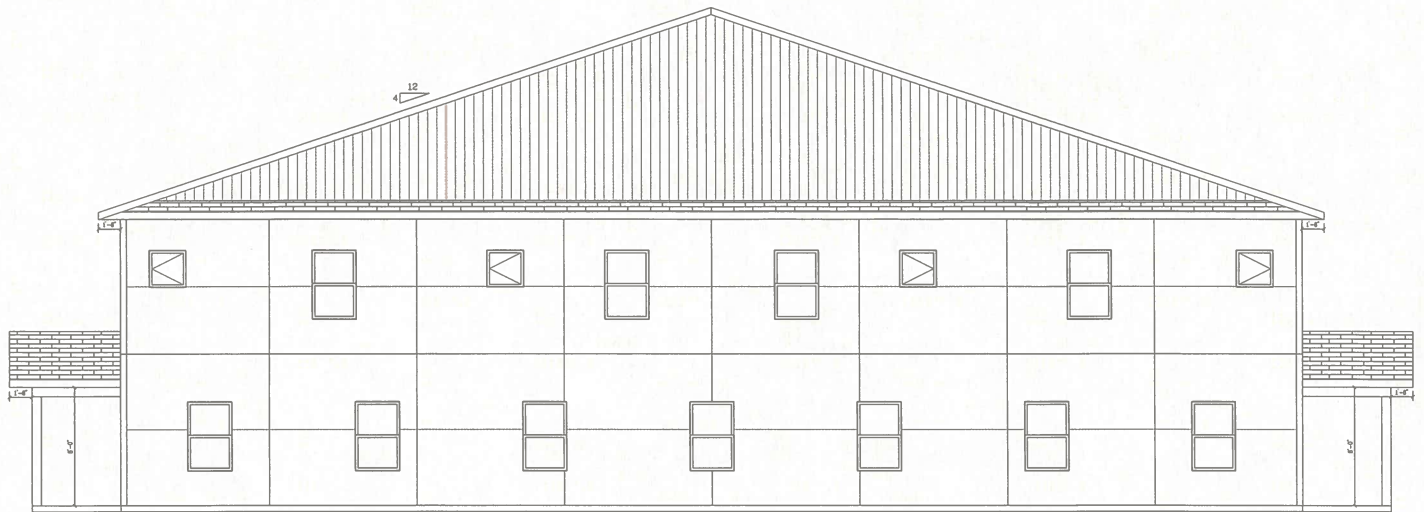
**West (Right) / Ouest (droite)**

**Elevations / Élévations**



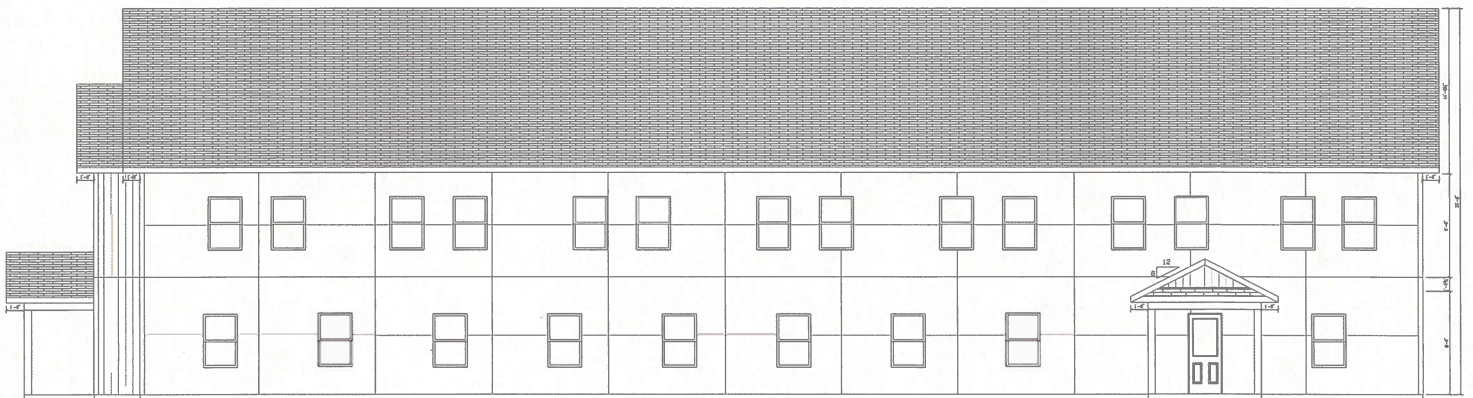
Community Planning  
Planification urbaine

Map \ carte # VI  
File \ fiche: PR-9-2026  
Date \ date: avril \ April 1, 2026  
Subject \ sujet: rue Blizzard Street  
The John Howard Society  
of Fredericton 325



Rear Elevation

**North (Rear) / Nord (arrière)**



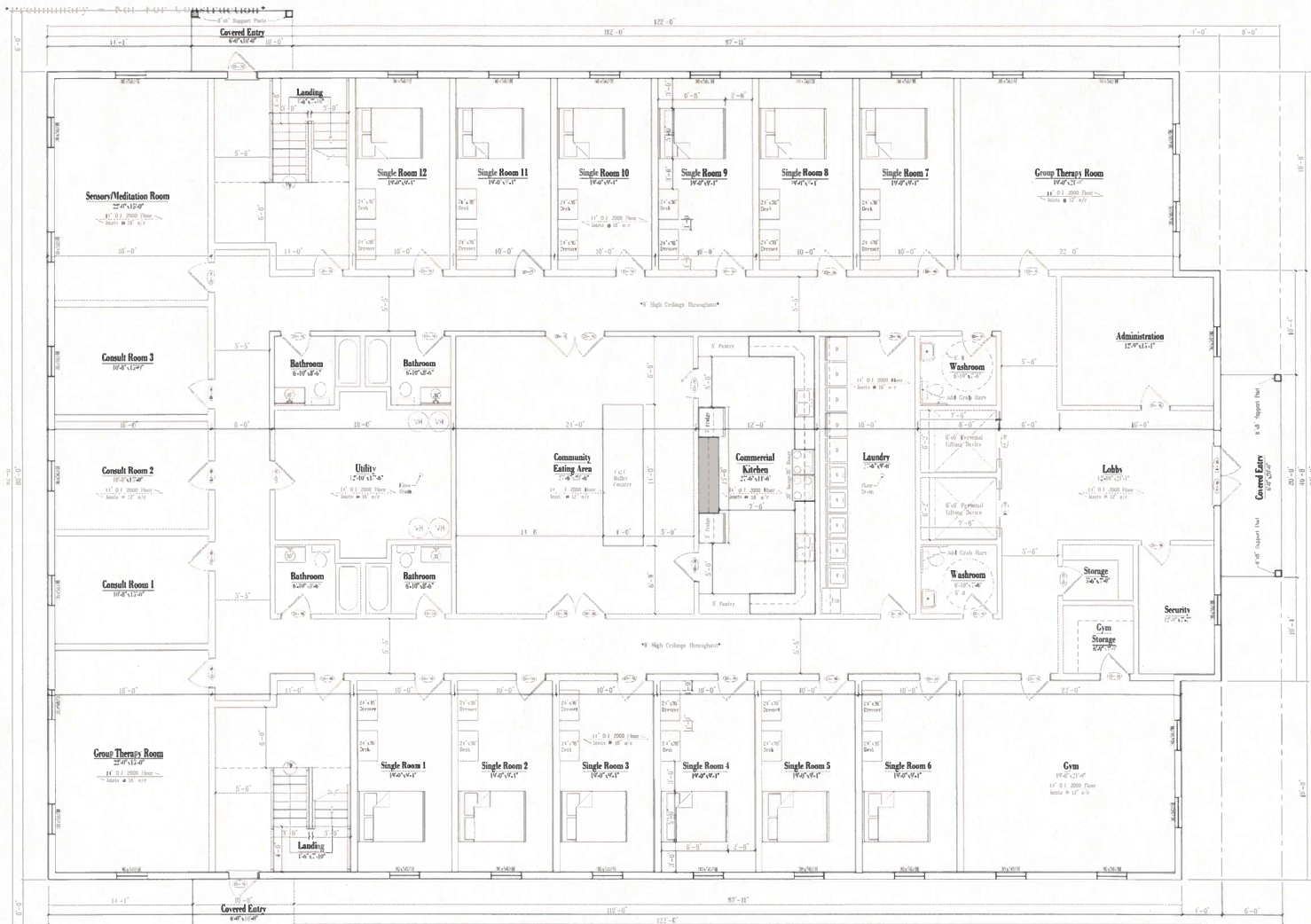
**East (Left) / Est (gauche)**

**Elevations / Élévations**



Community Planning  
Planification urbaine

Map \ carte # VII  
File \ fiche: PR-9-2026  
Date \ date: avril \ April 1, 2026  
Subject \ sujet: rue Blizzard Street  
The John Howard Society  
of Fredericton 326



**Ground Floor / Rez-de-chaussée**

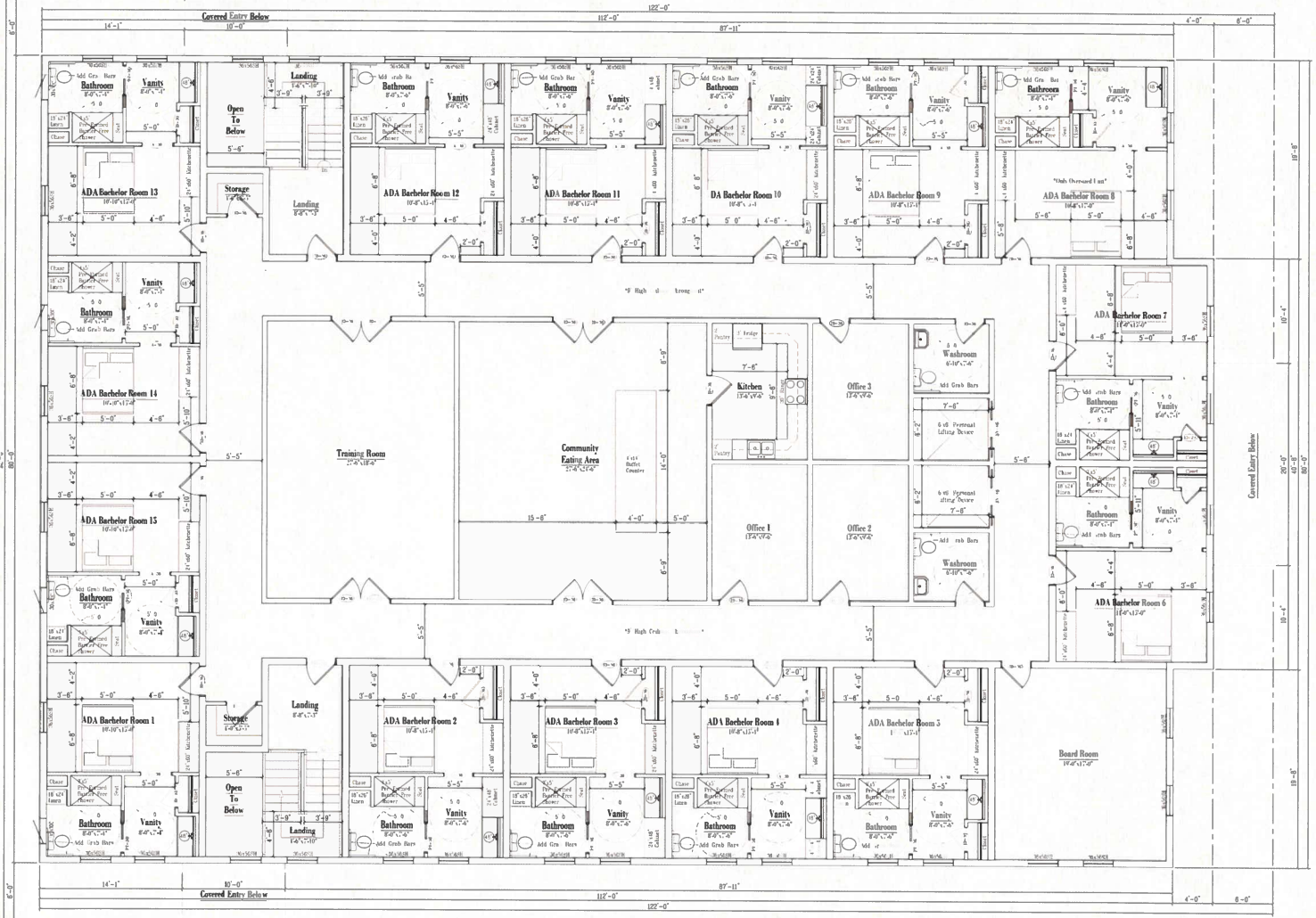
**Floor Plans / Plans d'étage**



Community Planning  
Planification urbaine

Map \ carte # VIII  
 File \ fiche: PR-9-2026  
 Date \ date: avril \ April 1, 2026  
 Subject \sujet: rue Blizzard Street  
 The John Howard Society  
 of Fredericton 327

Technical Not For Construction



Second Floor / Deuxième étage

Floor Plans / Plans d'étage



Community Planning  
Planification urbaine

Map \ carte # IX

File \ fiche: PR-9-2026

Date \ date: avril \ April 1, 2026

Subject \ sujet: rue Blizzard Street

The John Howard Society<sub>328</sub>  
of Fredericton

## **Report**

### **Community Meeting Re: Community-Based Treatment Centre for Problematic Substance Users**

On Monday, March 16, 2026, The John Howard Society of Fredericton and Horizon Health Network held a meeting for businesses and residents within 1 km of the proposed recovery-based housing project. The meeting was held at St. Francis of Assisi Church at 2130 Route 102, Lincoln, New Brunswick at 7 pm.

Forty-nine people attended the meeting, including three John Howard Society of Fredericton staff (John Barrow, Charity MacDonald and Tim Fox), Dr. Anthony Njoku, and a volunteer from the church. There were adults of all ages in attendance, from people in their 20s to seniors.

John Barrow, Executive Director of The John Howard Society of Fredericton, and Dr. Anthony Njoku, Clinical Department Head, Department of Psychiatry, Horizon Health Network, spoke to those in attendance, with the aid of a PowerPoint presentation. They shared information about:

- Statistics of substance use disorders
- Government investment into mental health and addiction treatments
- Drivers of homelessness
- Why treatment matters
- What happens without treatment
- Benefits of this treatment facility to the community and to the economy
- Process for accessing this treatment facility
- Reasons for selecting this location
- Addressing common concerns
- The goal of the treatment facility
- The treatment program and the nine guiding principles
- Layout and staffing of the facility
- Keys to success, and
- Statistics from our 2010 place-based supportive housing build.

Following the presentation, the floor was opened to questions. The dialogue was respectful and authentic.

Many people were concerned about who the clients would be and whether they would be people coming directly from incarceration. There seemed to be a misconception that this was for people coming out of jail, based on people's perception of the work we do at the John Howard Society.

It was explained that the facility is not a shelter nor an encampment, and that it would be staffed 24/7 with supervision of clients and clear policies in place. In addition, it was pointed out that the clients are people who are currently attached to the Provincial treatment program and who are committed to their own recovery.

This is not a walk-in treatment facility. John Barrow explained that the clients are people who are experiencing homelessness and that many of them are victims who have experienced trauma, and this facility would provide them with much-needed services and supports.

John Barrow offered to meet with the community again in a month or so, to sit down with them to further discuss their concerns and to work with them to help build some policy for the operation of the facility, in order to address the needs and concerns of the community. A further meeting will be scheduled for mid to late April. He also offered to meet one-on-one with anyone who wished to meet with him.

Following the meeting, several people stayed to talk with John Howard staff and Dr. Njoku further. Most were very happy that we had offered them the opportunity to learn more about the facility and answer their questions. A number had their concerns alleviated and others were happy that we were going to meet with them again to find common ground to alleviate their concerns. One person, who initially had serious concerns, was very supportive following the meeting and even offered to provide skills training to clients of the facility.

Some participants also left still opposed to the facility at this location, concerned mostly about community safety.

Staff will book a time and location for another meeting with the community. This next meeting will be more of a round-table discussion to work collaboratively with community members to address any remaining concerns.

Respectfully submitted,

Tim Fox  
Communications and Event Director  
The John Howard Society of Fredericton

# John Howard

THE JOHN HOWARD SOCIETY OF FREDERICTON  
La SOCIÉTÉ JOHN HOWARD DU FREDERICTON

*"Effective, just and humane responses to the causes and consequences of crime"*

**2026-02-23**

City of Fredericton  
Attn: **Planning Advisory Committee**  
397 Queen Street  
Fredericton, NB E3B 1B5

**Subject: Letter of Intent to Develop a Rehabilitation Centre**

Dear Advisory Committee,

On behalf of **The John Howard Society of Fredericton Inc.**, we are writing to submit this **Letter of Intent** expressing our request to work with the **City of Fredericton** to advance a purpose-built, evidence-informed rehabilitation centre designed to address chronic homelessness, mental health needs, and problematic substance use in Fredericton.

This proposed project will integrate **Housing First principles, best-practice mental health and addictions treatment, and the Matrix Model** (an evidence-based, structured treatment approach that supports recovery through counselling, skills-building, relapse prevention, and ongoing support). The goal of the facility is to provide **safe housing, stabilization supports, and accessible treatment pathways** for individuals experiencing homelessness or housing instability with co-occurring challenges.

## **1. Project Overview**

The proposed development will be a **two-story, 24/7 staffed facility** designed to deliver both housing and integrated support services in a secure and dignified environment. The facility will include:

### **Ground Floor: Stabilization and Treatment Housing**

- **12 Single Room Occupancy (SRO) units**
- Designed for individuals requiring high levels of support, stabilization, and recovery-oriented care
- Includes integrated service spaces and staff supports (program delivery, counselling, intake, case management, and monitoring)

### **Second Floor: Affordable & Supported Housing**

- A maximum of **15 conventional affordable and supported housing units**
- Intended for individuals who have progressed from stabilization or who require ongoing supported housing with reduced intensity of services
- Tenant-focused, independent-living design with onsite supports available as needed

This two-tier model creates a clear pathway from **high-support, high-acuity housing** to **more independent supported housing**, supporting long-term recovery, housing stability, and community integration.

## 2. Program Model and Best Practices

The project will operate using a combined service model that is rooted in evidence and aligned with the best national and provincial practices:

### Housing First Approach

- Prioritizes **immediate access to housing** without preconditions
- Supports tenant choice and dignity
- Provides wraparound supports tailored to individual needs
- Reduces barriers for individuals with complex health and social challenges

### Integrated Mental Health & Addictions Services

- Onsite supports informed by trauma-informed care, harm reduction, and recovery-oriented practices
- Coordination with primary care, community mental health, detox/withdrawal management, and external clinical partners
- Individualized care plans, case management, and crisis support

### Matrix Model Treatment Approach

- Structured counselling and skill development
- Evidence-based relapse prevention, motivational interviewing, and cognitive behavioral supports
- Family/support engagement when appropriate
- Ongoing monitoring and supportive recovery planning
- Designed to strengthen stability, reduce harmful use, and support long-term outcomes

## 3. Staffing and Operations

The facility will be **staffed 24 hours per day, seven days per week**, ensuring safety, continuity of care, and responsive supports.

Staffing will include a combination of:

- Support workers (24/7 coverage)
- Case managers / housing support staff
- Addictions and mental health counsellors
- Program leadership and clinical coordination
- Partnerships with clinical professionals as required (nursing, medical, psychiatric services through existing systems)

## 4. Community Safety and Neighbourhood Integration

A core component of this proposal is ensuring the facility is well-managed, safe, and responsive to community needs. The project will include:

- Clear operational policies and accountability measures
- Onsite supervision and resident expectations
- Safety planning, visitor protocols, and crisis response measures
- Community engagement and communication approach
- Emphasis on preventing homelessness-related street disorder through housing stabilization

We believe this initiative will contribute positively to public safety and community well-being by decreasing emergency service reliance and reducing the visible impacts of chronic homelessness and untreated addiction/mental health crises.

## 5. Request to the City of Fredericton

We respectfully request the City of Fredericton's support to explore the following:

1. **Planning and development alignment** (site suitability, zoning, and development approvals)
2. Coordination with City staff and departments to ensure the proposal aligns with municipal priorities
3. Identification of potential municipal supports (as available), including land options, development incentives, and/or partnership opportunities
4. A process to formally engage City Council and relevant stakeholders as the proposal advances

This Letter of Intent is submitted to initiate collaboration and support the City's continued efforts in addressing housing needs and community well-being.

## 6. Next Steps

We would welcome the opportunity to meet with City staff and the Planning and advisory Committee to:

- Present the project concept in more detail
- Discuss site considerations and planning requirements
- Review alignment with existing municipal strategies and housing priorities
- Identify pathways for partnership and community engagement

## Closing

We appreciate the City of Fredericton's leadership and commitment to housing solutions and community safety. We believe this project represents a meaningful, evidence-based response to one of Fredericton's most urgent community needs. Attached is the proposed site plan, building Elevations, Renderings and Floor Plans.

Thank you for your consideration. Please feel free to contact **me** at 506-450-2750 or via email at [johnbarrow@johnhowardfredericton.ca](mailto:johnbarrow@johnhowardfredericton.ca) to arrange a meeting or request additional information.

Sincerely,



John Barrow  
Executive Director

**From:** [Mayor's Office](#)  
**To:** [REDACTED] [Mayor's Office](#); [Pike, Jocelyn](#); [Breen, Ruth](#); [Darrah, Kevin](#); [Ericson, Gregory](#); [Grandy, Bruce](#); [Hicks, Steven](#); [LeBlanc, Cassandra](#); [LeJeune, Jason](#); [Megarity, Eric](#); [Peters, Mark](#); [Sheppard, Margo](#)  
**Cc:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** RE: Opposition to Proposed By-law N. Z-6.14  
**Date:** Wednesday, March 11, 2026 9:20:12 AM

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Good morning Mr. Vaughn

Thank you for your email, please accept this response as acknowledgement of receipt.

I have forwarded your email to planning & development for their review.

Regards,

**Denyse Doherty**

Executive Assistant – Mayor & Chief Administrative Officer  
Adjointe de direction, La Mairesse & Directeur Général  
City of Fredericton | Ville de Fredericton  
m: 506-292-6854 | [Denyse.Doherty@fredericton.ca](mailto:Denyse.Doherty@fredericton.ca)



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**From:** Rob Vaughn [REDACTED]  
**Sent:** March 10, 2026 10:44 PM  
**To:** Mayor's Office <mayor@fredericton.ca>; Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>  
**Subject:** Opposition to Proposed By-law N. Z-6.14

**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.

Dear Members of Fredericton City Council,

I am writing to formally express my concern regarding the proposed redesignation of the property (PID 60202587) at the end of Blizzard Street from Business Industrial to Major Institutional, which would allow for the construction of a John Howard Society

residential facility. While I recognize the important work the John Howard Society does in supporting the reintegration of individuals involved in the criminal justice system, I am concerned about the potential risks this facility could pose to the Lincoln Heights neighbourhood and ask that council vote against the redesignation.

It is important to understand that John Howard Society residential facilities house a wide range of individuals with criminal histories, including those convicted of serious offences. Publicly available information shows that these facilities accept residents with histories of sexual offences, including offences involving children (<https://johnhoward.on.ca/jhs-program/transitional-and-supportive-housing-program/>). While these kinds of individuals may not be the type of people this facility is supposedly going to support, once established, the John Howard Society will be allowed to house anyone they choose, including serious offenders.

Additionally, there is a documented case of a high-risk child sex offender, Randall Hopley in Vancouver, British Columbia, who escaped a community residential facility. He removed his electronic monitoring device and fled, creating significant public safety concerns and requiring police intervention. This event shows that even under supervision, escapes and public safety incidents can occur. Given that the proposed site is within approximately one km of Lincoln Heights, placing a facility housing individuals with such criminal histories in this location poses a clear potential risk to families, children, and the wider community.

My wife and I have three young children on Dora Court, which is less than one km from the proposed site. When our children's friends come over to play, there could be as many as 10 to 12 kids playing outside. Lincoln Heights has been a safe neighbourhood. We enjoy running and biking on the trails that pass right by the proposed site frequently. If this facility is built in the proposed location, it will seriously affect the outdoor activities our family does, as well as our comfort and sense of safety in the neighbourhood.

Lincoln Heights is a rapidly growing neighbourhood that is home to hundreds of young families. There is also a large area, which is roughly 500 m from the proposed site, that is planned to have approximately 100 more homes built. There are several daycares and a large park that will all be within 1.5 km of the proposed site. With all the recent effort to promote physical exercise and health and wellness through trail expansions in the area, this will reverse much of the progress, as many may not feel safe on the trails. Encouraging new businesses and services in the Lincoln Heights area, which has always been challenging, will be even more difficult. This is not the right location for this facility.

I urge Council to carefully consider these safety concerns and to deny the redesignation of this property for Major Institutional use.

Thank you for your attention to this matter.

Sincerely,

Rob Vaughn

- Rob Vaughn

## **Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive**

Fredericton City Council  
397 Queen Street  
Fredericton, NB

March 10, 2025

I am writing to provide a formal submission regarding the proposed amendment to the Fredericton Municipal Plan identified as **By-law Z-6.14**, which proposes redesignating land on Blizzard Drive within the Vanier Industrial Park from Business and Industrial to Major Institutional.

This letter does not oppose supportive housing or reintegration programs. Housing and recovery services are important components of addressing addiction, homelessness, and successful reintegration following incarceration. The issue before the council is not whether supportive housing should exist, but whether this specific location represents a sound planning decision consistent with long-term municipal policy and evidence-based reintegration practices.

The purpose of this letter is to evaluate the proposal against established planning principles, including:

- preservation of employment lands
- access to services and infrastructure
- transportation accessibility
- evidence-based reintegration policy
- municipal plan consistency

### **Planning Context of the Site**

The proposed development site is located within Vanier Industrial Park, one of Fredericton's established industrial and employment districts.

Industrial parks serve a specific planning function within cities. They provide space for activities that require:

- large building footprints
- industrial servicing infrastructure

- commercial vehicle access
- separation from residential uses

Typical uses in such areas include:

- construction services
- warehousing and logistics
- light manufacturing
- trades and equipment operations

Municipal planning frameworks typically designate these areas to support long-term economic activity and employment generation.

The introduction of institutional residential uses into industrial districts raises important questions regarding land-use compatibility and long-term planning policy consistency.

## **Employment Land Protection**

Across Canada, municipalities increasingly recognize the need to protect employment lands from gradual conversion to non-employment uses.

Planning literature often refers to the loss of industrial land as industrial land erosion. Once employment lands are converted to residential or institutional uses, they are rarely returned to industrial use due to changes in surrounding land values and development patterns.

Many Canadian municipalities have adopted policies designed to prevent this outcome. Examples include:

- ***Ontario Provincial Policy Statement***

The Ontario planning framework requires municipalities to protect employment areas and restrict their conversion to other uses unless a comprehensive review demonstrates that the change is justified.

- ***City of Toronto Official Plan***

Toronto protects designated employment lands and generally prohibits residential or institutional conversions in order to maintain long-term economic capacity.

- ***City of Vancouver Employment Lands Strategy***

Vancouver identifies industrial lands as a limited resource that must be preserved to maintain economic diversity and employment opportunities.

While Fredericton may not have identical policies, the underlying planning principle remains widely recognized: industrial land should be preserved unless there is a compelling planning reason to convert it.

Redesignating land within Vanier Industrial Park introduces the potential for precedent, whereby additional proposals may seek similar conversions in the future.

## **Service Accessibility and Reintegration Outcomes**

Evidence-based research on reintegration and recovery programs consistently highlights the importance of access to services.

Research from Public Safety Canada and Correctional Service Canada identifies several factors associated with successful reintegration:

- stable housing
- access to employment opportunities
- access to healthcare services
- addiction treatment availability
- connection to community support networks

Housing programs that are geographically separated from these services can create barriers for individuals attempting to maintain recovery and stability.

The Blizzard Drive site is located in an industrial environment that appears to be separated from many of the services that individuals participating in recovery programs typically require. These include:

- addiction treatment providers
- healthcare clinics
- employment support agencies
- social service organizations
- community support programs

When services are located several kilometres away, residents may struggle to access them regularly without reliable transportation.

Planning policy, therefore, generally supports locating recovery-oriented housing near service hubs rather than in isolated industrial districts.

## **Transportation and Transit Accessibility**

Transportation accessibility is another critical factor influencing the success of recovery-based housing programs.

Individuals participating in reintegration programs often rely on public transportation to attend:

- treatment appointments
- counselling sessions
- job interviews
- employment shifts
- probation meetings

The Lincoln Heights and Vanier Industrial Park area currently has limited public transit service, particularly following reductions to transit routes that previously served portions of the area.

Without reliable transit access, residents may face significant logistical challenges reaching services located throughout Fredericton.

In planning terminology, this creates a form of transportation isolation, where a location may be geographically within city limits but functionally disconnected from essential services due to a lack of transportation infrastructure.

This factor should be considered carefully when evaluating whether the proposed site supports the long-term objectives of recovery-based housing.

## **Access to Daily Necessities**

In addition to healthcare and social services, individuals must also maintain regular access to basic daily needs, including food and personal care items.

The proposed site is located within a primarily industrial area where retail and residential services are limited. Residents would likely need to travel several kilometres to obtain groceries or other essential goods.

The nearest identified grocery provider in the surrounding area is Victory Meat Market on Lincoln Road (2.6km), which is not located within walking distance of the site.

Planning best practices often recommend that supportive housing programs be located in areas where basic daily services can be accessed within a reasonable travel distance.

When housing locations require significant travel simply to obtain food or medication, the location itself may introduce additional instability for residents.

## **Municipal Plan Consistency**

Municipal plans exist to guide long-term development decisions and establish consistent expectations for land use across the city.

Amendments to these plans should be evaluated carefully to ensure they reflect broader planning objectives rather than responding primarily to individual development proposals.

Canadian courts have confirmed that municipal planning decisions must be grounded in legitimate planning considerations. Relevant Supreme Court of Canada decisions include:

- ***Shell Canada Products Ltd. v. Vancouver (1994)***  
Municipal powers must be exercised for proper municipal purposes.
- ***Catalyst Paper Corp. v. North Cowichan (2012)***  
Municipal decisions must be reasonable and supported by evidence.

These cases emphasize that planning decisions should demonstrate a clear policy rationale and align with the legislative authority granted to municipalities.

Council may wish to consider whether the proposed redesignation reflects a broader planning strategy or whether it represents a site-specific exception within an industrial district.

## **Summary of Planning Concerns**

Based on the factors outlined above, several planning considerations merit careful review:

- potential loss of employment lands within an industrial district
- limited access to public transportation
- significant distance from essential services

- geographic separation from community support networks
- potential precedent for future industrial land conversion

These issues do not prevent supportive housing initiatives from proceeding within Fredericton. However, they raise important questions regarding whether the Blizzard Drive site represents the most appropriate location when evaluated against planning principles and evidence-based reintegration policy.

## **Conclusion**

Supportive housing programs provide important benefits when implemented within environments that support recovery, independence, and long-term stability.

For such programs to succeed, access to transportation, services, and community infrastructure is essential. Locations that isolate residents from these supports may inadvertently reduce the effectiveness of otherwise well-intentioned programs.

In addition, the proposed redesignation of industrial land introduces broader planning considerations regarding the preservation of employment lands and the long-term integrity of the municipal planning framework.

Council may therefore wish to carefully evaluate whether alternative locations within Fredericton could provide stronger alignment with both planning policy and reintegration objectives.

Thank you for considering this planning analysis.

Respectfully submitted,

Rob Hamel

## **Questions Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive**

### **Site Selection Questions**

1. What criteria were used to select this specific location within an industrial park?
2. How many alternative sites were evaluated before choosing Blizzard Drive?
3. What planning analysis concluded that an industrial area is the best environment for recovery-based housing?

### **Transit and Accessibility Questions**

4. What public transit routes currently serve the Blizzard Drive area?
5. How will residents travel to medical appointments, employment opportunities, and treatment programs without reliable transit access?
6. Has the city conducted any analysis regarding transportation barriers for residents living in this location?

### **Service Accessibility Questions**

7. What healthcare providers are located within walking distance of the site?
8. What addiction treatment services are located nearby?
9. How far must residents travel to obtain groceries, medication, or other daily necessities?

### **Planning Policy Questions**

10. How does converting industrial employment land align with Fredericton's long-term economic development strategy?

11. Has the city evaluated the precedent risk of allowing institutional residential uses within Vanier Industrial Park?
12. What prevents future proposals from requesting similar redesignations within the same industrial district?
13. If this land was originally designated for industrial and employment uses, what planning analysis demonstrates that redesignating it for institutional housing reflects a broader municipal planning objective rather than a site-specific exception?

### **Program Outcome Questions**

14. What research demonstrates that recovery-based housing located in industrial areas produces better reintegration outcomes than locations closer to services?
15. Has the John Howard Society operated similar facilities in industrial districts elsewhere, and what were the outcomes?
16. What transportation support will be provided to ensure residents can access services throughout the city?

**Important Services**

- 📍 Blizzard Street PID: 60202587
- 📍 Victory Meat Market
- 🏥 Dr. Everett Chalmers Hospital
- 🏪 Pharmasave Bowmans
- 🌿 Co-op Grocery & Pharmacy (Membership)

**1km Radius**

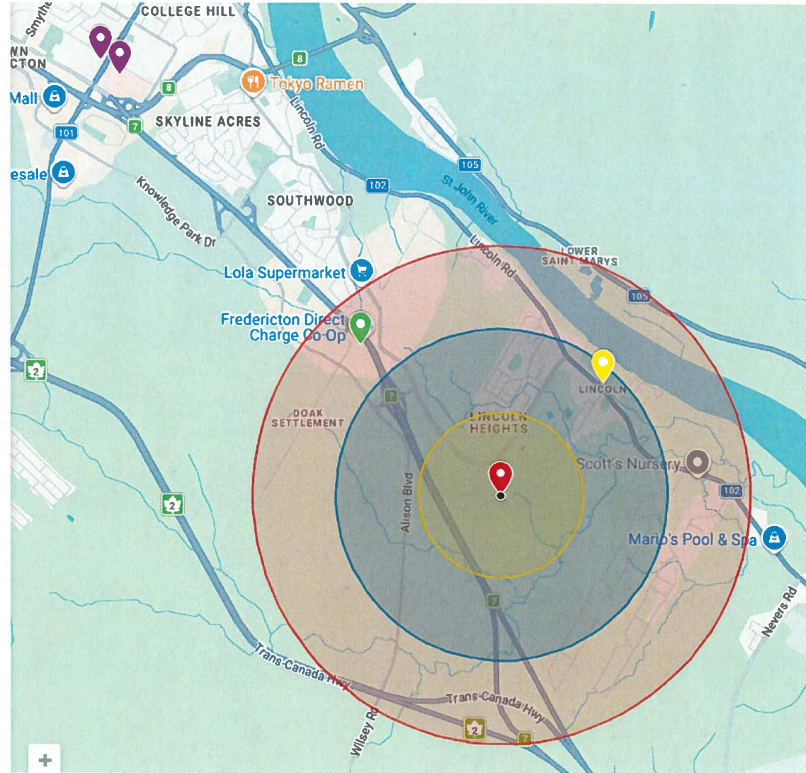
- Center
- 📐 MultiGeometry

**2km Radius**

- Center
- 📐 MultiGeometry

**3km Radius**

- Center
- 📐 MultiGeometry



**From:** [Mayor's Office](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** FW: Concern Regarding Proposed By-law N.Z-6.14 and Increased Wildfire Risk  
**Date:** Monday, March 16, 2026 2:56:08 PM

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**Denyse Doherty**

Executive Assistant – Mayor & Chief Administrative Officer

Adjointe de direction, La Mairesse & Directeur Général

City of Fredericton | Ville de Fredericton

m: 506-292-6854 | [Denyse.Doherty@fredericton.ca](mailto:Denyse.Doherty@fredericton.ca)



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**From:** Rob Vaughn [REDACTED]  
**Sent:** March 16, 2026 11:44 AM  
**To:** Mayor's Office <mayor@fredericton.ca>; Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <Margo.Sheppard@fredericton.ca>  
**Subject:** Concern Regarding Proposed By-law N.Z-6.14 and Increased Wildfire Risk

**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.

Dear Members of Fredericton City Council,

I am writing to formally express my concern regarding the proposed redesignation of the property (PID 60202587) at the end of Blizzard Street from Business Industrial to Major Institutional, which would allow for the construction of a John Howard Society residential facility. This location is adjacent to multiple businesses and several residential neighbourhoods, including Lincoln Heights, Tamarack Estates, and areas near Garden Grove Street. These neighbourhoods collectively contain over 1,000 residential units and are characterized by extensive forest both surrounding and within the communities. The combination of dense forest fuels and limited evacuation routes places these areas within the wildland–urban interface (WUI), where homes and forested vegetation intermingle, creating elevated wildfire risk (Radeloff et al., 2018).

Wildland–urban interface communities are widely recognized as the highest-risk locations for wildfire impacts. The WUI is defined as an area where human

development meets or mixes with wildland vegetation, as is the case for neighbourhoods of Lincoln Heights, Tamarack Estates, and areas near Garden Grove Street. Research demonstrates that homes located within the WUI are particularly vulnerable to wildfire because fires can ignite directly in forested land and spread rapidly into residential areas. Additionally, embers can travel substantial distances (up to 4 km), igniting structures even if they are not immediately adjacent to the forest edge (Maranghides and Link, 2025). The combination of dense vegetation, combustible residential structures, and limited access roads greatly amplifies the danger in WUI communities, as highlighted by studies of wildfire events across North America (Radeloff et al., 2018).

In Atlantic Canada, including New Brunswick, over 90% of wildfires are caused by human activities, rather than natural ignition such as lightning (Insurance Business Canada, 2025). Human ignition sources in forested areas include campfires, heating, cooking appliances, and discarded cigarettes. Research on urban homelessness has consistently documented that individuals experiencing homelessness frequently establish encampments near shelters, like the one proposed at the end of Blizzard Street, including areas outside urban cores (Housing, Infrastructure and Communities Canada, 2025). These encampments often involve open flames for heating or cooking, increasing the risk of accidental fire (CBC, 2026).

A notable local precedent is the recent wildfire behind the Northside Walmart in Fredericton, which originated in a homeless encampment adjacent to the 12 Neighbours Community (Fredericton Fire Department, 2025a, 2025b). Fire crews were required to contain the blaze in forested land directly adjacent to a commercial area. While the incident was successfully contained, it demonstrates that encampments near shelters can directly increase wildfire risk in Fredericton, particularly in locations with adjacent forest.

Historically, the Acadian Forest, which dominates the Fredericton region, experienced very low wildfire frequency, with fire return intervals ranging from several centuries to over a millennium (Nova Scotia Forestry Research, 2022). However, climate change has increased the frequency and severity of wildfires in Atlantic Canada. Warmer temperatures, longer dry periods, and drought conditions make these forests susceptible to ignition and rapid fire spread. Recent years have seen larger and more frequent fires in New Brunswick and Nova Scotia, highlighting that the region is no longer immune to wildfire hazards (Insurance Business Canada, 2025).

The proposed Blizzard Street site is directly adjacent to WUI neighbourhoods that have limited evacuation routes, with some areas effectively relying on only one road for exit (e.g., Lincoln Heights (only three exits), Tamarack Estates (one exit), and areas off Garden Grove Street (essentially one primary exit)). Emergency management guidance emphasizes that communities in fire-prone areas must have multiple evacuation routes to safely evacuate residents during rapidly spreading wildfires (U.S. Fire Administration/FEMA, 2023; Maranghides and Link, 2025). Single-exit or limited-exit neighbourhoods are particularly vulnerable because residents can become trapped if fire spreads toward the only available escape route. Therefore, the neighbourhoods that are in close proximity to the proposed location of the shelter are extremely vulnerable to wildfires.

Even small changes, such as converting vacant or low-use land to higher-

occupancy facilities or service hubs, can amplify ignition potential through increased human presence, infrastructure, and activity in these sensitive zones (Radeloff et al., 2018; Radeloff et al., 2023; Chen et al., 2024). Policies that allow such land-use changes near high-risk forested areas effectively place additional populations and structures in harm's way and undermine existing mitigation strategies, such as defensible space, firebreaks, and evacuation planning (Government of Canada, 2024). Maintaining current land-use restrictions or selecting alternative sites that avoid further forest adjacency is therefore critical to reduce wildfire exposure and protect both the individuals experiencing homelessness and the communities in the surrounding area.

Given that the surrounding neighbourhoods contain over 1,000 homes, a wildfire originating near the proposed shelter could lead to catastrophic property loss and a high risk to human life, particularly if multiple ignition sources occur simultaneously. Unlike the Walmart incident, these neighbourhoods are densely residential, contain forested land within their boundaries, and have minimal road access, amplifying the danger.

Before approval of the Blizzard Street shelter, several considerations must be made:

1. **Wildfire Risk Assessment:** A formal risk assessment should evaluate the likelihood of ignition from shelter-adjacent encampments and potential wildfire spread through surrounding forest fuels and residential areas.
2. **Evacuation Infrastructure Analysis:** Emergency planners should evaluate whether the existing road network can safely evacuate residents from Lincoln Heights, Tamarack Estates, and Garden Grove neighbourhoods under a rapid wildfire scenario.
3. **Alternative Site Consideration:** Shelter locations should ideally be situated in areas with robust evacuation access, minimal forest adjacency to reduce wildfire exposure, and in close proximity to fire stations and emergency services. Selecting such locations is likely the most effective strategy for minimizing risk to both the individuals experiencing homelessness and surrounding communities.

## **Conclusion**

The proposed Blizzard Street shelter is located in a high-risk WUI area, adjacent to residential neighbourhoods with limited exits and surrounded by forested land. Research demonstrates that shelters attract nearby homeless encampments, encampments are associated with accidental fires, and WUI communities with limited evacuation routes are the most vulnerable to wildfire. A recent fire behind the Northside Walmart provides a local precedent for the risks associated with encampments near shelters. Given climate change–driven increases in wildfire severity in Atlantic Canada and the high number of dwellings at risk, the proposed location presents a potentially catastrophic threat to life and property. With this knowledge now in hand, I respectfully request that members of Fredericton City Council carefully evaluate the suitability of the Blizzard Street site and consider areas with lower wildfire risk and better evacuation infrastructure and access to emergency services.

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Sincerely,

Rob Vaughn, RPF, Ph.D. Candidate, Forest Climate Change

**From:** [Mayor's Office](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Cc:** [DeGrace, Sara](#); [Hart, Steven](#); [Rogers, Kate](#)  
**Subject:** FW: Public Health and Environmental Concerns – Proposed Recovery Housing Development in Vanier Industrial Park  
**Date:** Monday, March 16, 2026 11:59:33 AM  
**Attachments:** [Environmental Submission Blizzard Drive Vanier Industrial Park March 2026.pdf](#)

---

FYI

**Denyse Doherty**

Executive Assistant – Mayor & Chief Administrative Officer

Adjointe de direction, La Mairesse & Directeur Général

City of Fredericton | Ville de Fredericton

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---

**From:** Christopher Dedam [REDACTED]  
**Sent:** March 16, 2026 11:59 AM  
**To:** CITY CLERK'S OFFICE <cityclerk@fredericton.ca>; Mayor's Office <mayor@fredericton.ca>  
**Cc:** Pike, Jocelyn <jocelyn.pike@fredericton.ca>; Breen, Ruth <ruth.breen@fredericton.ca>; Darrah, Kevin <kevin.darrah@fredericton.ca>; Ericson, Gregory <greg.ericson@fredericton.ca>; Grandy, Bruce <bruce.grandy@fredericton.ca>; Hicks, Steven <steven.hicks@fredericton.ca>; LeBlanc, Cassandra <cassandra.leblanc@fredericton.ca>; LeJeune, Jason <jason.lejeune@fredericton.ca>; Megarity, Eric <eric.megarity@fredericton.ca>; Peters, Mark <mark.peters@fredericton.ca>; Sheppard, Margo <margo.sheppard@fredericton.ca>; Susan.Holt@gnb.ca; David.Coon@gnb.ca; Luke.Randall@gnb.ca; Ryan.Cullins@legnb.ca  
**Subject:** Public Health and Environmental Concerns – Proposed Recovery Housing Development in Vanier Industrial Park

**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.

Dear Mayor, Members of Fredericton City Council, and Provincial Representatives,

I am writing to respectfully submit the attached letter regarding the proposed recovery-based housing development being considered within the Vanier Industrial Park area of Fredericton.

The work performed by the John Howard Society of Fredericton in supporting individuals facing addiction and homelessness is important and commendable. However, after reviewing the proposed location, I have serious concerns regarding the environmental safety of placing residential housing within an active industrial park.

My concerns are based on several key factors:

- The presence of multiple industrial operations in the immediate vicinity that may store or utilize hazardous chemicals.
- A recent chemical spill involving **hexavalent chromium**, a known carcinogen, which occurred in the same industrial area.
- The proximity of the proposed housing site to active industrial businesses that routinely handle mechanical equipment, petroleum products, solvents, and industrial chemicals.
- The vulnerability of the proposed residents, many of whom may have health conditions that make them more susceptible to environmental exposures.

Industrial parks are intentionally zoned to concentrate activities involving heavy equipment, hazardous materials, and transportation infrastructure. These environments are typically separated from residential uses specifically to protect public health and safety.

Introducing residential housing into an industrial environment raises important questions regarding:

- environmental health risks
- land-use compatibility
- municipal duty of care
- long-term liability considerations

The attached submission outlines these concerns in greater detail and includes references to relevant environmental health research and regulatory frameworks.

My intent is not to oppose recovery housing. Rather, it is to ensure that individuals working hard to rebuild their lives are placed in environments that support recovery, health, and long-term stability.

I respectfully ask that Fredericton City Council carefully review the environmental implications of this location and consider whether alternative sites outside industrial zones may provide a safer and more appropriate setting for residential recovery housing.

Thank you for your time and consideration.

Sincerely,

Christopher Dedam

## **Legal and Environmental Submission to Fredericton City Council**

### **Proposed Recovery Housing Development – Vanier Industrial Park**

Fredericton City Council  
397 Queen Street  
Fredericton, NB

**Date: March 12, 2026**

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#### **Executive Summary**

##### **Environmental and Public Health Concerns**

###### **Proposed Recovery Housing Development – Blizzard Drive, Vanier Industrial Park**

This submission raises environmental and public health considerations regarding the proposed recovery-based housing development being considered within the Vanier Industrial Park area of Fredericton.

The work performed by the John Howard Society of Fredericton supporting individuals experiencing addiction, homelessness, and other social challenges is important and deserving of strong community support. However, the proposed location of this housing within an active industrial park raises several significant concerns related to environmental safety, land-use compatibility, and public health.

Industrial parks are intentionally designed to accommodate businesses that may involve heavy equipment, hazardous materials, chemical processes, and high volumes of truck traffic. For this reason, municipal planning frameworks typically separate industrial uses from residential areas in order to protect public health and reduce potential environmental exposure risks.

The proposed site on Blizzard Drive is located within the Vanier Industrial Park and in close proximity to several active industrial businesses. These businesses may store or utilize substances commonly associated with industrial operations, including petroleum products, industrial solvents, heavy metals, welding emissions, and chemical cleaning agents.

Recent events have demonstrated that environmental incidents can occur in this area. A chemical spill involving **hexavalent chromium**, a substance classified as carcinogenic to humans, occurred within the same industrial park. Hexavalent chromium exposure has been linked to serious health risks including lung cancer, respiratory disease, and organ damage. While cleanup efforts were undertaken, the incident illustrates the potential environmental risks associated with industrial chemical handling and transportation in this area.

The proposed housing would serve individuals who may already be medically vulnerable due to addiction recovery, health challenges, or socioeconomic instability. Public health research indicates that vulnerable populations may be more sensitive to environmental pollutants and industrial emissions.

In addition, legal precedents demonstrate that environmental contamination affecting residential populations can lead to complex and costly litigation. Canadian cases such as *Smith v. Inco Ltd.* and *Hollick v. Toronto (City)* illustrate how industrial contamination and environmental nuisance claims can affect both municipalities and nearby industries when residential communities are exposed to environmental hazards.

Municipal planning authorities across Canada commonly apply **industrial buffer guidelines** to maintain safe separation between industrial operations and residential uses. These guidelines often recommend separation distances ranging from approximately 300 metres to 1,000 metres depending on the type of industrial activity involved. The proposed development site appears to fall within proximity ranges where many planning authorities would conduct detailed compatibility and environmental risk assessments.

The purpose of this submission is not to oppose recovery housing. Rather, it is to ensure that individuals seeking recovery are provided with safe and healthy environments that support long-term stability and rehabilitation.

Before proceeding with rezoning or development approval, it is recommended that the City consider:

- Conducting a full environmental impact assessment of the proposed site
- Performing air quality and groundwater testing within the industrial park
- Reviewing hazardous material inventories held by nearby industrial facilities
- Evaluating alternative sites outside industrial zones
- Conducting a public health risk assessment for potential residents

Recovery housing is an important community need. However, locating such housing within an active industrial environment may introduce avoidable environmental risks for residents.

From a governance perspective, municipal decision-makers have a duty to ensure that major planning decisions involving vulnerable residents are supported by appropriate risk assessment, environmental due diligence, and transparent evaluation of potential hazards. Even if the proposed housing development ultimately proceeds at the Blizzard Drive location, it is essential that the City demonstrate that a thorough environmental and public health review has been conducted and that appropriate safeguards are in place. This ensures that the decision reflects sound governance practices and protects both future residents and the municipality from avoidable risk.

For these reasons, it is respectfully requested that Fredericton City Council carefully review the environmental implications of the proposed location and consider whether an alternative site may better support the health, safety, and long-term wellbeing of future residents.

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## 1. Introduction

This submission respectfully raises environmental health and land-use planning considerations regarding the proposal by the John Howard Society of Fredericton to establish a recovery-based housing development within the Vanier Industrial Park area of Fredericton, New Brunswick.

The work performed by the John Howard Society in supporting individuals experiencing addiction, homelessness, and social vulnerability is commendable and essential. However, locating long-term residential housing within an active industrial zone raises important considerations related to:

- environmental safety
- land-use compatibility
- potential exposure to hazardous materials
- municipal duty of care toward vulnerable residents

The businesses operating within the Vanier Industrial Park play an important role in Fredericton's economy. These companies provide employment, contribute to the municipal tax base, and support the broader regional economy. Industrial operators in the park are expected to comply with provincial and federal environmental regulations, and there is no suggestion that these businesses are operating irresponsibly.

The concern raised in this submission is therefore not directed toward the businesses themselves. Rather, the concern relates to whether introducing long-term residential housing—particularly housing intended for individuals in recovery and other vulnerable populations—within an active industrial environment may expose residents to avoidable environmental risks. Industrial parks are designed to accommodate activities involving equipment, chemicals, and transportation that may not always be compatible with residential uses.

The purpose of this submission is to ensure that individuals entering recovery are provided with a safe, healthy, and environmentally appropriate place to live.

---

## 2. Relevant Environmental and Planning Law

### 2.1 New Brunswick Clean Environment Act

Under the **Clean Environment Act**, contaminants are broadly defined as any substance introduced into the environment that may cause harm to human health or ecological systems.

This legislation provides the provincial government authority to regulate environmental contamination and prevent activities that may expose populations to hazardous substances.

A decision to place residential occupants in proximity to **known industrial contaminant sources** raises questions regarding compliance with the intent of this legislation, particularly where environmental exposure risks are foreseeable.

---

### 2.2 Canadian and Municipal Zoning Principles

Municipal zoning bylaws exist to ensure **compatible land uses** and to protect public health and safety.

Canadian planning frameworks generally separate industrial and residential land uses specifically to prevent residents from being exposed to industrial hazards.

Zoning laws therefore serve to:

- maintain public safety
- avoid incompatible land uses
- prevent residential exposure to industrial hazards

Introducing residential housing within a heavy industrial zone can undermine the purpose of zoning protections and potentially expose municipalities to legal liability.

---

### 3. Evidence of Environmental Risk in the Industrial Park

A recent chemical incident highlights the real environmental risks present in the Vanier Industrial Park.

A spill involving **hexavalent chromium** reportedly occurred after a truck transported chemicals through the industrial park and along major highways. Hexavalent chromium is a highly toxic industrial compound commonly used in metal plating operations.

#### Toxicological profile

Hexavalent chromium is recognized internationally as a **human carcinogen**.

- The International Agency for Research on Cancer classifies chromium(VI) compounds as carcinogenic to humans.
- Studies show inhalation exposure increases the risk of **lung, nasal, and sinus cancers**.
- Exposure can also cause **kidney and liver damage, respiratory disease, and severe skin irritation**.
- Scientific research confirms that hexavalent chromium is a **mutagenic environmental contaminant capable of causing cancer and genetic damage**.

Environmental exposure can occur through:

- contaminated dust or airborne particles
- contaminated groundwater
- accidental spills
- industrial emissions

CAREX Canada has also reported that chromium(VI) in drinking water may increase cancer risk at the population level.

The presence of industrial operations that utilize or transport such substances highlights the **inherent environmental risks associated with locating housing within an industrial park.**

---

#### 4. Industrial Operations in the Vanier Industrial Park

Based on the map shown in Appendix A of the Vanier Industrial Park area, the following companies operate nearby. While exact chemical inventories vary, typical industry practices suggest the potential presence of the following substances.

##### 1. XL Plating & Machining

**Industry:** metal plating and machining

##### Likely chemicals

- Hexavalent chromium
- Nickel plating solutions
- Hydrochloric acid
- Sulfuric acid
- Cyanide plating baths
- Metal finishing solvents

##### Risks

- carcinogenic heavy metals
- acid spills
- airborne metal particulates
- groundwater contamination

##### 2. Tek Steel

**Industry:** steel fabrication

##### Possible chemicals

- cutting oils
- welding gases
- industrial lubricants
- degreasing solvents

##### Risks

- metal particulates
- volatile organic compounds
- welding fumes (manganese, chromium)

### **3. Saunders Equipment**

**Industry:** heavy equipment service

#### **Potential chemicals**

- diesel fuel
- hydraulic fluids
- antifreeze (ethylene glycol)
- degreasing solvents

#### **Risks**

- hydrocarbon contamination
- soil and groundwater pollution
- fuel spills

### **4. Urban Machinery**

**Industry:** industrial equipment supply

#### **Possible substances**

- lubricants
- industrial solvents
- petroleum products

### **5. Atlantic Roofers**

#### **Potential chemicals**

- roofing tar
- asphalt solvents
- adhesives
- propane

#### **Risks**

- airborne hydrocarbon vapors
- chemical runoff

### **6. Purplefarm Genetics**

#### **Possible chemicals**

- agricultural nutrients
- pesticides
- growth chemicals

#### **Risks**

- runoff contamination

- pesticide exposure

## 7. Superclean Services

### Possible chemicals

- industrial cleaners
- chlorine compounds
- ammonium disinfectants
- solvents

## 8. Carmichael Engineering

### Possible chemicals

- refrigeration chemicals
- cleaning solvents
- oils and lubricants

While these businesses play an important role in the local economy, their operations demonstrate that the area functions as an **active industrial zone rather than a residential environment**.

---

## 5. Environmental Health Concerns for Vulnerable Residents

The proposed development would house individuals who may be experiencing:

- addiction recovery
- chronic health conditions
- homelessness
- mental health challenges

These individuals are often **medically vulnerable populations**.

Public health research consistently demonstrates that vulnerable populations experience greater impacts from environmental pollution exposure.

Potential exposure pathways in an industrial area include:

- airborne particulate matter
- industrial chemical vapors
- soil contamination
- accidental chemical releases
- transportation spills involving hazardous materials

Locating recovery housing in such an environment could undermine the very goal of the program: **providing a stable, healthy environment that supports recovery and rehabilitation**.

---

## 6. Environmental Justice Considerations

Environmental justice research has documented patterns where vulnerable populations are disproportionately located near:

- industrial facilities
- hazardous waste sites
- high pollution areas

Recovery housing should ideally be located in environments that promote:

- physical safety
- environmental health
- access to services
- long-term stability

Locating housing for vulnerable populations within an industrial park may unintentionally replicate patterns of **environmental inequity**.

---

## 7. Risk Management and Municipal Liability

Municipal governments have a duty to exercise reasonable care in planning decisions.

Where foreseeable environmental hazards exist, approving residential development in proximity to industrial operations could expose the municipality to future legal challenges involving:

- environmental exposure claims
- health impacts on residents
- land-use incompatibility disputes

Proper due diligence would typically include:

- environmental risk assessments
  - chemical inventory reviews of nearby facilities
  - air quality analysis
  - groundwater contamination studies
- 

## 8. Relevant Case Law and Legal Precedents

Canadian and international case law demonstrates that environmental contamination affecting residential communities can lead to significant legal and financial consequences for both industrial operators and public authorities responsible for land-use planning decisions.

A notable Canadian example is *Smith v. Inco Ltd.* (2011 ONCA 628). In this case, residents of Port Colborne, Ontario brought a class action lawsuit against a nickel refinery operator after decades of industrial emissions resulted in nickel contamination of residential soil. The litigation involved

claims related to property value loss and environmental contamination in residential areas located near industrial operations. While the Ontario Court of Appeal ultimately overturned the trial court's damages award, the case illustrates the complex legal disputes that can arise when industrial contaminants migrate into residential communities. The case involved extensive expert testimony regarding environmental exposure pathways, soil contamination, and potential health risks associated with long-term industrial emissions.

Another important precedent is *Hollick v. Toronto (City)* (2001 SCC 68), where residents living near the Keele Valley landfill sought to bring a class action against the City of Toronto due to alleged environmental nuisance caused by landfill gas emissions and odours. Although the Supreme Court ultimately denied certification of the class action, the case confirmed that municipal land-use and infrastructure decisions may give rise to litigation when residents experience environmental harm.

Internationally, the well-known Love Canal Environmental Disaster Litigation further illustrates the consequences of locating residential communities near contaminated or hazardous industrial sites. In that situation, residential housing and schools were constructed above buried chemical waste. Subsequent environmental contamination led to widespread health concerns, relocation of residents, extensive litigation, and the eventual creation of the United States Superfund environmental cleanup program.

These examples demonstrate several important legal principles relevant to municipal planning decisions:

- Environmental contamination affecting residential populations can lead to long-term litigation.
- Municipal planning decisions may become subject to legal scrutiny when foreseeable environmental hazards exist.
- Industrial contamination disputes often involve large groups of affected residents, creating the potential for class-action litigation.
- Environmental risk assessments are frequently central to determining whether decision-makers exercised appropriate diligence.

While each situation is unique, these precedents highlight the importance of **carefully evaluating environmental risks before approving residential development in proximity to industrial operations that handle hazardous materials.**

Additional details regarding these cases are provided in **Appendix B.**

---

## 9. Industrial Buffer and Land-Use Compatibility Guidelines

Urban planning frameworks in Canada and internationally commonly rely on **industrial buffer zones** to maintain safe separation between residential communities and industrial facilities that may present environmental or safety risks.

Industrial buffer distances are widely used by municipal planners to reduce the potential for exposure to industrial emissions, chemical releases, noise, and heavy transportation activity.

Planning authorities across Canada recognize that certain types of industrial operations require meaningful separation from residential uses in order to protect public health and safety.

For example, the **Ontario Ministry of the Environment’s Land Use Compatibility Guidelines** recommend separation distances between industrial facilities and sensitive land uses such as residential housing. These guidelines identify minimum recommended separation distances that vary depending on the scale and type of industrial operation. Typical planning standards often recommend:

<b>Industrial Category</b>	<b>Typical Separation Distance</b>
Light industrial uses	300 metres
Medium industrial uses	500 metres
Heavy industrial uses	up to 1,000 metres

Metal finishing and plating operations, particularly those involving chromium compounds or other heavy metals, are often considered higher-risk industrial activities due to the presence of hazardous chemicals and potential airborne emissions.

The proposed recovery housing site is located within approximately **800 metres of active industrial operations** within the Vanier Industrial Park. While each jurisdiction applies planning guidelines differently, this proximity falls within the range where many planning authorities would conduct **careful compatibility assessments** to determine whether residential uses are appropriate.

Industrial buffer guidelines exist to reduce the potential for conflicts between industrial activity and residential uses, including:

- chemical exposure risks
- industrial noise and air emissions
- heavy truck traffic and transportation hazards
- accidental releases of hazardous substances

These guidelines do not prohibit development but serve as an important planning tool to help municipalities evaluate whether certain land uses are compatible with nearby industrial operations.

Given the presence of industrial activities in the Vanier Industrial Park and the recent chemical spill involving hexavalent chromium in the same area, it would be prudent for decision-makers to consider whether the proposed site provides an appropriate environmental buffer for residential occupancy.

## 10. Recommendations

Given the above concerns, the following actions are recommended before proceeding with any rezoning or development approval:

1. Conduct a **full environmental impact assessment** of the proposed site.
  2. Perform **air quality and groundwater testing** within the industrial park area.
  3. Review **hazardous chemical inventories** held by nearby industrial operators.
  4. Evaluate **alternative sites outside industrial zones** that may provide safer residential environments.
  5. Conduct a **public health risk assessment** for potential residents.
  6. Review **industrial land-use compatibility and buffer guidelines** to determine whether the proposed site provides sufficient separation from nearby industrial operations.
- 

## 11. Conclusion

The mission of the John Howard Society of Fredericton is important and deserving of community support. However, individuals seeking recovery deserve to live in environments that promote **health, dignity, and long-term stability**.

The Vanier Industrial Park is an active industrial zone that includes businesses potentially using hazardous substances. Recent chemical spill events illustrate that environmental incidents can occur and may pose risks to nearby populations.

Additionally, legal precedents involving environmental contamination and residential communities demonstrate the importance of carefully evaluating potential risks when considering land-use decisions that place residents near industrial operations.

For these reasons, it is respectfully requested that **Fredericton City Council carefully reconsider the suitability of this location and conduct a comprehensive environmental and public health review prior to approving residential development within this industrial area**.

Respectfully submitted,

Christopher Dedam

## Questions Re: Municipal Plan Amendment Z-6.14 – Blizzard Drive

The following questions are respectfully submitted for consideration by Fredericton City Council and relevant planning and environmental authorities regarding the proposed development at Blizzard Drive within the Vanier Industrial Park.

---

### 1. Environmental Safety and Risk Assessment

1. Has an **independent environmental risk assessment** been conducted for the proposed site to evaluate the impact of nearby industrial operations on future residents?
  2. Has the City conducted or required any **air quality analysis** to determine whether emissions from nearby industrial facilities could affect residents of the proposed housing development?
  3. Has any **groundwater contamination study** been conducted in the vicinity of the proposed site to determine whether industrial chemicals may be present in soil or groundwater?
  4. Has the City evaluated the potential **exposure pathways for hazardous substances**, including airborne particulate matter, industrial vapours, and contaminated runoff?
  5. Following the recent **hexavalent chromium spill in the Vanier Industrial Park area**, has the City conducted any environmental monitoring to determine whether residual contamination remains in the surrounding area?
  6. Has the City consulted with **New Brunswick Department of Environment and Local Government** regarding potential environmental risks associated with residential development within this industrial zone?
- 

### 2. Industrial Chemical Use and Hazard Inventory

7. Has the City conducted a review of **hazardous chemical inventories** held by nearby industrial businesses within the Vanier Industrial Park?
  8. Are there any facilities within the industrial park that handle or store substances classified as **hazardous materials under Canadian environmental regulations**?
  9. Have emergency response authorities evaluated the **risk of chemical releases, industrial fires, or transportation spills** affecting the proposed residential site?
  10. What is the **emergency evacuation plan** for residents should a hazardous material incident occur within the industrial park?
- 

### 3. Land-Use Compatibility and Planning Guidelines

11. Has the City evaluated the proposed development against **industrial land-use compatibility guidelines**, including recommended buffer distances between industrial facilities and residential uses?
  12. What is the **distance between the proposed housing development and nearby industrial facilities** that store or utilize hazardous chemicals?
  13. Has the City assessed whether the proposed site falls within typical **industrial buffer zones used in Canadian municipal planning frameworks**?
  14. Has a **land-use compatibility assessment** been performed to determine whether residential housing is appropriate within this industrial environment?
- 

#### 4. Public Health Considerations

15. Has a **public health impact assessment** been conducted to evaluate potential environmental exposures affecting future residents?
  16. Has the City consulted with **Public Health authorities** regarding the suitability of locating recovery housing within an industrial park?
  17. Given that many residents of recovery housing may have **existing health vulnerabilities**, what measures are being taken to ensure the environmental safety of this location?
- 

#### 5. Transportation and Hazardous Material Movement

18. Do any nearby industrial facilities transport **hazardous materials through the Vanier Industrial Park road network**?
  19. Has the City evaluated the risk associated with **transportation spills involving industrial chemicals** along Blizzard Drive or nearby roads?
  20. Are there any **designated hazardous materials transportation routes** passing near the proposed housing development?
- 

#### 6. Environmental Justice Considerations

21. Has the City evaluated whether locating recovery housing within an industrial park could raise **environmental justice concerns**, given that vulnerable populations may be disproportionately exposed to environmental hazards?
  22. What steps are being taken to ensure that individuals in recovery are provided with **safe and healthy living environments that support rehabilitation and long-term stability**?
- 

#### 7. Alternative Site Evaluation

23. Were **alternative locations outside industrial zones** evaluated before selecting the Blizzard Drive site?
  24. What criteria were used to determine that an **industrial park location** was suitable for residential recovery housing?
  25. Would relocating the development to a **non-industrial area of Fredericton** provide a safer environment for future residents?
- 

#### **8. Legal and Liability Considerations**

26. Has the City reviewed relevant **case law concerning environmental contamination affecting residential communities**, including cases referenced in Appendix B?
  27. Has the City evaluated whether approving residential housing within an industrial park could expose the municipality to **future legal liability if environmental contamination affects residents**?
- 

#### **Closing Question**

28. Given the potential environmental risks and the vulnerable population that would reside at the proposed development, what **additional safeguards or environmental studies** will the City require before approving the Municipal Plan Amendment?

# Appendix A – Vanier Industrial Park Map



## Appendix B

### Case Law and Legal Precedents on Residential Development Near Industrial Contamination

#### 1. *Smith v. Inco Ltd.* (2011 ONCA 628)

##### Background

Residents of Port Colborne, Ontario sued the nickel company Inco after **decades of nickel emissions contaminated residential soil**.

##### Key issues

- industrial pollution affecting residential areas
- health concerns related to heavy metal exposure
- property value loss due to contamination

##### Court findings

The Ontario Court of Appeal confirmed that **long-term industrial contamination of residential areas can create legal liability**, even when industrial activity was historically permitted.

##### Legal significance

This case established that environmental contamination affecting residential communities can trigger **large-scale civil litigation and compensation claims**.

##### Reference

<https://www.canlii.org/en/on/onca/doc/2011/2011onca628/2011onca628.html>

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#### 2. *Hollick v. Toronto (City)* (2001 SCC 68)

##### Background

Residents living near the **Keele Valley landfill in Toronto** filed a class action lawsuit alleging environmental nuisance caused by landfill gas and pollution.

##### Key issues

- odours and emissions affecting nearby residents
- municipal responsibility for environmental impacts
- suitability of residential development near waste facilities

##### Court ruling

The Supreme Court recognized that environmental nuisances created by municipal infrastructure can form the basis for **class action litigation against municipalities**.

##### Legal significance

Municipal decisions about land use can expose cities to **significant legal liability if environmental harms affect nearby residents.**

#### Reference

<https://www.canlii.org/en/ca/scc/doc/2001/2001scc68/2001scc68.html>

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### 3. Anderson v. Amoco Canada Oil & Gas (2004 ABCA)

#### Background

Landowners sued oil and gas companies after industrial operations contaminated groundwater and surrounding land.

#### Key issues

- industrial contamination affecting nearby residential properties
- environmental negligence
- duty to prevent environmental harm

#### Legal significance

This case reinforced that **industrial contamination affecting nearby residential areas can result in significant legal liability.**

#### Reference

<https://www.canlii.org/en/ab/abca/doc/2004/2004abca179/2004abca179.html>

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### 4. Love Canal Litigation

#### Background

In the 1970s, homes and schools were built on top of a buried chemical waste dump in Niagara Falls, New York.

#### Outcome

Residents developed severe health problems including cancer and birth defects.

The litigation led to:

- massive relocation of residents
- billions in cleanup costs
- the creation of the U.S. **Superfund environmental law**

#### Legal significance

This case is one of the most famous examples of the **catastrophic consequences of placing residential communities near toxic industrial contamination**.

**Reference**

<https://www.epa.gov/love-canal>

---

**5. Walker v. York Finch General Hospital**

This case reinforced the concept of **duty of care** in Canadian tort law.

**Key principle**

Public institutions and organizations must take **reasonable steps to prevent foreseeable harm to individuals**.

**Legal significance**

If environmental hazards are **reasonably foreseeable**, decision-makers may have a legal obligation to consider those risks before approving development.

**Reference**

<https://www.canlii.org>

## References

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7. Government of New Brunswick. *Clean Environment Act*.
8. Canadian Zoning and Land-Use Principles. *Purpose of zoning bylaws in protecting public health and ensuring compatible land uses*.

**From:** [Mayor's Office](#)  
**To:** [REDACTED] [CITY CLERK'S OFFICE](#); [Mayor's Office](#); [Pike, Jocelyn](#); [Breen, Ruth](#); [Darrah, Kevin](#); [Ericson, Gregory](#); [Grandy, Bruce](#); [Hicks, Steven](#); [LeBlanc, Cassandra](#); [LeJeune, Jason](#); [Megarity, Eric](#); [Peters, Mark](#); [Sheppard, Margo](#); [Susan.Holt@gnb.ca](#); [David.Coon@gnb.ca](#); [Luke.Randall@gnb.ca](#); [Ryan.Cullins@legnb.ca](#)  
**Cc:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** RE: proposed rezoning and location for the John Howard Society facility.  
**Date:** Monday, March 16, 2026 4:02:33 PM

---

Good afternoon

Thank you for your email. Please accept this as acknowledgement of receipt.

I have cc'd in my response planning & development for their review.

Regards,

**Denyse Doherty**

Executive Assistant – Mayor & Chief Administrative Officer

Adjointe de direction, La Mairesse & Directeur Général

City of Fredericton | Ville de Fredericton

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**From:** Nataly Viktorova [REDACTED]  
**Sent:** March 11, 2026 3:58 PM  
**To:** CITY CLERK'S OFFICE <[cityclerk@fredericton.ca](mailto:cityclerk@fredericton.ca)>; Mayor's Office <[mayor@fredericton.ca](mailto:mayor@fredericton.ca)>; Pike, Jocelyn <[jocelyn.pike@fredericton.ca](mailto:jocelyn.pike@fredericton.ca)>; Breen, Ruth <[ruth.breen@fredericton.ca](mailto:ruth.breen@fredericton.ca)>; Darrah, Kevin <[kevin.darrah@fredericton.ca](mailto:kevin.darrah@fredericton.ca)>; Ericson, Gregory <[greg.ericson@fredericton.ca](mailto:greg.ericson@fredericton.ca)>; Grandy, Bruce <[bruce.grandy@fredericton.ca](mailto:bruce.grandy@fredericton.ca)>; Hicks, Steven <[steven.hicks@fredericton.ca](mailto:steven.hicks@fredericton.ca)>; LeBlanc, Cassandra <[cassandra.leblanc@fredericton.ca](mailto:cassandra.leblanc@fredericton.ca)>; LeJeune, Jason <[jason.lejeune@fredericton.ca](mailto:jason.lejeune@fredericton.ca)>; Megarity, Eric <[eric.megarity@fredericton.ca](mailto:eric.megarity@fredericton.ca)>; Peters, Mark <[mark.peters@fredericton.ca](mailto:mark.peters@fredericton.ca)>; Sheppard, Margo <[Margo.Sheppard@fredericton.ca](mailto:Margo.Sheppard@fredericton.ca)>; [Susan.Holt@gnb.ca](mailto:Susan.Holt@gnb.ca); [David.Coon@gnb.ca](mailto:David.Coon@gnb.ca); [Luke.Randall@gnb.ca](mailto:Luke.Randall@gnb.ca); [Ryan.Cullins@legnb.ca](mailto:Ryan.Cullins@legnb.ca)  
**Subject:** proposed rezoning and location for the John Howard Society facility.

**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.

Dear Neighbors,

The John Howard Society does important work supporting adults, youth, and families involved with, or at risk of involvement with, the criminal justice system. Their programs help with reintegration,

homelessness, mental health challenges, and substance use. We all want the best for them.

At the same time, as residents of our neighborhood, it's important to consider the practical impacts of a new residence. With limited public spaces nearby, where would residents spend their time when out for a walk? Would they use our subdivision streets, parks, or trails?

We are looking to gather your thoughts and feelings on this matter so that we can have a constructive discussion about how to balance the needs of the community with the support the Society provides.

Thank you for sharing your input.

Sincerely,  
Natalia Viktorova  
Viacheslav Viktorov  
Vitalina Viktorova

**From:** [REDACTED]  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School  
**Date:** Tuesday, March 17, 2026 11:21:13 PM  
**Attachments:** [Letter to Planning & Development - Core Dance Collective.pdf](#)

---

**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.

Good evening,

We hope this message finds you well.

We are sharing an attached letter that outlines our thoughts on the proposed development in the Vanier Industrial Park. We really appreciate you taking the time to read this letter.

Thank you for your service to the community,

Laurel Williams, Erin McCrea & Aaliyah Hayes

March 17, 2026

Planning & Development  
397 Queen Street, Fredericton, NB, Canada E3B 1B5

**Re: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School**

To whom it may concern,

We are writing to express **strong concern** about the proposed development of a John Howard Society building immediately adjacent to our newly purchased property and building that will house a dance school serving more than **550 young children and youth** in our community.

We fully recognize and respect the key role the John Howard Society plays in supporting individuals through rehabilitation, reintegration, and community programming. These services are essential, and we appreciate the positive impact they can have; however, the **placement** of this facility beside a location that will see a high daily volume of young children raises several concerns. This potential development poses significant issues, perceived and real, for child safety, land-use compatibility, and the economic viability of a local business.

**Significant Investment Is at Risk**

In 2022, as three young entrepreneurs, we opened Core Dance Collective. Since then, the business has grown annually. We employ **13** staff teaching more than **550** young dancers. In 2024, Core was the proud recipient of the Fredericton Chamber of Commerce's New Business Excellence Award.

Last year, we evaluated our growth trajectory and financial risks and decided in August 2025 to expand from two rented spaces to owning our own studio. In October 2025, we purchased a building costing us about **\$700,000**, and began extensive renovations, investing almost **\$100,000** to date to ensure we meet zoning requirements and create a safe, welcoming, and functional space for children. These renovations are already well underway in anticipation of the studio's May 2026 opening. **This building would not have been bought or renovated** had we known that an incompatible neighbour was being considered for the adjacent property. **This potential development has placed our business growth and substantial financial investment at risk.**

**Child Safety and Parental Concerns**

Employees and parents are expressing **significant anxiety** about the prospect of a high-support adult service facility operating next to a business that hosts hundreds of children daily, including toddlers, school-aged children, and teens. The school runs summer day camps, PD day camps, and daytime, evening and weekend classes year-round.

Regardless of the important role the John Howard Society plays, the **proximity** to a high-traffic children’s facility raises legitimate safety, comfort, and perception issues for families. These concerns will affect school enrolment, reputation, and business confidence. The potential impact on the school’s health and future growth would be serious and immediate.

**Incompatible Land Use**

A facility serving vulnerable adults, many of whom may be attending mandatory or court-related programming, shares few operational commonalities with a children-focused business that sees hundreds of minors entering and exiting the premises every day. Even the John Howard Society recognizes that their plans for recovery-based housing should not be near schools. In a statement released on February 20th, the John Howard Society says **“As part of responsible planning, the John Howard Society is seeking a location away from schools and traditional residential neighbourhoods.”**

Given our concerns, we respectfully ask that alternative sites be considered that would better meet the needs of the John Howard Society without compromising the safety and viability of our dance school. Core is a wonderful community asset, engaging hundreds of families, employing local staff, and bringing positive activity to the area. Its future should not be jeopardized by a development that appears incompatible in both purpose and proximity. We ask Council to take these concerns seriously and to ensure that decisions made reflect the safety of children, the fairness owed to local business owners, and the broader interests of the community. Ideally, development plans should support **both** vulnerable adults **and** the perceived and real safety and wellbeing of local children.

Thank you for your immediate attention to this matter. We are happy to meet with you to discuss this in more detail. We would appreciate receiving updates related to this proposed development.

Sincerely,

**Laurel Williams, Erin McCrea & Aaliyah Hayes**

**From:** [Mayor's Office](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** Fw: Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School  
**Date:** Wednesday, March 18, 2026 5:03:58 AM  
**Attachments:** [Letter to Mayor Kate Rogers - Core Dance Collective.pdf](#)

---

Get [Outlook for iOS](#)

---

**From:** Core Dance Collective [REDACTED]  
**Sent:** Tuesday, March 17, 2026 11:20 PM  
**To:** Mayor's Office <mayor@fredericton.ca>  
**Subject:** Urgent Concerns Regarding Proposed John Howard Society Facility Adjacent to a Children's Dance School

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Dear Mayor Kate,

We hope this message finds you well.

We are sharing an attached letter that outlines our thoughts on the proposed development in the Vanier Industrial Park. We really appreciate you taking the time to read this letter.

Thank you for your service to the community,

Laurel Williams, Erin McCrea & Aaliyah Hayes

March 17, 2026

Mayor and Members of City Council  
397 Queen Street, Fredericton, NB, Canada E3B 1B5

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Dear Mayor Kate Rogers,

We are writing to express **strong concern** about the proposed development of a John Howard Society building immediately adjacent to our newly purchased property and building that will house a dance school serving more than **550 young children and youth** in our community.

We fully recognize and respect the key role the John Howard Society plays in supporting individuals through rehabilitation, reintegration, and community programming. These services are essential, and we appreciate the positive impact they can have; however, the **placement** of this facility beside a location that will see a high daily volume of young children raises several concerns. This potential development poses significant issues, perceived and real, for child safety, land-use compatibility, and the economic viability of a local business.

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Thank you for your immediate attention to this matter. We are happy to meet with you to discuss this in more detail. We would appreciate receiving updates related to this proposed development.

Sincerely,

**Laurel Williams, Erin McCrea & Aaliyah Hayes**

**From:** Legal Services

**Date:** March 25, 2026

**Title:** By-law L-11.183 – A By-law to Stop-Up and Close a Portion of a Reserved Road

**Description:** By-law No. L-11.183, a By-law to Stop-up and Close a Portion of a Reserved Road, Reading by Summary, Third Reading of By-law No. L-182, by title

---

### **FOR CITY COUNCIL ON APRIL 13, 2026:**

- Motion to read by summary
- Reading, by summary, and third reading of By-law No. L-11.183, by title

### **Additional Information**

The purpose of proposed By-law No. L-11.183 is to stop-up and close a  $\pm 1,801$  m<sup>2</sup> portion of a Reserved Road for the eventual conveyance of the stopped-up and closed portion to a developer.

#### **↪ City Council Meeting – February 9, 2026**

- City Council adopted a resolution directing the preparation of the proposed by-law.

#### **↪ City Council Meeting – March 23, 2026**

- First Reading of By-law No. L-11.183, by title
- Second Reading of By-law No L-11.183, by title

### **RECOMMENDATION:**

It is recommended that the following resolutions be considered by City Council:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby authorizes that By-law No. L-11.183, a By-law to Stop-up and Close a Portion of a Reserved Road, be read by summary pursuant to Section 15(3) of the *Local Governance Act*.**

**WHEREAS municipalities may make by-laws pursuant to the *Local Governance Act*; and City Council has authorized the reading of By-law No. L-11.183, by summary;**

**BE IT RESOLVED THAT the Council for the City of Fredericton hereby reads a summary of the By-law as follows: The purpose of proposed By-law No. L-11.183 is to stop-up and close a ±1,801 m<sup>2</sup> portion of a Reserved Road; and THAT the said by-law be given third reading by title.**

Prepared by: Alexa Donovan, Paralegal, Real Estate

Approved by: Michelle Brzak, City Solicitor

Form No.:	GOV-FRM-002	Service:	Community Leadership
Issue No.:	1.8	Issue Date:	May 19, 2015
Printed On:	April 9, 2026	© May 25, 2001	

**BY-LAW NO. L-11.183**

**A BY-LAW TO STOP-UP AND CLOSE A  
PORTION OF A RESERVED ROAD**

PASSED:

WHEREAS Municipalities may make by-laws pursuant to the *Local Governance Act*;

NOW THEREFORE, BE IT ENACTED by the Council of the City of Fredericton, and pursuant to the authority vested in it by Section 10 of the *Local Governance Act*, SNB 2017, c. 18, and amendments thereto, as follows:

1. That a portion of a Reserved Road identified as Parcel "A", shown on Schedule "I" attached hereto, and forming part hereof, is hereby stopped-up and closed on the coming into force of this by-law.
2. The Director of Engineering and Operations may cause to be erected such barriers as deemed necessary to enforce the observance of this by-law.

---

Kate Rogers  
Mayor/maire

First Reading:  
Second Reading:  
Third Reading:

**ARRÊTÉ N° L-11.183**

**ARRÊTÉ SUR L'INTERRUPTION DE LA  
CIRCULATION D'UN TRONÇON D'UN  
CHEMIN RÉSERVÉE**

ADOPTÉ :

ATTENDU que les municipalités peuvent établir des arrêtés en vertu de la *Loi sur la gouvernance locale*;

IL EST PAR CONSÉQUENT RÉSOLU que le conseil municipal de la Ville de Fredericton édicte, conformément aux pouvoirs que lui confère l'alinéa 10 de la *Loi sur la gouvernance locale*, LN-B 2017, c. 18, et ses modifications, ce qui suit :

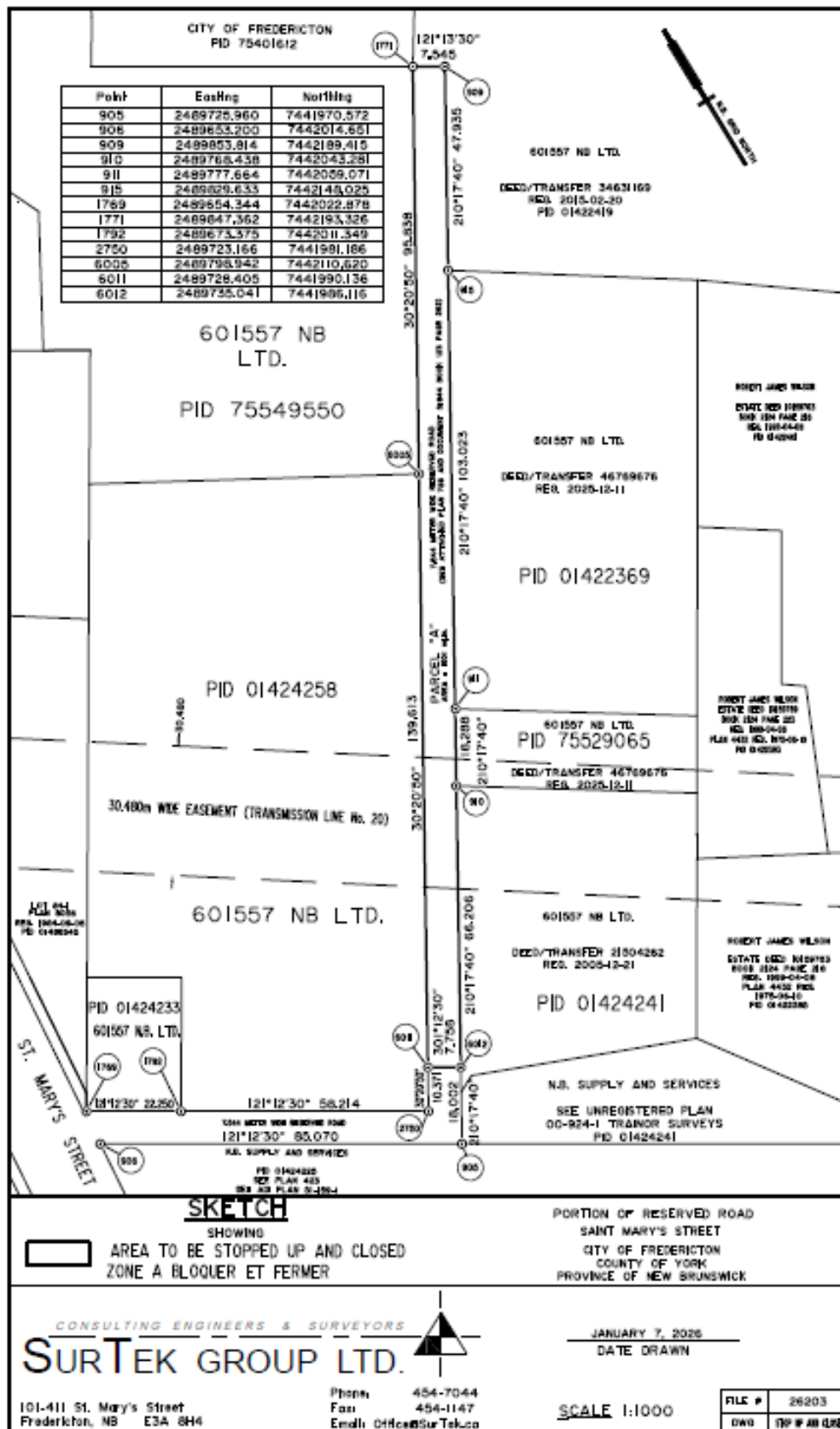
1. Que la circulation sur le tronçon d'un chemin réservée, identifier par Parcel « A », comme le montre l'annexe « I » ci-jointe et dont elle fait partie, soit interrompue et que le tronçon soit fermé dès l'entrée en vigueur de cet arrêté.
2. Le directeur de l'ingénierie et des opérations peut faire ériger des barrières s'il le juge nécessaire pour assurer que l'arrêté est respecté.

---

Jennifer Lawson  
City Clerk / secrétaire municipale

Première lecture:  
Deuxième lecture:  
Troisième lecture:

Schedule « I »



**Donovan, Alexa**

---

**From:** Cronkhite, Amy  
**Sent:** Wednesday, February 11, 2026 8:53 AM  
**To:** Seymour, Ryan; Donovan, Alexa  
**Cc:** LEGAL DEPARTMENT  
**Subject:** Follow up, City Council - Property exchange and acquisition – Reserve Road and St. Mary's St

City Council, at their regular meeting held on Monday, February 9, 2026, adopted the following resolution:

**PROPERTY EXCHANGE AND ACQUISITION – RESERVE ROAD AND ST. MARY'S ST**

**BE IT RESOLVED** that the Council for the City of Fredericton hereby declares “surplus” and authorizes and approves the disposal of a  $\pm 1,801$  m<sup>2</sup> portion of a Reserved Road near Saint Mary's Street to 601557 NB Ltd. in exchange for a  $\pm 864$  m<sup>2</sup> portion of land identified as portions SNB PIDs 1424233, 01424241 and 1424258, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby directs the Legal Division to draft the appropriate By-law to stop-up and close a  $\pm 1,801$  m<sup>2</sup> portion of a Reserved Road; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby authorizes and approves the acquisition of a  $\pm 232$ m<sup>2</sup> portion of 402 Saint Mary's Street, Fredericton, NB, known as SNB PID 75549550, from 601557 NB Ltd. for the sum of Twenty-Three Thousand Dollars (\$23,000.00) plus applicable taxes and adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction; and

**BE IT FURTHER RESOLVED** that the Council for the City of Fredericton hereby authorizes and approves the acquisition of land near Highland Avenue, known as SNB PID 1533231, from 601557 NB Ltd. for the sum of One Hundred Sixteen Thousand One Hundred and Seventy Dollars (\$116,170.00) plus applicable taxes and adjustments, subject to terms and conditions; and hereby authorizes the Mayor and City Clerk to execute any legal documentation required to facilitate this transaction.

*Amy Cronkhite,*

---

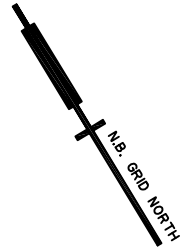
Assistant City Clerk  
506-460-2857



Schedule "I"

CITY OF FREDERICTON  
PID 75401612

Point	Easting	Northing
905	2489725.960	7441970.572
906	2489653.200	7442014.651
909	2489853.814	7442189.415
910	2489768.438	7442043.281
911	2489777.664	7442059.071
915	2489829.633	7442148.025
1769	2489654.344	7442022.878
1771	2489847.362	7442193.326
1792	2489673.375	7442011.349
2750	2489723.166	7441981.186
6005	2489798.942	7442110.620
6011	2489728.405	7441990.136
6012	2489735.041	7441986.116



601557 NB LTD.

DEED/TRANSFER 34631169  
REG. 2015-02-20  
PID 01422419

601557 NB LTD.

PID 75549550

ROBERT JAMES WILSON  
ESTATE DEED 10159763  
BOOK 2124 PAGE 218  
REG. 1999-04-08  
PID 01422401

601557 NB LTD.

DEED/TRANSFER 46769676  
REG. 2025-12-11

PID 01422369

PID 01424258

30.480

30.480m WIDE EASEMENT (TRANSMISSION LINE No. 20)

LOT 84-1  
PLAN 8058  
REG. 1984-09-05  
PID 01488345

601557 NB LTD.

PID 01424233  
601557 N.B. LTD.

ST. MARY'S STREET

121°12'30" 22.250

121°12'30" 58.214

7.544 METER WIDE RESERVED ROAD  
121°12'30" 85.070

N.B. SUPPLY AND SERVICES

PID 01424225  
SEE PLAN 423  
SEE ADI PLAN 51-159-1

6011

10.371

2750

18.002

30°12'30" 7.758

30°20'50" 10.371

30°20'50" 139.613

30°20'50" 95.838

30°20'50" 103.023

210°17'40" 103.023

210°17'40" 118.288

210°17'40" 18.288

210°17'40" 66.206

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

210°17'40" 18.002

PARCEL "A"  
7.544 METER WIDE RESERVED ROAD  
(SEE ATTACHED PLAN 786 AND DOCUMENT 51844 BOOK 123 PAGE 262)  
AREA = 1801 sq.m.

601557 NB LTD.  
PID 75529065

DEED/TRANSFER 46769676  
REG. 2025-12-11

601557 NB LTD.

DEED/TRANSFER 21504262  
REG. 2005-12-21

PID 01424241

N.B. SUPPLY AND SERVICES

SEE UNREGISTERED PLAN  
00-924-1 TRAINOR SURVEYS  
PID 01424241

ROBERT JAMES WILSON  
ESTATE DEED 10159789  
BOOK 2124 PAGE 223  
REG. 1999-04-08  
PLAN 4432 REG. 1975-06-10  
PID 01422393

ROBERT JAMES WILSON  
ESTATE DEED 10159763  
BOOK 2124 PAGE 218  
REG. 1999-04-08  
PLAN 4432 REG.  
1975-06-10  
PID 01422385

**SKETCH**

SHOWING

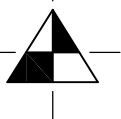


AREA TO BE STOPPED UP AND CLOSED  
ZONE A BLOQUER ET FERMER

PORTION OF RESERVED ROAD  
SAINT MARY'S STREET  
CITY OF FREDERICTON  
COUNTY OF YORK  
PROVINCE OF NEW BRUNSWICK

CONSULTING ENGINEERS & SURVEYORS

**SURTEK GROUP LTD.**



JANUARY 7, 2026  
DATE DRAWN

101-411 St. Mary's Street  
Fredericton, NB E3A 8H4

Phone: 454-7044  
Fax: 454-1147  
Email: Office@SurTek.ca

SCALE 1:1000

FILE #	26203
DWG	STOP UP AND CLOSE



**REPORT OF LIVABLE COMMUNITY COMMITTEE**

*For City Council – Monday, April 7, 2026*

**From:** Office of the City Clerk

**Date:** Tuesday, April 07, 2026

**Title:** Recreational Service Agreements – Future Regional Agreement

The Livable Community Committee, at its meeting held on Tuesday, April 7, 2026 considered a PowerPoint presentation and an Administrative Report from the Manager of Policy & Strategic Planning seeking direction for proposed options to the Capital Region Service Commission for the Commission’s facilitation of a new regional recreational service agreement.

Recreational Service Agreements (RSAs) between the City and participating neighbouring communities expire on December 31, 2027. Residents of non-participating communities must pay individual outside user fees to access Fredericton facilities. In both of these scenarios, Fredericton residents pay substantially more than non-residents for the same level of access to City recreation facilities. This is not affordable or sustainable. City staff have worked collaboratively with staff from the Town of Oromocto to create sustainable shared-cost models that would extend access to everyone in the region. Staff are seeking direction for presenting options to the Capital Region Service Commission (CRSC) for their facilitation of a new regional agreement.

The decision of whether residents of neighbouring communities participate in a recreation service agreement with Fredericton is that of the Councils of those respective communities. However, it is recognized that access to recreational infrastructure is a shared problem that necessitates a shared solution. The imminent expiration of the current RSAs presents an opportunity for a solution that achieves access for everyone in the Capital Region. The CRSC is well positioned to facilitate a new regional agreement. Council will be kept informed of ongoing discussions and any final agreement would be subject to City Council approval.

Accordingly, the Committee directed that the following resolution be forwarded to City Council for consideration:

**BE IT RESOLVED** that the Council for the City of Fredericton hereby directs the Chief Administrative Officer, or designee, to propose options to the Capital Region Service Commission for the Commission’s facilitation of a new regional recreational service agreement focused on programmed facilities that removes outside user fees, is administratively efficient, establishes adequate levels of revenue, and ensures affordability for Fredericton’s taxpayers.

Form No.:	GOV-FRM-259	Service:	Community Leadership
Issue No.:	1.2	Issue Date:	06/11/10
Printed On:	April 8, 2026	©	May 25, 2001



# Recreational Service Agreements Update

**Presented to:**

Livable Community Committee | April 7, 2026

**Presented by:**

Meredith Cooper | Manager, Policy & Strategic Planning



***Fredericton***

# Highlights

- Expiring Recreational Service Agreements (RSAs) creates the opportunity for a solution that achieves affordable access for everyone in the Capital Region.
- Access to recreation facilities: a shared problem requiring a shared solution.
- Current RSAs not meeting anyone's needs:
  - Not affordable or sustainable for Fredericton taxpayers.
  - Administrative hassle.
  - Pay-to-play scenario is cost-prohibitive for some regional residents.
- Need to determine how nearby communities want to access Fredericton recreation facilities.



# Affordable and Sustainable Solution

- The City partners with neighbouring communities to provide non-residents with access to City recreation facilities through RSAs that expire in 2027.
- Councils of nearby communities determine how their residents access Fredericton's recreation facilities. Some have chosen RSAs. Others determined their residents pay the 'outside user fee'.
- Residents of other communities pay less than Fredericton residents for the same level of access. This isn't affordable or sustainable.
- Fredericton and Oromocto staff collaboratively created shared cost models to extend access to everyone in the Capital Region.
- A region-wide approach could create an affordable and sustainable solution for Fredericton residents.
- The Capital Region Service Commission (CRSC) is well positioned to facilitate a new regional agreement. Staff are seeking direction on proposing options to the CRSC.














# Background on RSAs

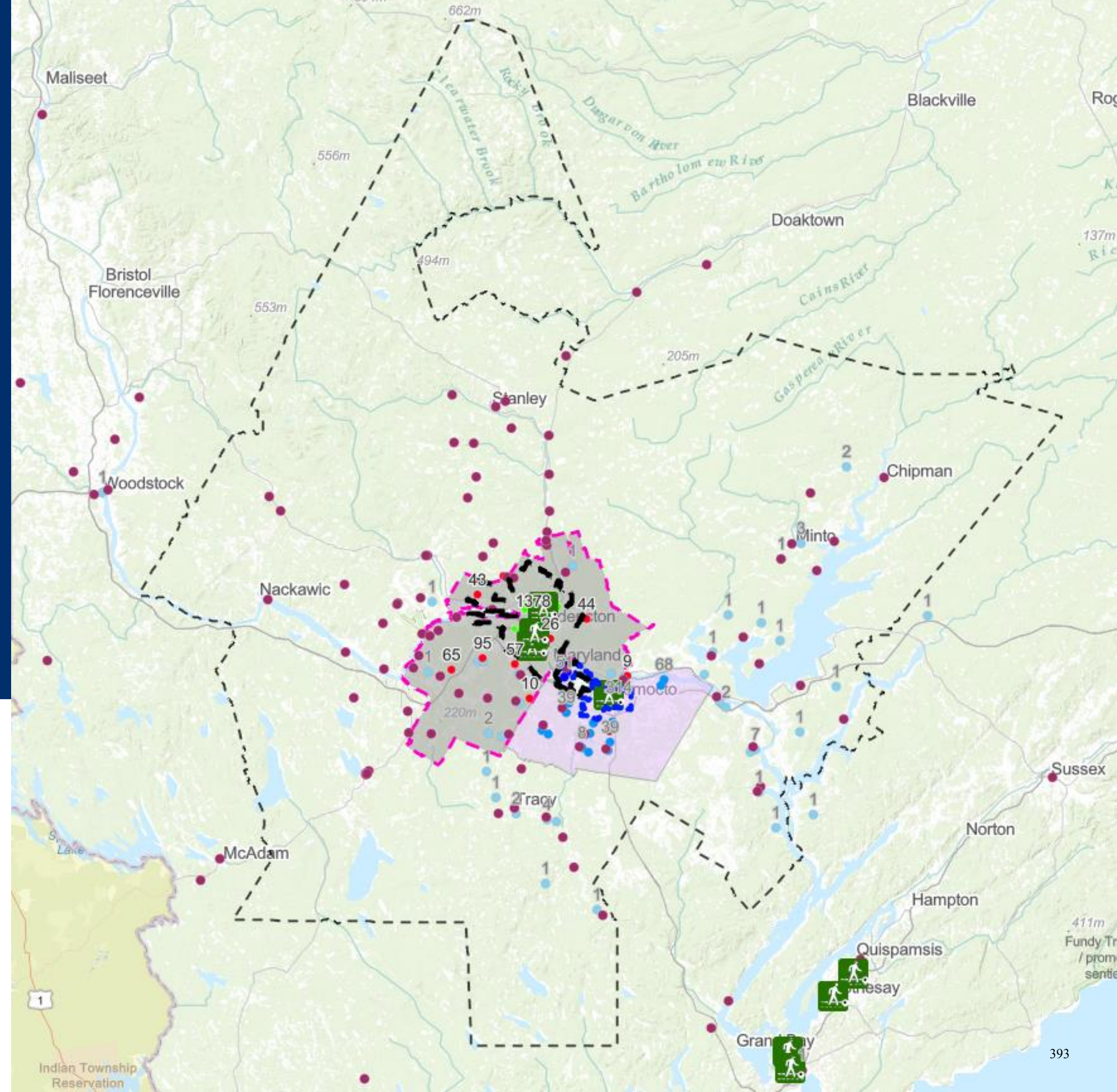
- RSAs were established in 2008.
- RSAs provide residents of participating communities access to Fredericton's recreation facilities in return for a tax rate contribution.
- Agreements currently in effect: Central York, Sunbury-York South, Hanwell, New Maryland, Nashwaak, and portions of the Rural District (Noonan, Maugerville areas).
- Residents of communities that do not participate in the RSA must pay an 'outside user fee' (currently \$977.85 winter / \$21.53 summer) to access City facilities.



# A Regional View of Fredericton and Oromocto Field Usage

## Legend:

-  CRSC
-  Oromocto
-  Fredericton
-  Fredericton – Current RSA
-  Oromocto – Current RSA
-  Turf Field
-  Sport Complex
-  Ballfield
-  Fredericton RSA All Users
-  Fredericton – Outside Users
-  Oromocto – Residents
-  Oromocto RSA – Inside Users
-  Oromocto – Outside Users





# Challenges with Status Quo

- ✓ **Current agreements do not reflect true operational or maintenance costs.**
  - Fredericton residents pay substantially more for the same level of programming access as non-residents.
  - This means Fredericton residents are subsidizing residents of participating communities.
  - This is not affordable or sustainable.
- ✓ **Recreation Cards are an administrative hassle for everyone: City residents, non-City residents, Fredericton Recreation and Finance staff, local sports organizations, etc.**
  - They are costly, time consuming and lead to conflicts.
  - A region-wide agreement would be more efficient to administer.
- ✓ **Councils of some communities chose not to participate in the RSAs. That requires residents of those communities to pay an 'outside user fee' – but this fee is still less than Fredericton residents pay.**
  - Outside user fees are often cost-prohibitive for individuals and families.
  - Those who can't afford to pay don't get to play.
  - This means the current approach is not affordable for Fredericton residents or others in the region.

# An 'access for everyone' Solution

Non-residents (those living outside the City):

- Comprise 27% of total participants
- Pay for 10% of total costs
- Closing this 17% gap would allow for a 1 cent reduction off the City's tax rate

**Outside users currently pay: \$978/winter and \$22/summer**

**Actual cost per user: \$2664/winter and \$321/summer**

Without a new agreement all non-residents would need to pay \$2664/winter and \$321/summer to fully cover costs.

**Opportunity: Fredericton and Oromocto staff have identified a shared-cost concept that would allow access for everyone in the region.**

# Why explore a regional agreement?

## Share the cost burden:

- Building, operating and maintaining recreation facilities is expensive.
- Ability to deliver some recreation services necessitates 'everyone contributes'.
- Region-wide solution ensures access to recreation facilities for everyone.
- Fredericton taxpayers absorb recreation costs through shared taxes. Councils of other communities will determine how their residents access Fredericton recreation facilities.
- The CRSC has a provincial mandate to enhance regional collaboration and service delivery – including recreation services.



# What could this look like?

## A new agreement should:

- Establish adequate levels of revenue affordable to our taxpayers.
- Be efficient to administer.
- Remove 'outside user fees'.
- Bring all residents in the Capital Region into one agreement.
- Include all programmed (i.e. scheduled) facilities.
- Apply to existing facilities only. New facilities would require separate consideration.
- Consider population, tax base and participation rates.



# Summary

- Fredericton recognizes the importance of programmed recreation facilities for residents throughout the region.
- There is an opportunity for the CRSC to deliver a region-wide solution in alignment with their provincial mandate.
- Fredericton and Oromocto staff agree there is a cost-sharing model that would achieve affordability for our taxpayers and allow everyone to participate.
- It will be the decision of councils in regional communities to participate in a new agreement that is sustainable and improves access for everyone.
- Staff are seeking Council direction on presenting options to the CRSC.
- Council will be kept informed of ongoing discussions and any final agreement would be subject to City Council approval.

# Request for Council Direction

## Option 1

City Council adopt the following resolution directing staff to present new regional agreement options to the CRSC:

BE IT RESOLVED that the Council for the City of Fredericton hereby directs the Chief Administrative Officer, or designee, to propose options to the Capital Region Service Commission for the Commission's facilitation of a new regional recreational service agreement focused on programmed facilities that removes outside user fees, is administratively efficient, establishes adequate levels of revenue, and ensures affordability for Fredericton's taxpayers.

## Option 2

City Council may wish to provide other direction to staff.



# Thank you!

Meredith Cooper  
Manager, Policy & Strategic Planning  
[meredith.cooper@fredericton.ca](mailto:meredith.cooper@fredericton.ca)

**Fredericton**

**From:** Office of the City Clerk  
**Date:** Tuesday, March 24, 2026  
**Title:** Agreement for Canada Public Transit Fund – Baseline Funding Stream 10 year

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Council, while acting in Committee, at its session held on March 23, 2026, considered an administrative report from the Program Funding Coordinator seeking Councils' authorization and approval to accept funding from the Minister of Infrastructure and Communities in the amount of Five Million, Two Hundred and Ninety Four Thousand and Two Hundred and Forty Dollars (\$5,294,240) over 10 years, for investment in public transit.

The Federal Government opened applications for the Canada Public Transit Fund (CPTF), which provides baseline funding to support public transit systems within municipalities. This funding is approved for a 10-year period, and the City of Fredericton was successful with its application.

Baseline funding provides predictable, long-term funding to communities with existing transit systems to support routine capital and non-capital investments, including public transit and active transportation system expansions, improvements, and state-of-good-repair.

Following the acceptance of the funding, Staff are required to submit a capital plan every 5 years. This was completed and approved by CPTF for the purchase of hybrid buses. In year four of this agreement, staff will submit a follow up, final five-year plan detailing how the funds will be used. The Capital Plan must align with one of the program objectives as follows:

- Increase the use of public transit and active transportation relative to car travel
- Increase the housing supply and affordability as part of complete, transit-oriented communities
- Help mitigate climate change and improve climate resilience
- Improve public transit and active transportation options for all, especially Indigenous People and equity-deserving groups.

The Capital Plan Components must support program objectives and expected results and must meet applicable federal requirements as follows:

Form No.:	GOV-FRM-259	Service:	Community Leadership
Issue No.:	1.2	Issue Date:	06/11/10
Printed On:	April 9, 2026	© May 25, 2001	

- For a capital infrastructure Capital Plan Component to be eligible for funding, it must include acquisition, enhancement, modernization, rehabilitation, construction, expansion, restoration, renovation, refurbishment, or replacement of assets that fall under one of the following categories:
  - Public transit systems and related infrastructure; or,
  - Active transportation infrastructure or networks.
  
- Non-capital Capital Plan Components will support transit-related development, planning, or design, of public infrastructure projects. For a non-capital Capital Plan Component to be eligible for funding, it must support one of the following:
  - A potential future capital project that would be considered eligible under the program; or
  - Transit and active transportation projects related to planning, feasibility studies, stand-alone design work or other related capacity building, research or data projects. Projects that support the development of transit-oriented communities are also eligible; this includes projects such as transit-related housing needs assessments.

Accordingly, it was recommended that the following resolution be forwarded to City Council for consideration:

**BE IT RESOLVED THAT the Council of the City of Fredericton hereby accepts the funding from the Minister of Infrastructure and Communities for Five Million, Two Hundred and Ninety Four Thousand and Two Hundred and Forty Dollars (\$5,294,240) over 10 years, to assist the City of Fredericton in the funding of the investment in public transit. and**

**BE IT FURTHER RESOLVED THAT the Council of the City of Fredericton hereby approves and authorizes the Canada Housing Infrastructure Fund Agreement Contribution Agreement between His Majesty the King in Right of Canada, as represented by the Minister of Infrastructure and Communities and the City of Fredericton with respect to the agreement named “Contribution Agreement for CP-001007 Capital Plan for the City of Fredericton” (the “Agreement”); AND THAT the Mayor and City Clerk are authorized to execute the Agreement on behalf of the local government and such further legal documents as may be required to facilitate the Agreement and this resolution including but not limited to amendments as approved by the City Solicitor or designate; and**

**BE IT FURTHER RESOLVED THAT the City Treasurer or Director of Corporate Services be authorized to execute required reports, such as but not limited to requests for contribution, project progress reports, project completion reports, milestone reports or documents that relate to financial claims for the project under the Agreement.**

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**CANADA – CITY OF FREDERICTON**

**CANADA PUBLIC TRANSIT FUND – BASELINE FUNDING**

**CONTRIBUTION AGREEMENT FOR CP-001007 CAPITAL PLAN FOR  
THE CITY OF FREDERICTON**

This Agreement is made as of the date of last signature.

**BETWEEN:** **HIS MAJESTY THE KING IN RIGHT OF CANADA**, as represented by the Minister of Infrastructure and Communities, hereinafter referred to as the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada (“Canada”)

**AND**

**THE CITY OF FREDERICTON**, a local government under and by virtue of the *Local Governance Act*, SNB 2017, c.18, located at 397 Queen Street, Fredericton, New Brunswick, E3B 1B5 (the “Recipient”),

Individually referred to as a “Party” and collectively referred to as the “Parties”.

**RECITALS**

**WHEREAS** in 2021, the Government of Canada announced long-term, predictable federal funding for public transit which will be available to support for investments in reliable, fast, affordable, and clean public transit beginning in 2026/27;

**WHEREAS** the Government of Canada announced that the Canada Public Transit Fund would include the Baseline Funding stream;

**WHEREAS** the Baseline Funding stream focuses on enhancing routine capital and non-capital investment, ensuring the continual growth, rehabilitation, and replacement of public transit and active transportation infrastructure as well as increasing capacity for planning;

**WHEREAS** the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada is responsible for the Canada Public Transit Fund (“the Program”) and wishes to provide financial support for capital plans that will advance the targets and objectives under this Agreement;

**WHEREAS** the Recipient has submitted to Canada a proposal for the funding of the CP-001007 Capital Plan for the City of Fredericton which qualifies for support under the Program;

**WHEREAS** Canada provided a letter on January 29, 2026 to the Recipient indicating an approval-in-principle of funding of the Capital Plan proposal enabling the Recipient to begin undertaking project activities eligible for funding and subject to finalizing a contribution agreement with Canada;

**WHEREAS** transit entities are key economic enablers, Canada would like to emphasize the importance of maximizing economic benefits for Canadian industries. This includes considering prioritizing Canadian materials when undertaking infrastructure investments, including procurement processes, subject to legal obligations and Canada’s obligations under trade and investment agreements.

**WHEREAS** the Recipient is responsible for carrying out the Capital Plan through the Capital Plan Components and Canada wishes to provide financial support for the Capital Plan and its objectives

**WHEREAS** Canada intends to provide Baseline Funding on the basis of approved Capital Plan Components;

**NOW THEREFORE**, in accordance with the mutual covenants and agreements herein, the Parties hereby agree as follows:

# 1. INTERPRETATION

## 1.1 DEFINITIONS

In addition to the terms defined in the recitals and elsewhere in this Agreement, a capitalized term has the meaning given to it in this Section.

“**Agreement**” means this contribution agreement and all its schedules, as may be amended from time to time.

“**Agreement End Date**” means March 31st, 2036, unless terminated earlier in accordance with this Agreement.

“**Annual Report**” means the report described in Schedule C.1 (Annual Report).

“**Asset**” means any real or personal property or immovable or movable asset acquired, purchased, constructed, rehabilitated or improved, in whole or in part, with funds contributed by Canada under the terms and conditions of this Agreement, including but not limited to any Non-owned Asset.

“**Asset Disposal Period**” means, with respect to a Capital Plan Component, the period commencing from the Effective Date and ending 5 years after a Component Substantial Completion Date, except in the case of non rail-based rolling stock where the Asset Disposal Period ends 5 years after the Delivery Date of an individual asset.

“**Baseline Funds**” means the contributions provided by Canada to the Recipient to be used in accordance with the terms and conditions of this Agreement.

“**Business Day**” means any day other than a Saturday, a Sunday, a statutory or civic holiday in the Province of New Brunswick or federally in Canada, or a day on which banks are not open for business in the Province of New Brunswick.

“**Capital Plan**” means the Capital Plan as described in Schedule B (The Capital Plan).

“**Capital Plan Approval Date**” means January 29, 2026 which is the date indicated by Canada in writing to the Recipient of Canada’s approval-in-principle of the Capital Plan.

“**Capital Plan Component**” means a sub-project that forms part of the overall Capital Plan.

“**Capital Plan Component Cost**” means the total estimated cost to the Recipient to complete the Capital Plan Component as proposed by the Recipient and accepted by Canada.

“**Capital Plan Cost**” means the total estimated cost to the Recipient to complete the Capital Plan as described in Schedule B (Capital Plan).

“**Capital Plan 5-year Progress Report**” means the report described in Schedule C.2 (Capital Plan 5-year Progress Report).

“**Committee**” means the Agreement Monitoring Committee established pursuant to Section 5 (Agreement Monitoring Committee).

“**Communications Activity**” or “**Communications Activities**” means, but is not limited to, public or media events or ceremonies including key milestone events, news releases, reports, web and social media products or postings, blogs, news conferences, public notices, physical and digital signs, publications, success stories and vignettes, photos, videos, multi-media content, advertising campaigns, awareness campaigns, editorials, multi-media products and all related communication materials. Communications Protocols are outlined in Schedule D (Communication Protocols).

“**Component Substantial Completion Date**” means the date at which a Capital Plan Component can be used for its intended use.

“**Contract**” means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to the Capital Plan in return for financial consideration.

“**Declaration of Substantial Completion**” means a declaration, with respect to a Capital Plan Component, in the form substantially prescribed in Schedule E (Declaration of Substantial Completion).

“**Delivery Date**” means the date at which an Asset is received and can be used for its intended purpose.

“**Effective Date**” means the date of last signature of this Agreement.

“**Eligible Expenditures**” means those costs incurred by the Recipient that are directly related to the Capital Plan and which are considered eligible by Canada as set out in

Schedule A (Eligible and Ineligible Expenditures).

“**Fair Value**” means the amount that would be agreed upon in an arm’s length transaction between knowledgeable, willing parties who are under no compulsion to act.

“**Fiscal Year**” means the period beginning April 1 of a year and ending March 31 of the following year.

“**In-Kind Contributions**” means non-monetary contributions of goods, services or other support provided by the Recipient, or to the Recipient by a third party for the Capital Plan, for which Fair Value is assigned, but for which no payment occurs.

“**Joint Communications**” means events, news releases and signage that relate to the Agreement and are collaboratively developed and approved by the Parties and are not operational in nature.

“**Non-owned Asset**” means an Asset to which the Recipient does not hold the title and ownership.

“**Program**” means the Canada Public Transit Fund.

“**Third Party**” means any person or legal entity, other than a Party, who participates in the implementation of the Capital Plan by means of a Contract.

“**Total Financial Assistance**” means total funding from all sources towards Eligible Expenditures of the Capital Plan, including funding from the Recipient and federal, provincial, territorial, and municipal governments as well as funding from all other sources, including In-Kind Contributions.

## **1.2 ENTIRE AGREEMENT**

This Agreement comprises the entire agreement between the Parties in relation to the subject of the Agreement. No prior document, negotiation, provision, undertaking or agreement has legal effect, unless incorporated by reference into this Agreement. No representation or warranty express, implied or otherwise, is made by Canada to the Recipient except as expressly set out in this Agreement.

## **1.3 DURATION OF AGREEMENT**

This Agreement will be effective as of the Effective Date and will terminate on the Agreement End Date subject to early termination in accordance with this Agreement.

## **1.4 SCHEDULES**

The following schedules are attached to, and form part of this Agreement:

Schedule A – Eligible and Ineligible Expenditures

Schedule B – The Capital Plan

Schedule C – Reporting Requirements

Schedule D – Communications Protocol

Schedule E – Declaration of Substantial Completion

## **2. PURPOSE OF AGREEMENT**

The purpose of this Agreement is to establish the terms and conditions whereby funding is made available by Canada to the Recipient for its Capital Plan.

### **3. OBLIGATION OF THE PARTIES**

#### **3.1 CONTRIBUTION BY CANADA**

- a) Canada agrees to make Baseline Funds available to the Recipient in a total amount not to exceed \$5,294,240 as set out in the Capital Plan Budget in Schedule B.2.
- b) Notwithstanding paragraph 3.1(a) above, the funding for fiscal years 2031-32 to 2035-36 set out in Schedule B.2 shall only be made available after the Recipient has submitted and Canada has accepted a 5-year capital plan for the aforementioned fiscal years.
- c) The Parties agree that the funding made available in Subsection 3.1(a) shall only be committed to and payable by Canada in relation to approved Capital Plan Components.
- d) Canada agrees to pay contributions to the Recipient of not more than forty percent (40%) of the total Eligible Expenditures for capital infrastructure Capital Plan Components; and not more than eighty percent (80%) of the total Eligible Expenditures for non-capital Capital Plan Components, but only up to a maximum of two million, six hundred and forty seven thousand, one hundred and twenty dollars (\$2,647,120) for the 5 year Capital Plan.
- e) Canada may recover the excess from the Recipient or reduce its contribution by an amount equal to the excess of;
  - i. Canada's total contribution towards capital infrastructure Capital Plan Components exceeding forty percent (40%) of Eligible Expenditures for capital infrastructure Capital Plan Components; or
  - ii. Canada's total contribution towards non-capital Capital Plan Components exceeding eighty percent (80%) of Eligible Expenditures for non-capital Capital Plan Components; or
  - iii. the Total Financial Assistance received or due in respect of the Capital Plan's Eligible Expenditures exceeding one hundred percent (100%) thereof.
- f) The Parties acknowledge that Canada's role in the Capital Plan is limited to making a financial contribution to the Recipient for the Capital Plan and that Canada will have no involvement in the implementation of the Capital Plan. Canada is neither a decision-maker nor an administrator to the Capital Plan.

#### **3.2 COMMITMENTS BY THE RECIPIENT**

- a) The Recipient will complete the Capital Plan in a diligent and timely manner, as per the Capital Plan details outlined in Schedule B (The Capital Plan), within the costs and deadlines specified in this Agreement and in accordance with the terms and conditions of this Agreement.
- b) The Recipient will submit a new Capital Plan for approval by March 31, 2030, in order for Baseline Funds to be available for fiscal years 2031-32 to 2035-36. The total amount payable by Canada across the two Capital Plans shall not exceed the amount outlined in Subsection 3.1(a).
- c) The Recipient will submit Capital Plan Components to Canada for approval as per Subsection 3.5 .
- d) The Recipient will be responsible for all costs of the Capital Plan including cost overruns, if any.
- e) The Recipient will inform Canada promptly of the Total Financial Assistance received or due for the Capital Plan, or of any change thereof.
- f) The Recipient will be responsible for any and all costs associated with the Capital Plan should the Capital Plan or Capital Plan Components be cancelled, and the Recipient will repay to Canada any payment received for disallowed costs, unexpended contributions and overpayments made under and according to the terms and conditions of this Agreement.
- g) The Recipient will ensure the implementation of, and report on, housing conditions,

environmental assessment and Indigenous consultation requirements, climate resilience requirements, and greenhouse gas mitigation requirements when required under the agreement.

- h) The Recipient will ensure that all necessary rights, interests, permits, licences, approvals, registrations, and any other authorizations required to complete the Capital Plan Component are obtained.
- i) Based on the definitions of "disability" and "barrier" per the [Accessible Canada Act](#), the Recipient will ensure that the Capital Plan Components will meet or exceed the requirement of the highest published accessibility standard in a jurisdiction, as defined in the Canadian Standards Association's Technical Standard Accessible Design for the Built Environment CAN/CSA B652:23, in addition to applicable Provincial building codes and relevant municipal by-laws.
- j) The Recipient will ensure the ongoing operation, maintenance, and repair of any Asset in relation to the Capital Plan Component as per appropriate standards, during the Asset Disposal Period.
- k) Canada may request that the Recipient declare to Canada any amounts owing to the federal Crown, under legislation or contribution agreements that constitute an overdue debt. The Recipient recognizes that any such amount owing is a debt due to the federal Crown and may be set-off by Canada in accordance with Subsection 18.6 (Set-off by Canada).
- l) The Recipient will inform Canada immediately of any fact or event that could compromise wholly or in part the Capital Plan.

### **3.3 APPROPRIATIONS AND FUNDING LEVELS**

Notwithstanding Canada's obligation to make any payment under this Agreement, this obligation does not arise if, at the time when a payment under this Agreement becomes due, the Parliament of Canada has not passed an appropriation that is sufficient and constitutes lawful authority for making the payment. Canada may reduce or terminate any payment under this Agreement in response to the reduction of appropriations or departmental funding levels in respect of transfer payments, the program under which this Agreement was made or otherwise, as evidenced by any appropriation act or the federal Crown's main or supplementary estimates expenditures. Canada will promptly advise the Recipient of any reduction or termination of funding once it becomes aware of any such situation. Canada will not be liable for any direct, indirect, consequential, exemplary or punitive damages, regardless of the form of action, whether in contract, tort or otherwise, arising from any such reduction or termination of funding.

### **3.4 FISCAL YEAR BUDGETING**

- a) The amount of Baseline Funds provided by Canada for each Fiscal Year of the Capital Plan is calculated as the aggregate of the estimated eligible expenditures for all approved Capital Plan Component Cost for the fiscal year less, at Canada's discretion, an amount not exceeding any unexpended Baseline Funds provided in the previous fiscal year. The amount of Baseline Funds provided each fiscal year is capped at the annual amount for Baseline Funds set out in Schedule B.2 (Capital Plan Budget) .
- b) If the amount of Baseline Funds provided by Canada in respect of any Fiscal Year of the Capital Plan is determined to be less than the amount allocated in Schedule B.2 (Capital Plan Budget), the Recipient may request that Canada re-allocate the difference between the two amounts to a subsequent Fiscal Year. Subject to Subsection 3.3 (Appropriations and Funding Levels), Canada agrees to make reasonable efforts to accommodate the Recipient's request. The Recipient acknowledges that requests for re-allocation of funding may require appropriation adjustments or federal Crown approvals.
- c) In the event that any requested re-allocation of Baseline Funds is not approved, the amount of Canada's contribution made available pursuant to Subsection 3.1 (Contribution by Canada) may be reduced by the amount of the requested re-allocation. If the contribution payable by Canada pursuant to Subsection 3.1 (Contribution by Canada) is so reduced, the Parties agree to review the effects of such reduction on the overall implementation of the Capital Plan and to adjust the terms and conditions of this Agreement as appropriate.

### **3.5 CAPITAL PLAN COMPONENT PROPOSALS**

#### Submissions and Approval

- a) The Recipient will be responsible for submitting Capital Plan Components to Canada for approval. In order for Baseline Funds to be payable in a fiscal year in relation to a Capital Plan Component, the Recipient must submit a proposed Capital Plan Component to Canada for consideration on a date determined by Canada.
- b) Each Capital Plan Component submission must be provided in a format acceptable to Canada and must include all information required by and to the satisfaction of Canada. Each submission must also be attested to by the Recipient as being accurate and true.
- c) The Recipient will provide, at Canada's request and to Canada's satisfaction, any additional information related to Capital Plan Components submitted for approval.
- d) Canada will inform the Recipient in writing once Capital Plan Components have been approved or rejected.
- e) The Parties agree that the approved Capital Plan Component and approval letter shall form part of and be governed by this Agreement.
- f) For every Capital Plan Component, Canada will set a maximum on Canada's contribution funding in dollars and as a percentage of total Eligible Expenditures.
- g) The Recipient will promptly inform Canada of any cancelled or withdrawn Capital Plan Components.

#### Changes to a Capital Plan Component

- h) The Recipient agrees that changes to an approved Capital Plan Component will require Canada's approval. When requesting a change to a Capital Plan Component, the Recipient will promptly submit updated Capital Plan Component information to Canada's satisfaction.
- i) The Recipient will provide, at Canada's request and to Canada's satisfaction, additional information related to changes to a Capital Plan Component.

### **3.6 CHANGES DURING THE LIFE OF THE AGREEMENT**

- a) Where a change to this Agreement is contemplated, the Recipient will submit to Canada a request for a change.
- b) Where the change is approved by Canada, the Parties will execute the corresponding amendment to the Agreement in accordance with Subsection 19.14 (Amendments).
- c) The Recipient will provide, at Canada's request and to Canada's satisfaction, any additional information related to changes to this Agreement.
- d) This Agreement will be reviewed by Canada and the Recipient by January 31, 2031,

and may be amended to incorporate changes, if any, agreed to by Canada and the Recipient.

### **3.7 INABILITY TO COMPLETE THE CAPITAL PLAN**

If, at any time during the term of this Agreement, one or all of the Parties determine that it will not be possible to complete the Capital Plan for any reason, the Party will immediately notify the other Party of that determination and Canada may suspend its funding obligation. The Recipient will, within thirty (30) Business Days of a request from Canada, provide a summary of the measures that it proposes to remedy the situation. If Canada is not satisfied that the measures proposed will be adequate to remedy the situation, then this will constitute an event of default under Section 16 (Default) and Canada may declare a default pursuant to Section 16 (Default).

## **4. RECIPIENT REPRESENTATIONS AND WARRANTIES**

The Recipient represents and warrants to Canada that:

- a) the Recipient has the capacity and authority to enter into and execute this Agreement as duly authorized by City Council Resolution dated [March 23, 2026](#).
- b) the Recipient has the capacity and authority to carry out the Capital Plan;
- c) the Recipient has the requisite power to own the Assets or it has or will have secured all necessary rights, interests, and permissions in respect of the Assets, during the Asset Disposal Period;
- d) this Agreement constitutes a legally binding obligation of the Recipient, enforceable against it in accordance with its terms and conditions;
- e) all information submitted to Canada in regards to this Agreement is true, accurate, and was prepared in good faith to the best of its ability, skill, and judgment;
- f) any individual, corporation or organization that the Recipient has hired, for payment, who undertakes to speak to or correspond with any employee or other person representing Canada on the Recipient behalf, concerning any matter relating to the contribution under this Agreement or any benefit hereunder and who is required to be registered pursuant to the federal *Lobbying Act*, is registered pursuant to that *Act*;
- g) the Recipient has not made, and will not make, a payment or provide other compensation that is contingent upon, or is calculated upon, the contribution hereunder or the negotiation of the whole or any part of the terms and conditions of this Agreement to any individual, corporation or organization with which that individual is engaged in doing business with, who is registered pursuant to the federal *Lobbying Act*;
- h) there are no actions, suits, investigations or other proceedings pending or, to the knowledge of the Recipient, threatened and there is no order, judgment or decree of any court or governmental agency which could materially and adversely affect the Recipient's ability to carry out the activities contemplated by this Agreement. The Recipient will inform Canada immediately if any such action or proceedings are threatened or brought during the term of this Agreement; and
- i) the Recipient is in good standing under the laws of the jurisdiction in which it is required to be registered.

## **5. AGREEMENT MONITORING COMMITTEE**

If deemed required by Canada, the Parties will establish a Committee, identify one federal co-chair and one Recipient co-chair, and establish Terms of Reference. The Committee will:

- a) Monitor compliance with the terms and conditions of this Agreement;
- b) Act as a forum to resolve potential issues and address concerns.

## **6. CONTRACT PROCEDURES**

### **6.1 AWARDING OF CONTRACTS**

- a) The Recipient will ensure that Contracts are awarded in a way that is fair, transparent, competitive, and consistent with value-for-money principles, or in a manner otherwise acceptable to Canada and if applicable, in accordance with the Canadian Free Trade Agreement and international trade agreements.

- b) Unless otherwise specified by Canada, the Recipient will notify Canada of any Contract awarded in a manner that is not in compliance with the foregoing. Canada will notify the Recipient as to whether the expenditures associated with the Contract can be considered Eligible Expenditures.
- c) If Canada becomes aware that a Contract is awarded in a manner that is not in compliance with the foregoing, upon notification to the Recipient, Canada may consider the expenditures associated with the Contract to be ineligible.
- d) In addition to any other remedy available to Canada under this Agreement, if Canada considers the expenditures associated with a Contract to be ineligible under Subsection 6.1(b), the Recipient shall repay to Canada any funds that have been paid for Eligible Expenditures in relation to the Contract, at Canada's discretion.

## **6.2 CONTRACT PROVISIONS**

The Recipient will ensure that all Contracts are consistent with, and incorporate, the relevant provisions of this Agreement. More specifically but without limiting the generality of the foregoing, the Recipient agrees to include terms and conditions in all Contracts to ensure that:

- a) the Third Party will keep proper and accurate financial accounts and records, including but not limited to its contracts, invoices, statements, receipts, and vouchers, in respect of a Capital Plan Component for at least six (6) years after the Component Substantial Completion Date and that the Recipient has the contractual right to audit them;
- b) all applicable labour, environmental, and human rights legislation are respected; and,
- c) Canada and its designated representatives, to the extent permitted by law, will at all times be permitted to inspect the terms and conditions of the Contract and any records and accounts respecting the Capital Plan and will have free access to the Capital Plan sites and to any documentation relevant for the purpose of audit.

## **7. FEDERAL REQUIREMENTS**

The Recipient agrees:

- a) to meet the following housing commitments that directly unlock housing supply where it is needed most:
  - i. Complete a Housing Needs Assessment if not already completed as part of another federal program including Housing Accelerator Fund or Canada Community Building Fund
- b) that by May 15, 2027, or as agreed to by Canada, provide to Canada confirmation that the above housing commitments have been met and will continue to be met for the duration of this agreement.
- c) Accessibility: A Capital Plan Component must meet or exceed the requirements of the highest published accessibility standard in the jurisdiction in addition to applicable provincial building codes and relevant municipal by-laws.
- d) Each Capital Plan Component will be required to meet the following climate requirements related to greenhouse gas mitigation, according to timelines outlined in Canada's guidance:
  - i. For applicable Capital Plan Components, as identified by Canada, complete a greenhouse gas assessment.
  - ii. For applicable Capital Plan Components, as identified by Canada, use low-carbon ready-mix concrete that meets carbon emissions reduction requirements, and report on emissions from ready-mix concrete.
  - iii. Purchase zero emission vehicles, unless otherwise deemed acceptable to Canada.
  - iv. Climate resilience: Capital Plan Components must be implemented through taking actions to reduce climate risks. The Recipient will report on which risk-reduction measures were implemented to reduce significant climate risks, according to timelines outlined in Canada's guidance.

## **8. ENVIRONMENTAL AND IMPACT ASSESSMENT**

### **8.1 REQUIREMENTS UNDER APPLICABLE FEDERAL ENVIRONMENTAL OR IMPACT ASSESSMENT LEGISLATION**

- a) The Recipient agrees that:
- i. Canada will assess Capital Plan Component information, when submitted, to determine whether there are requirements under applicable federal environmental or impact assessment legislation, and communicate any such requirements in writing to the Recipient;
  - ii. No construction or any other physical activity, including site preparation or vegetation removal, may be carried out in relation to the Capital Plan Component, unless and until the requirements under the applicable federal environmental or impact assessment legislation are met and continue to be met. If the Recipient fails to respect this provision, Canada reserves the right to withhold further payments to the Recipient; and
  - iii. Baseline Funds can only be used in relation to a Capital Plan Component after Canada is satisfied that environmental assessment requirements for that Capital Plan Component have been met.
- b) Canada may consent in writing that construction or any other physical activity, including site preparation or vegetation removal, be carried out for the portion of the Capital Plan Component not subject to federal environmental or impact assessment, and that related expenditures will be eligible for the portion of the Capital Plan Component not subject to federal environmental or impact assessment.

### **8.2 COMPLIANCE WITH ENVIRONMENTAL OR IMPACT ASSESSMENT REQUIREMENTS**

The Recipient will comply with, to the satisfaction of Canada and at the Recipient's own expense, any conditions related to the Capital Plan Component and will ensure access to project sites, facilities, and documentation in accordance with Subsection 12.5 (Access).

### **8.3 CHANGES TO CAPITAL PLAN COMPONENT OR OTHERWISE**

- a) If, as a result of changes to the Capital Plan Component or otherwise, Canada is of the opinion that the Capital Plan Component is subject to federal environmental or impact assessment legislation, the Recipient agrees that construction or any other physical activity to be carried out in relation to the Capital Plan Component, including site preparation or vegetation removal, will not be undertaken or will be suspended unless and until the legislative requirements are met and continue to be met.
- b) In relation to changes to a Capital Plan Component, Canada may consent in writing that construction or any other physical activity, including site preparation or vegetation removal, be carried out for the portion of the Capital Plan Component not subject to federal environmental or impact assessment and that related expenditures will be eligible for the portion of the Capital Plan Component not subject to federal environmental or impact assessment.

## **9. INDIGENOUS CONSULTATION**

### **9.1 INDIGENOUS CONSULTATION REQUIREMENTS**

- a) The Recipient agrees that:
- i. Canada will assess Capital Plan Component information, when submitted, to determine whether there is a duty to consult and, where appropriate, accommodate Indigenous peoples whose rights and related interests may be impacted by a particular Capital Plan Component under the Capital

Plan, and communicate any consultation requirements in writing to the Recipient;

ii. For Capital Plan Components where there is a duty to consult and, where appropriate, accommodate, Indigenous peoples,

1. The Recipient will consult with Indigenous peoples that might be affected. Specifically, it will:

a. Explain the Capital Plan Component to the potentially impacted Indigenous peoples, including Canada's funding role.

b. Provide a report to Canada which will include:

i. A list of all Indigenous peoples and/or organizations contacted;

ii. A summary of all communications with the potentially impacted Indigenous peoples;

iii. A summary of any issues or concerns that the potentially impacted Indigenous peoples have raised, how they were addressed, and any outstanding concerns; and

iv. Any other information Canada may consider appropriate.

c. Carry out accommodation measures, where appropriate, the costs of which may be considered Eligible Expenditures.

2. Where applicable, Canada may communicate further consultation requirements.

iii. No construction or any other physical activity, including site preparation or vegetation removal, may be carried out in relation to a Capital Plan Component unless and until Canada is satisfied that its legal duty to consult and, where appropriate, accommodate Indigenous people has been met and continues to be met. If the Recipient fails to respect this provision, Canada reserves the right to withhold further payments to the Recipient.

iv. Baseline Funds can only be used for a Capital Plan Component once Canada is satisfied that its legal duty to consult and, where appropriate, accommodate Indigenous peoples has been met.

## **9.2 CHANGES TO CAPITAL PLAN COMPONENT OR OTHERWISE**

- a) If, as a result of changes to the Capital Plan Component or otherwise, Canada determines that further Indigenous consultation is required, the Recipient will work with Canada to satisfy its legal duty to consult and where appropriate, accommodate Indigenous peoples and agrees that Subsection 9.1 will be applicable.
- b) In relation to changes to a Capital Plan Component, Canada may consent in writing that construction or any other physical activity, including site preparation or vegetation removal, be carried out for the portion of that Capital Plan Component not subject to the duty to consult and, where appropriate, accommodate Indigenous peoples and that related expenditures will be eligible for that portion of that Capital Plan Component.

## **10. PAYMENTS**

### **10.1 PAYMENT CONDITIONS**

- a) Canada will not pay interest for failing to make a payment under this Agreement.
- b) Canada will not make payments until the requirements under Section 11 (Reporting) and any audit requirements as required in Section 12 (Audit, Evaluation and Monitoring for Compliance) are, in Canada's opinion, satisfied to the extent possible.
- c) Canada may delay making a payment to the Recipient in any given Fiscal Year until a sufficient appropriation has been provided by Parliament of Canada.
- d) Expenditures associated with an Asset will not be considered eligible until the Recipient secures and confirms in writing to Canada, and to Canada's satisfaction, the necessary rights or interests with respect to land required in respect of that Asset.
- e) Canada will not make a payment until the requirements under Section 7 (Federal Requirements), Section 8 (Environmental and Impact Assessment) and Section 9 (Indigenous Consultations), if applicable, are, in Canada's opinion, satisfied to the extent possible at the date the payment is to be made by Canada.

## **10.2 PAYMENTS**

- a) Baseline Funds will be provided on an annual basis, either by June 30<sup>th</sup> or 30 Business Days after acceptance of a duly completed Annual Report, whichever is later. Baseline Funds will be provided in alignment with Schedule B.2 (Capital Plan Budget) and confirmation of eligible costs incurred.
- b) Notwithstanding Subsection 10.2(a) above, Baseline Funds for 2026 will be paid by June 30<sup>th</sup>, 2026, without requiring a duly completed Annual Report.
- c) In addition to the annual payment, Canada may make payments at any time.
- d) Canada reserves the right to withhold a portion of the amount payable under Subsection 10.2(a) where Canada is not satisfied that the amount payable will be expended in the same fiscal year.

## **10.3 FINAL ADJUSTMENT AND RECONCILIATION**

Before the Agreement End Date, the Parties will jointly carry out a final reconciliation of all eligible expenditures incurred and payments made in respect of the Capital Plan and make any adjustments required in the circumstances.

## **11. REPORTING**

Any Project and performance reporting requirements will be undertaken and completed in accordance with Schedule C (Reporting Requirements).

## **12. AUDIT, EVALUATION AND MONITORING FOR COMPLIANCE**

### **12.1 AUDITS INITIATED BY CANADA**

- a) Canada may, at its discretion, conduct an audit related to this Agreement in accordance with the Canadian Auditing Standards and Subsection 19.3 (Accounting Principles). The Recipient agrees to cooperate with Canada in the conduct of any audits. Audits will be conducted at Canada's own cost. Canada will not compensate the Recipient for costs incurred by the Recipient to respond to the audits, such as staff time.
- b) Canada uses a risk-based approach to determine whether audit(s) under this agreement are necessary. If this agreement is selected to be audited, the Recipient will be informed in advance of the scope and nature of the audit.

### **12.2 INTENTIONALLY OMITTED**

### **12.3 REPORTS OF REVIEWS OR AUDITS CARRIED OUT BY, OR ON BEHALF OF, THE RECIPIENT**

The Recipient agrees to provide Canada with any reports of reviews or audits that have been conducted on the use of contribution funding under this Agreement as soon as possible, but no later than sixty (60) Business Days following receipt.

### **12.4 EVALUATION**

Canada will conduct an evaluation of the Canada Public Transit Fund. The Recipient agrees to collaborate with Canada in the conduct of any evaluation of the Program during and after the term of this Agreement, including but not limited to, the provision of Capital Plan-related information and data. All evaluation results will be made available to the public, subject to all applicable laws and policy requirements.

### **12.5 RECORD KEEPING**

The Recipient will keep proper and accurate financial accounts and records, including but not limited to its Contracts, invoices, statements, receipts, and vouchers, in respect of a Capital Plan Component, for at least six (6) years after a Component Substantial Completion Date.

### **12.6 ACCESS**

The Recipient will provide Canada and its designated representatives with reasonable and timely access, at no cost, to the Capital Plan sites, facilities, and any documentation for the purposes of audit, evaluation, inspection and monitoring compliance with this Agreement.

### **12.7 CORRECTIVE ACTION**

The Recipient will submit to Canada in writing a report on follow-up actions to address recommendations and results of any audit, inquiry or evaluation findings as soon as possible, but no later than sixty (60) Business Days following receipt, and will ensure that prompt and timely corrective action is taken.

## **13. COMMUNICATIONS**

### **13.1 COMMUNICATIONS PROTOCOL**

The Parties will comply with Schedule D (Communications Protocol).

**13.2 RECOGNITION OF CANADA'S CONTRIBUTION**

The Recipient will acknowledge Canada's contribution in all signage and public communication produced as part of the Capital Plan or Agreement, in a manner acceptable to Canada, unless Canada communicates in writing to the Recipient that this acknowledgement is not required.

**13.3 PUBLIC INFORMATION**

The Recipient acknowledges that the following may be made publicly available by Canada:

- a) its name, the amount awarded by Canada, and the general nature of the Capital Plan; and
- b) any evaluation or audit report and other reviews related to this Agreement.

**13.4 PROGRAM PROMOTION**

In compliance with the Privacy Act and relevant privacy regulations, Canada may:

- a) film or photograph the Recipient, its officers, servants, employees, or agents during visits, activities, and events for the purpose of promoting the Program.
- b) use or publish any such film or photograph internally or externally, in whole or in part, in any form and by any medium for the purposes of promoting the Program.

**13.5 OFFICIAL LANGUAGES**

- a) The Recipient will ensure that information on the Capital Plan is developed and is available in both official languages when it is intended for the information of, or use by, the public.
- b) The Recipient will communicate in such a manner as to address the needs of both official language communities.
- c) The Recipient shall encourage members of both official languages communities to participate in the implementation of the Capital Plan.

**14. INTELLECTUAL PROPERTY**

- a) All intellectual property that arises in the course of the Capital Plan will vest in the Recipient with the exception of media taken by Canada for the purposes of Subsection

#### 13.4 Program Promotion.

- b) The Recipient will obtain the necessary authorizations, as needed, for the implementation of the Capital Plan, from third parties who may own the intellectual property rights or other rights in respect of the Capital Plan. Canada will assume no liability in respect of claims from any third party in relation to such rights and to the Agreement.

## 15. DISPUTE RESOLUTION

- a) The Parties will keep each other informed of any issue that could be contentious by exchanging information and will, in good faith and reasonably, attempt to resolve potential disputes.
- b) If a contentious issue arises, it will be referred to the program director and the assigned representative of the Recipient. The program director and the assigned representative of the Recipient will examine it and will, in good faith and reasonably, attempt to resolve it within thirty (30) Business Days from the receipt of notice.
- c) Where the program director and the assigned representative of the Recipient cannot agree on a resolution, the issue will be referred to the Parties for resolution. The Parties will provide a decision within thirty (30) Business Days.
- d) Where the Parties cannot agree on a resolution, the Parties may explore any alternative dispute resolution mechanisms available to them to resolve the issue.
- e) Any payments related to the issue will be suspended, together with the obligations related to such issue, pending resolution.
- f) The Parties agree that nothing in this Section will affect, alter or modify the rights of Canada to terminate this Agreement.

## 16. DEFAULT

### 16.1 *EVENTS OF DEFAULT*

The following events constitute events of default under this Agreement:

- a) the Recipient has not complied with one or more of the terms and conditions of this Agreement;
- b) the Recipient has not completed the Capital Plan in accordance with the terms and conditions of this Agreement;
- c) the Recipient has submitted false or misleading information to Canada or made a false or misleading representation in respect of the Capital Plan or in this Agreement, except for an error in good faith, demonstration of which is incumbent on the Recipient, to Canada's satisfaction;
- d) the Recipient has neglected or failed to pay Canada any amount due in accordance with this Agreement;
- e) the Recipient becomes insolvent, commits an act of bankruptcy, takes the benefit of any statute relating to bankrupt and insolvent debtors or goes into receivership or bankruptcy;
- f) the Recipient is wound up or dissolved.

### 16.2 *DECLARATION OF DEFAULT*

- a) Canada may declare a default if:
  - i. In Canada's opinion, one or more of the events of default occurs;
  - ii. Canada gave notice to the Recipient of the event which constitutes an event of default; and
  - iii. the Recipient has failed, within thirty (30) Business Days of receipt of the notice from Canada, either to remedy the event of default or to notify Canada and demonstrate, to the satisfaction of Canada, that it has taken such steps as are necessary to remedy the event of default.

### 16.3 *REMEDIES ON DEFAULT*

In the event that Canada declares a default under Subsection 16.2 (Declaration of Default), Canada may exercise one or more of the following remedies, without limiting any remedy available to it by law:

- a) Terminate any obligation of Canada to contribute or continue to contribute funding to the Capital Plan, including any obligation to pay any amount owing prior to the date of such termination;
- b) Require the Recipient to reimburse Canada all or part of the contribution paid by Canada to the Recipient; and,
- c) Terminate the Agreement.

## **17. LIMITATION OF LIABILITY AND INDEMNIFICATION**

### **17.1 DEFINITION OF PERSON**

In Section 17, "Person" includes, without limitation, a person, the Recipient a Third Party, a corporation, or any other legal entity, and their officers, servants, employees or agents.

### **17.2 LIMITATION OF LIABILITY**

In no event will Canada, its officers, servants, employees or agents be held liable for any damages in contract, tort (including negligence) or otherwise, for:

- a) any injury to any Person, including, but not limited to, death, economic loss or infringement of rights;
- b) any damage to, loss of, or destruction of property of any Person; or
- c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long term obligation;

in relation to this Agreement or the Capital Plan.

### **17.3 INDEMNIFICATION**

The Recipient will at all times indemnify and save harmless Canada, its officers, servants, employees or agents, from and against all actions, claims, demands, losses, costs, damages, suits or other proceedings, whether in contract, tort (including negligence) or otherwise, by whomsoever brought or prosecuted in any manner based upon or occasioned by:

- a) any injury to any Person, including, but not limited to, death, economic loss or any infringement of rights;
- b) any damage to or loss or destruction of property of any Person; or
- c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long term obligation;

in relation to this Agreement or the Capital Plan, except to the extent to which such actions, claims, demands, losses, costs, damages, suits or other proceedings are caused by the negligence or breach of this Agreement by an officer, servant, employee or agent of Canada in the performance of their duties.

## **18. ASSETS**

### **18.1 DISPOSAL OF ASSETS**

- a) Unless otherwise agreed to by the Parties, the Recipient will:
- i. where the Recipient owns the Asset, retain title to and ownership of the Asset or part of the Asset for the Asset Disposal Period; and
  - ii. for a Non-owned Asset, retain all necessary rights, interests, and permissions in Non-Owned Assets for the Asset Disposal Period.
- b) The Recipient will ensure that any Asset will be preserved, maintained, and used for the purposes of the Capital Plan, and that no Asset, in whole or in part, will be sold, leased, encumbered or otherwise disposed of, directly or indirectly, during the Asset Disposal Period, unless the Recipient notifies Canada in advance and in writing, and Canada consents to such disposal.
- c) Upon alternate use or disposal of any Asset, which includes selling, leasing and encumbering, or otherwise disposing of, directly or indirectly, during the Asset Disposal Period, the Recipient will reimburse Canada, at Canada's discretion, all or part of the contribution paid under this Agreement by Canada to the Recipient.

### **18.2 REVENUES FROM ASSETS**

Canada may require the Recipient to notify Canada in writing within ninety (90) Business Days of the end of a Fiscal Year if any Asset is used in such a way that, in the Fiscal Year, revenues are generated from it which exceed its operating expenses. Canada may require the Recipient to pay to Canada immediately a portion of the excess which would be calculated, at the same contribution rate as the program contribution percentage in the same proportion as the total cost of the Asset. This obligation will only apply during the Asset Disposal Period.

## **19. GENERAL**

### **19.1 PUBLIC BENEFIT**

The Parties acknowledge that their contributions to the Capital Plan are meant to accrue to the public benefit.

### **19.2 SURVIVAL**

The Parties' rights and obligations which, by their nature, extend beyond the termination of this Agreement, will survive any termination of this Agreement.

### **19.3 ACCOUNTING PRINCIPLES**

All accounting terms will have the meanings assigned to them, all calculations will be made and all financial data to be submitted will be prepared, in accordance with the accounting standards that govern the Recipient's financial reporting or the Public Sector Accounting Standards in effect in Canada.

### **19.4 DEBTS DUE TO THE FEDERAL CROWN**

Any amount owed to Canada under this Agreement by the Recipient will constitute a debt due to the federal Crown, which the Recipient will reimburse to Canada forthwith on demand.

### **19.5 INTEREST ON DEBTS DUE TO THE FEDERAL CROWN**

Any debts due to the federal Crown by the Recipient after the repayment due date will constitute an overdue repayment and will accrue interest in accordance with the Federal Interest and Administrative Charges Regulations.

### **19.6 SET-OFF BY CANADA**

Any debt due to the federal Crown by the Recipient may be set-off against any amounts payable by Canada to the Recipient under this Agreement.

### **19.7 MEMBERS OF THE HOUSE OF COMMONS AND SENATE**

No member of the House of Commons or the Senate of Canada will be admitted to any share or part of this Agreement, or to any benefit arising from it that is not otherwise

available to the general public. The Recipient will promptly inform Canada should it become aware of the existence of any such situation.

**19.8 CONFLICT OF INTEREST**

No current or former public servant or public office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Canada applies will derive direct benefit from this Agreement unless the provision or receipt of such benefits is in compliance with such legislation, guidelines, policies or codes. The Recipient will promptly inform Canada should it become aware of the existence of any such situation.

**19.9 NO AGENCY, PARTNERSHIP, JOINT VENTURE, ETC.**

- a) No provision of this Agreement and no action by the Parties will establish or be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Canada and the Recipient or between Canada and a Third Party.
- b) The Recipient will not represent itself, including in any agreement with a Third Party, as a partner, employee or agent of Canada.

**19.10 NO AUTHORITY TO REPRESENT**

Nothing in this Agreement is to be construed as authorizing any person, including a Third Party, to contract for or to incur any obligation on behalf of Canada or to act as an agent for Canada. The Recipient will take the necessary action to ensure that any Contract between the Recipient and any Third Party contains a provision to that effect.

**19.11 ASSIGNMENT**

The Recipient will not transfer or assign its rights or obligations under this Agreement without the prior written consent of Canada. Any attempt by the Recipient to assign any of the rights, duties or obligations of this Agreement without Canada's express written consent is void.

**19.12 COUNTERPART SIGNATURE**

This Agreement may be executed and delivered in counterparts (including by mail or other means of electronic transmission, such as by electronic mail in "PDF" form), with the same effect as if all Parties had signed and delivered the same document, and all counterparts shall together constitute one and the same original document.

**19.13 SEVERABILITY**

If for any reason a provision of this Agreement that is not a fundamental term of this Agreement between the Parties is found to be or becomes invalid or unenforceable, in whole or in part, and if both Parties agree, it will be deemed to be severable and will be deleted from this Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.

**19.14 AMENDMENTS**

This Agreement, including its schedules, can only be amended in writing by the Parties. Notwithstanding the aforementioned, amendments to Schedule B.2 (Capital Plan Budget) made pursuant to Subsection 3.4 (Fiscal Year Budgeting) that do not result in an increase to the maximum amount of Canada's contribution under Subsection 3.1 (Contribution by Canada) do not require a formal amendment agreement between the Parties and may be made administratively through an exchange of written correspondence between the Parties.

**19.15 WAIVER**

A Party may waive any of its rights under this Agreement only in writing. Any tolerance or indulgence demonstrated by the Party will not constitute a waiver.

**19.16 NOTICE**

- a) Any notice, information or required documentation provided for under this Agreement must be delivered in person or sent by mail or email to the identified representatives of the Parties at the following coordinates, unless otherwise specified by Canada:

Canada:

Transit Programs Assistant Deputy Minister  
Communities and Infrastructure Programs Branch  
1100 - 180 Kent Street,  
Ottawa, Ontario,  
K1P 0B6

[baselinefunding-financementdebase@infc.gc.ca](mailto:baselinefunding-financementdebase@infc.gc.ca)

or to such other address or email or addressed to such other person as Canada may, from time to time, designate in writing to the Recipient; and

Recipient:

Manager of Transit  
397 Queen Street  
Fredericton, NB, E3B 1B5  
service@fredericton.ca

or such other address or email or addressed to such other person as the Recipient may, from time to time, designate in writing to Canada.

- b) Such notice will be deemed to have been received:
- i. in person, when delivered;
  - ii. if sent by mail or email, when receipt is acknowledged by the other Party; or
  - iii. if sent by registered mail, when the receiving Party has signed the acknowledgment of reception.
- c) If a Party changes its representative or the coordinates for that representative, it will advise the other Party as soon as possible.

**19.17 COMPLIANCE WITH LAWS**

The Recipient will comply with all applicable laws and regulations and all requirements of regulatory bodies having jurisdiction over the subject matter of the Capital Plan.

**19.18 GOVERNING LAW**

This Agreement is governed by, and is to be interpreted in accordance with, the applicable federal laws and the laws in force in the Province of New Brunswick. The Parties attorn to the jurisdiction of the Courts of the Province of New Brunswick and all courts competent to hear appeals from the Courts of the Province of New Brunswick.

**19.19 SUCCESSORS AND ASSIGNS**

This Agreement is binding upon the Parties and their respective successors and assigns.

## SIGNATURES

This Agreement has been executed on behalf of HIS MAJESTY THE KING in right of Canada by the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada and on behalf of THE CITY OF FREDERICTON by

HIS MAJESTY THE KING IN RIGHT OF  
CANADA

THE CITY OF FREDERICTON

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Per: Mark Matz  
Director General  
Public Transit  
Housing, Infrastructure and Communities  
Canada

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Per: Kate Rogers  
Mayor

Signed for and on behalf of the  
Minister of Housing and Infrastructure  
and Minister responsible for Pacific  
Economic Development Canada.

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Date of Canada Signature

---

Date of Recipient Signature

---

Per: Jennifer Lawson  
City Clerk

---

Date of Recipient Signature

DRAFT

## **SCHEDULE A – ELIGIBLE AND INELIGIBLE EXPENDITURES**

### **SCHEDULE A.1: ELIGIBLE EXPENDITURES**

Eligible expenditures are costs incurred by an eligible recipient that are considered by Canada to be direct and necessary for the successful implementation of the Capital Plan, excluding those explicitly defined as ineligible under Schedule A.2.

Eligible expenditures include capital costs, design and planning costs, as well as costs related to meeting specific program requirements, including federal requirements.

Expenditures will only be eligible as of Capital Plan approval in principle.

Funding for Eligible Expenditures, including site preparation and construction costs, can only be made available to the Recipient following the Effective Date of this Agreement. Approval conditions must be met as applicable, and any conditions outlined under the Payments section must be satisfied, including, where applicable, confirmation that environmental assessment, other applicable federal environmental legislation, and Indigenous consultation and accommodation obligations have been met and continue to be met.

### **SCHEDULE A.2: INELIGIBLE EXPENDITURES**

- a. Capital Plan costs incurred before Capital Plan's approval in principle;
- b. Costs incurred for cancelled Capital Plan Components;
- c. Costs related to purchasing land, buildings, and associated real estate and other fees;
- d. Leasing land, buildings, and other facilities; leasing equipment other than equipment directly related to the construction of the Capital Plan Component; real estate fees and related costs;
- e. Any overhead costs, including salaries and other employment benefits of any employees of the eligible recipient or ultimate recipient, its direct or indirect operating or administrative costs and more specifically its costs related to planning, engineering, architecture, supervision, management, and other activities normally carried out by its staff, with the following exceptions:
  - i. There is a lack of private sector capacity to undertake the work; or
  - ii. The work involves project specific expertise, or proprietary or specialized infrastructure or equipment that requires specific knowledge or skill of the recipient's employees; or
  - iii. A collective agreement requires the recipient to use their own unionized employees for certain project work;
- f. Financing charges, and loan interest payments, including those related to easements (e.g. surveys);
- g. Legal fees;
- h. Principal and interest payments to the Canada Infrastructure Bank;
- i. Any goods and services costs which are received through donations or in kind;
- j. Provincial sales tax, goods and services tax, and harmonized sales tax for which the ultimate recipient is eligible for a rebate, and any other costs eligible for rebates;
- k. Costs associated with operating expenses and regularly scheduled maintenance work are ineligible;
- l. Costs related to furnishing and non-fixed assets which are not essential for the operation of the asset/project.

## **SCHEDULE B – THE CAPITAL PLAN**

### **SCHEDULE B.1: CAPITAL PLAN DETAILS**

#### **Capital Plan Description:**

The Capital Plan includes the following area of investment:

- Rolling stock.

Capital Plan Component proposals form part of this agreement as outlined in Subsection 3.5(e) of this agreement, and shall contain the project specific details of Capital Plan Components that fall within the identified areas of investment of the Capital Plan.

#### **Capital Plan Objective:**

Baseline Funding will provide predictable, long-term funding to communities with existing transit systems to support routine capital and non-capital investments, including public transit and active transportation system expansions, improvements, and state of good repair. To be eligible for funding under Baseline, all Capital Plan Components concerning public transit and active transportation must align with at least one of the four following Program objectives:

- Increase the use of public transit and active transportation relative to car travel
- Increase the housing supply and affordability as part of complete, transit-oriented communities
- Help mitigate climate change and improve climate resilience
- Improve public transit and active transportation options for all, especially Indigenous People and equity-deserving groups.

#### **Capital Plan Component Assets and Activities**

Baseline Funding will support public infrastructure, which is defined as tangible capital assets primarily for public use and/or benefit. The Capital Plan Components that will make up the Capital Plan may include capital transit and active transportation components, as well as non-capital components. The Capital Plan Components must support Program objectives and expected results and must meet applicable federal requirements.

- For a capital infrastructure Capital Plan Component to be eligible for funding, it must include the acquisition, enhancement, modernization, rehabilitation, construction, expansion, restoration, renovation, refurbishment, or replacement of assets that fall under one of the following categories:
  - Public transit systems and related infrastructure; or,
  - Active transportation infrastructure or networks.
- Non-capital Capital Plan Components will support transit-related development, planning, or design, of public infrastructure projects. For a non-capital Capital Plan Component to be eligible for funding, it must support one of the following:
  - A potential future capital project that would be considered eligible under the program; or
  - Transit and active transportation projects related to planning, feasibility studies, stand-alone design work or other related capacity building, research or data projects. Projects that support the development of transit-oriented communities are also eligible; this would include projects like transit-related housing needs assessments.

#### **Expected Capital Plan and Capital Plan Component Benefits and Outcomes**

In order to illustrate how the Capital Plan and the Capital Plan Components will contribute to CPTF objectives, the Recipient will report on each Capital Plan Component on an annual basis, and provide a Final Report upon substantial completion of a Capital Plan Component. Recipients will also provide progress reporting and a Final Report at the Capital Plan level. The Recipient may also be required to share key data on the performance of their overall transit systems.

**SCHEDULE B.2: CAPITAL PLAN FINANCIALS**

**Table B.2.1 Capital Plan Summary**

Capital Plan Budget	Amount (\$)
Total Capital Plan Cost	\$ 21,918,000
Total Eligible Expenditures	\$ 21,918,000
Total Baseline Funds contribution	\$ 2,647,120

**Table B.2.2 Available Baseline Funds per Fiscal Year**

Fiscal Year	Maximum Baseline Funds Available per Fiscal Year (\$)
2026-2027	\$ 529,424
2027-2028	\$ 529,424
2028-2029	\$ 529,424
2029-2030	\$ 529,424
2030-2031	\$ 529,424
2031-2032	\$ 529,424
2032-2033	\$ 529,424
2033-2034	\$ 529,424
2034-2035	\$ 529,424
2035-2036	\$ 529,424
<b>Total</b>	<b>\$ 5,294,240</b>

## SCHEDULE C – REPORTING REQUIREMENTS

### SCHEDULE C.1: ANNUAL REPORT

- a) The Recipient will submit progress reports, attested to by a delegated senior official, to Canada on an annual basis for the fiscal period ending on March 31<sup>st</sup>, or as required by Canada (“Annual Report”).
- b) The first Annual Report must cover the period commencing from the Capital Plan Approval Date to March 31<sup>st</sup>, 2027.
- c) The Recipient will be provided with an Annual Report template by Canada which will be completed to Canada’s satisfaction. Each report must include, at a minimum, the following information:

#### Capital Plan

- i. Capital Plan Title, Recipient name and Capital Plan identification number;
- ii. Reporting period dates;
- iii. Financials at the Capital Plan level;
- iv. Reporting on the progress of implementing housing conditions, if applicable;
- v. Summary of activities and progress achieved to date;
- vi. Reporting against transit system metrics.

#### Capital Plan Component – in progress

- i. Capital Plan Component names and details;
- ii. Capital Plan Component financials;
- iii. Construction start and end dates (forecast/actual);
- iv. Progress against expected results as identified in the Capital Plan Component submission;
- v. An update on issues/risks, if any, and mitigation measures;
- vi. Update on any non-competitive contracting;
- vii. Reporting on progress against federal requirements which could include, but is not limited to, accessibility standards and climate requirements related to greenhouse gas mitigation, Buy Clean, zero emission vehicles, and climate resilience;
- viii. Update on Communication Activities to date and future communications plans;
- ix. Progress on Environmental Assessment and Indigenous Consultation activities;
- x. Confirmation of installed signage, if applicable.

#### Capital Plan Component – when complete

- i. Capital Plan Component names and details;
- ii. Construction start and end dates (actual);
- iii. The Capital Plan Component’s completed results compared to the baseline identified at the time of submission of the Capital Plan Component;
- iv. Alignment with the Capital Plan’s outcomes as identified at the time of submission of the Capital Plan Component;
- v. Total expenditures and Eligible Expenditures as well as federal contribution for the Capital Plan Component;
- vi. An attestation, signed by a delegated senior official, that the Capital Plan Component has been completed and that federal funding was spent on Eligible Expenditures in accordance with this Agreement;
- vii. The Declaration of Substantial Completion signed by an authorized official of the Recipient as deemed acceptable by Canada, and it must list all relevant documents as determined by Canada;
- viii. Demonstrating that all environmental conditions and Indigenous consultation and accommodation requirements have been met;
- ix. Reporting on progress against federal requirements which could include, but is not limited to, accessibility standards and climate requirements related to greenhouse gas mitigation, Buy Clean, zero emission vehicles, and climate resilience;
- x. Confirmation of the Total Financial Assistance in accordance with Subsection 3.2 (b) (Commitments by the Recipient) and Schedule B2 (Capital Plan Budget) of this agreement.

## **SCHEDULE C.2: CAPITAL PLAN 5-YEAR PROGRESS REPORT**

The Recipient will submit a Capital Plan 5-year Progress Report to Canada every five years, starting in April 2031. The Capital Plan 5-year Progress Report will include at a minimum:

- a) All information required under Schedule C.1 (Annual Report), covering the period from the last progress report to the date of submitting the Capital Plan Progress Report; and
- b) A cumulative summary of the results and the financials for the Capital Plan, which will include the following information:
  - i. Alignment with the Capital Plan's completed results as identified at the time of submission of the Capital Plan;
  - ii. Total expenditures and Eligible Expenditures as well as federal contribution for the Capital Plan;
  - iii. Demonstrating that all environmental conditions and Indigenous consultation and accommodation requirements have been met;
  - iv. Reporting on the achievement of federal requirements;
  - v. Confirmation of the Total Financial Assistance in accordance with Subsection 3.2 (b) (Commitments by the Recipient) and Schedule B2 (Capital Plan Budget).

DRAFT

## **SCHEDULE D – COMMUNICATIONS PROTOCOL**

### **SCHEDULE D.1: PURPOSE**

The communications protocol set out in this Schedule D (“Communications Protocol”) outlines the roles and responsibilities of each of the Parties to this Agreement with respect to Communications Activities related to the Capital Plan Components funded under this Agreement, including joint funding announcements and all subsequent milestone communication opportunities.

This Communications Protocol will guide the planning, development and implementation of all Communications Activities to ensure clear, consistent and coordinated communications to the Canadian public.

Communications Activities are defined in Subsection 1.1 of this Agreement.

### **SCHEDULE D.2: GUIDING PRINCIPLES**

The Parties recognize the importance of managing the delivery of coherent Communications Activities based on the principle of transparent and open discussion and collaboration.

Communications Activities undertaken through this Communications Protocol should ensure that Canadians are informed of infrastructure investments made to help improve their quality of life and that they receive consistent information about the funded projects and their benefits.

The Communication Activities undertaken jointly by Canada and the Recipient should recognize the funding of all contributors to the project(s) being highlighted.

The Recipient will address any deficiencies and/or corrective actions identified by Canada.

### **SCHEDULE D.3: GOVERNANCE**

The Parties will designate communications contacts that will be responsible for overseeing this Protocol’s implementation and reporting on its results.

### **SCHEDULE D.4: JOINT COMMUNICATIONS**

- a) Canada and the Recipient will work together with respect to Joint Communications about the funding and progress of the activities under this Agreement.
- b) Joint Communications related to activities funded under this Agreement should not occur without the prior knowledge and agreement of each of the Parties.
- c) All Joint Communications material will be approved by Canada and the Recipient, and will recognize the funding of each of the Parties.
- d) Each of the Parties may request Joint Communications to communicate to Canadians about the progress or completion of Capital Plan Components. The requestor will provide at least fifteen (15) Business Days notice to the other Parties. If the Communications Activity is an event\*, it will take place at a mutually agreed date and location.
- e) The requestor of the Joint Communications will provide an equal opportunity for the other Parties to participate and choose their own designated representative for events\*, announcements by news release, joint statement, etc.
- f) As Canada has an obligation to communicate in English and French. Communications products issued by the Government of Canada must be bilingual and include the Canada wordmark and the other Party’s logo. In such cases, Canada will provide the translation services and final approval of products.
- g) The Recipient will be responsible for providing on-site communications and logistics support.
- h) The conduct of all Joint Communications will follow the [Table of Precedence for Canada](#).

*\*Events include, but are not limited to, in-person or virtual news conferences, public announcements, official events or ceremonies, and news releases.*

### **SCHEDULE D.5: INDIVIDUAL COMMUNICATIONS**

Canada retains the right to meet its obligations to communicate information to Canadians about the Agreement and the use of funding through its own communications products and activities.

Canada and the Recipient may include general program messaging and an overview of Capital Plan Components in their own communications products and activities. The Party undertaking these activities will recognize the funding of all Parties.

Canada and the Recipient agree that they will not unreasonably restrict the other Party or other funding contributors from using, for their own purposes, public communications products related to Capital Plan Components that were prepared collectively or individually by the Parties, and if web-based, from linking to them.

### **Digital Communications, Websites and Webpages**

Canada or the Recipient may issue digital communications to communicate progress of activities funded under this Agreement.

The Recipient will ensure that:

- a) Where a website or webpage is created to promote or communicate progress on activities funded under this Agreement, it must recognize federal funding through the use of a digital sign or through the use of the Canada wordmark and the following wording, “This project is funded in part by the Government of Canada.” The Canada wordmark or digital sign must link to Housing, Infrastructure and Communities Canada’s website, at <https://housing-infrastructure.canada.ca>. The guidelines for how this recognition is to appear and language requirements are published on the Department’s Infrastructure Project Signage Guidelines webpage: <https://housing-infrastructure.canada.ca/pub/signage-panneaux/intro-eng.html>
- b) The Recipient will be requested to send to Canada a minimum of two high-resolution, good quality photographs per Capital Plan Component (where applicable); one of the construction in progress, and one of the completed Capital Plan Component, for use in Canada’s social media channels and other digital communications activities. Sending the photos will constitute permission to use and transfer of copyright. Photographs are to be sent to [infc.photo.infc@canada.ca](mailto:infc.photo.infc@canada.ca) along with the Capital Plan Component name and location.

### **Advertising campaigns**

Recognizing that advertising can be an effective means of communicating with the public, Canada and the Recipient may, at their own cost, organize an advertising or public information campaign related to the Program or the activities funded under this Agreement. However, such a campaign must respect the provisions of this Agreement and the Government of Canada requirements for advertising;

<https://www.canada.ca/en/treasury-board-secretariat/services/government-communications/federal-identity-program/technical-specifications/advertising.html>.

In the event of such a campaign, each Party agrees to inform the other Party of its intention, no less than twenty one (21) Business Days prior to the campaign launch.

### **Success stories**

Canada and/or the Recipient may issue communication activities and products, including but not limited to, project success stories, vignettes, and multi-media products, to promote the activities funded under this Agreement. The Recipient agrees to support Canada with content and visuals as required and where possible.

### **SCHEDULE D.6: OPERATIONAL COMMUNICATIONS**

The Recipient is solely responsible for operational communications with respect to the activities funded under this Agreement, including, but not limited to, calls for tender, construction, and public safety notices.

Canada does not need to be informed on operational communications. However, such products should include, where appropriate, the following statement, “This project is funded in part by the Government of Canada.”

### **SCHEDULE D.7: MEDIA RELATIONS, EVENTS AND PROJECT ANNOUNCEMENTS**

Canada and the Recipient will share information promptly with the other Party should sensitive and/or a significant volume of media inquiries be received or if major stakeholder issues relating to the activities funded under this Agreement arise. Recipients will be responsible for answering media questions related to the progress, construction timelines, contracting, etc., of the activities funded under this Agreement.

The Parties agree to have media events about the funding and status of the activities funded under this Agreement. Key milestones may be marked by public events, news releases, site visits, and/or other mechanisms. Either of the Parties or other funding contributors may request a media event. The requestor of a media event will provide at least fifteen (15) Business Days of notice to the other Party of their intention to undertake such an event. Both Parties will agree on the event location and date.

Media events related to the activities funded under this Agreement will not occur without the prior knowledge and agreement of both Parties.

#### **SCHEDULE D.8: SIGNAGE**

Canada, the Recipient and other funding contributors may each have a sign recognizing their funding contribution to a Capital Plan Component.

Unless otherwise agreed upon by Canada, the Recipient will produce and install a sign to recognize contributors' funding at the Capital Plan Component site(s) in accordance with current federal signage guidelines. Federal signage will be at least equivalent in size and prominence to signage for contributions made by other orders of government. The federal sign's design, content, printing and installation guidelines are provided by Canada through the Housing, Infrastructure and Communities Canada website at <https://housing-infrastructure.canada.ca/pub/signage-panneaux/intro-eng.html>.

The Recipient will ensure that signs are installed in a prominent and visible location that takes into consideration pedestrian and traffic safety and visibility.

Digital signage may also be used in addition or in place of a physical sign in cases where a physical sign would not be appropriate due to project type, scope, location or duration.

Where the Recipient decides to install a permanent plaque or other suitable marker with respect to a Capital Plan Component, it must recognize the federal contribution and be approved by Canada.

The Recipient may acknowledge Canada's funding on purchased vehicles. The acknowledgment, in the form of an image provided by Housing, Infrastructure and Communities Canada, recognizes the Government of Canada's contribution and support. Funding acknowledgement guidelines to ensure consistency and visibility of the acknowledgment are available at <https://housing-infrastructure.canada.ca/pub/signage-panneaux/intro-eng.html>.

#### **SCHEDULE D.9: COMMUNICATIONS COSTS**

The eligibility of costs related to joint communication activities that provide public information on the projects will be subject to Schedule A (Eligible and Ineligible Expenditures) and must be agreed to in advance by Canada.

### **SCHEDULE E – DECLARATION OF SUBSTANTIAL COMPLETION**

In the matter of the Contribution Agreement for CP-001007 City of Fredericton under the Baseline Funding Stream of the Canada Public Transit Fund ("Agreement") entered into between His Majesty The King in right of Canada, as represented by the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada, and the City of Fredericton (the "Recipient"), represented by [\[insert name of signatory\]](#), concerning the [\[CAPITAL PLAN COMPONENT NAME\]](#).

I, [\[insert name of signatory\]](#), of the City of [Fredericton](#), Province of [New Brunswick](#), declare as follows:

1. I hold the position of [\[insert position title\]](#) with the Recipient and as such have knowledge of the matters set forth in this declaration and believe this declaration to be true.
2.
  - a) I have received the following documents for the [\[CAPITAL PLAN COMPONENT NAME\]](#) project:
    - i. [\[LIST NAME OF RELEVANT DOCUMENTS, e.g. Certificate of Completion, Certificate of Performance, Occupancy Permit, etc.\] \[INSERT if applicable "signed by \[insert name of person who signed relevant document\], a \[enter profession,](#)

e.g. professional engineer, professional architect or other applicable professional] for the project.”]

- ii. ...
  - b) Based on the above documents and the representations made to me by the professionals identified in Subsection 2(a) above, I declare to the best of my knowledge and belief that the [CAPITAL PLAN COMPONENT NAME] project has been substantially completed, in that it can be used for its intended use, as described in Schedule B.1 (Project Description), as defined in the Agreement, on the [insert day] day of the [insert month] 20[insert year].
  - c) I have received the following documents and based on these documents and representations made to me by the professionals identified below, I declare to the best of my knowledge and belief that the Project conforms with, as applicable, the [List the applicable environmental review or assessment e.g. the Canadian Environmental Assessment Act, 2012, Impact Assessment Act, or Northern Regime.]:
    - i. [List name of relevant document] signed by [insert name of person who signed relevant document], an [enter profession, e.g. professional engineer, professional architect or other applicable professional].
    - ii. ...
3. All terms and conditions of the Agreement that are required to be met as of the date of this declaration have been met.

Declared at [insert location] (City/Town), in the Province of New Brunswick this [insert day] of [insert month], 20[insert year].

---

Signature

## **SCHEDULE F – FEDERAL REQUIREMENT DEFINITIONS**

### **1. POPULATION THRESHOLD (COMMUNITIES OVER 150,000)**

- Conditions will apply to all municipalities with a population greater than 150,000, based on 2021 census data.
- In cases where a regional transit system serves multiple municipalities with a combined population exceeding 150,000, the conditions will apply to all municipalities as applicable (municipalities that have higher-order transit and/or post-secondary institutions).

### **2. HIGH-FREQUENCY (HIGHER-ORDER) TRANSIT**

- High-frequency (higher-order) is defined as fixed-route, higher-order transit lines, including rail lines (heavy rail, commuter rail, subways, light rail), and Bus Rapid Transit lines.
  - To be considered Bus Rapid Transit, a line must have at least 3 of the following features:
    - Dedicated right of way;
    - Busway alignment (i.e., centre of roadway or curbside bus-only corridor);
    - Off-board fare collection;
    - Traffic signal priority
    - Intersection treatments (e.g., prohibiting turns across bus lanes);
    - Platform-level boarding.
- Measurement of 800 meters is based on lot perimeters of transit stations. The land within this prescribed distance may overlap with bodies of water, First Nations treaty lands, agricultural land reserves, public parks, heritage buildings, federally regulated lands such as ports and airports, heritage sites, and others. In these cases, certain parcels of land may be excluded from the density requirements. Additionally, the application of the requirement may take into account existing urban form (e.g., streets and blocks) so that zoning changes follow natural boundaries and does not change in the middle of block.

### **3. POST-SECONDARY INSTITUTIONS**

- A post-secondary institution is defined as a public facility that is recognized on the Master List of designated educational institutions maintained by Employment and Social Development Canada as a University, College or Institute and has full-time enrollment equal to or greater than 10,000 students.
  - Only primary campuses will be included (satellite campuses, off-campus offices and individual buildings will not be included).
- Canada's officials will work with eligible recipients to identify the post-secondary institutions located in their respective communities that meet the criteria noted above.
- Measurement of 800 meters is based on the perimeter of the main campus. The land within this prescribed distance may overlap with bodies of water, First Nations treaty lands, agricultural land reserves, public parks, heritage buildings, federally regulated lands such as ports and airports, heritage sites, and others. In these cases, certain parcels of land may be excluded from the density requirements. Additionally, the application of the requirement may take into account existing urban form (e.g., streets and blocks) so that zoning changes follow natural boundaries and does not change in the middle of block.
- As Housing Needs Assessments are completed, commitments and requirements would be updated to reflect local issues and pressures related to student housing.

### **4. HIGH-DENSITY HOUSING**

- Municipalities will be required to introduce zoning changes to support higher densities that contribute to transit ridership and promote higher levels of multi-

unit housing within 800 metres of applicable transit stations and/or post-secondary institutions.

- Density standards and guidelines as indicated in the table below provide flexibility to municipalities and regions to choose between measures of floor area ratio (FAR) and units as-of-right.

*Minimum Allowable Density Standards for Baseline Funding*

<b>Category</b>	<b>Prescribed Distance (Meters)</b>	<b>Floor Area Ratio</b>	<b>Units as-of-Right</b>	<b>Units / Hectare Guideline*</b>
Higher-Order Transit & Post-Secondary Institutions	0-800	3 (required)	4 (required)	80-90

*\*Units/hectare illustrate what communities are expected to be able to achieve at a broader scale through adoption of either minimum allowable standard.*

DRAFT

**To:** Her Worship Mayor Kate Rogers and Members of City Council  
**From:** Adam Kerr, Assistant City Treasurer  
**Date:** April 08, 2026  
**Title:** 2025 Audited Financial Statements

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### **ISSUE:**

City Council is being asked to adopt the audited 2025 City of Fredericton Consolidated Financial Statements.

### **RECOMMENDATION(S):**

#### **A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration: BE IT RESOLVED THAT the Council of the City of Fredericton adopts the 2025 Audited City of Fredericton Consolidated Financial Statements as presented.

#### **B. Other options:** (If applicable, only complete if there are multiple options)

Council may choose not to adopt the 2025 Audited Financial Statements.

### **SITUATION, BACKGROUND & DISCUSSION:**

**SITUATION:** Explain briefly, why we are acting.

- a. Current (extant) Direction. The Province of New Brunswick requires audited financial statements to be submitted annually.
- b. Alignment. While there is no direct alignment, audit and submission of the statements is required under the Local Governance Act.
- c. Link to CAO goal or inflight. N/A
- d. Why is this coming to Council and why now? Audit is complete and we are prepared to submit statements to the Department of Environment and Local Government by the deadline of April 1<sup>st</sup>.

#### **BACKGROUND.**

The audit of the 2025 City of Fredericton Consolidated Financial Statements has been completed. The City of Fredericton has received an unqualified audit opinion from the City appointed auditors, EY.

#### **DISCUSSION.**

Please see the attached Consolidate Financial Statements and PowerPoint Presentation for additional information.

- **FINANCIAL:** As these statements reflect the previous year, there is no impact on the current year budget.
- **LEGAL:** The Department/Division has determined that there are no legal considerations associated with this matter. The Office of the City Solicitor was not specifically consulted with respect to this administrative report.
- **COMMUNICATIONS:** The Communications Division has been consulted on this matter.
- **CLIMATE LENS:**

**Does this proposal move the City of Fredericton closer to its greenhouse gas (GHG) emissions reduction targets of 50% reduction by 2030 and net-zero by 2050 in line with the City's Corporate Energy & Emissions Plan and/or Community Energy Emission Plan?**

- Moves us towards GHG reduction targets
- No change in GHG emissions
- Moves us away from GHG targets but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**Does this proposal improve the City of Fredericton's resilience to the impacts of climate change in line with our Climate Change Adaptation Plan?**

- Moves us towards climate resilience
- No change in resilience
- Moves us away from climate resilience but there are trade-offs with other Council or Municipal Plan priorities (*identify which priorities*)

**SPOKESPERSON:** Adam Kerr

**Prepared by:** *Adam Kerr, Assistant City Treasurer*

**Approved by:** *Alicia Keating, Assistant Director – Corporate Services/City Treasurer*

Attachments

- 2025 CoF Audited Financial Statement Presentation
- 2025 Management Discussion and Analysis – Draft
- 2025 Fredericton Audit Financial Statements – Draft
- 2025 – COF – Audit Results V2



# 2025 City of Fredericton Audited Financial Statements Report

Adam Kerr, Assistant City Treasurer  
March 23, 2026



# What We Will Cover Today

- Audit result
- How Public Sector Accounting Standards (PSAS) differs from the City's cash budget
- Financial operational results
- Financial position
- Infrastructure condition & sustainability
- Key risks and how they are being managed



# 2025 Audit Result

- **Clean audit opinion**

- Independent auditors concluded our 2025 consolidated financial statements present fairly, in all material respects, the financial position, operational results, and cash flows in accordance with PSAS.

- **Why it matters**

- Validates that the financial information provided to Council is reliable for decision making.
- Provides assurance that public funds are being managed responsibly, and appropriate financial practices are being followed.
- Reinforces that our internal controls are working, meaning we have solid processes to prevent errors, detect issues, and safeguard City assets.
- A clean audit and strong financial condition provide confidence that the City is managing long-term growth and challenges responsibly.



# 2024 Financial Statements Restatement

- Background/Issue
  - During the 2025 audit process, an error was identified that affected the previously issued 2024 financial statements.
  - Costs related to the new Performing Arts Centre were initially capitalized as a tangible capital asset. Upon further review of the agreement terms, these costs were determined to be grant expenditures and have been expensed accordingly.
- What It Impacted
  - 2024 consolidated expenses
  - 2024 PSAS annual surplus
- What It Did Not Impact
  - The City's operating surplus for budgeting purposes in either 2024 or 2025



# Understanding the Financial Reporting Framework



# Consolidated Funds and Entities

- Funds:
  - General Operating and General Capital Fund
  - Water & Sewer Operating and Capital Funds
  - Operating and Capital Reserve Funds
  - Land Sales Fund, Parking Land Bank Fund
- Subsidiary Entities:
  - e-Novations Comnet Inc.
  - Newmarket Properties Inc.
  - Fredericton Convention Centre



# Balanced Budget and 2<sup>nd</sup> Previous Years Surplus/Deficit

- Municipalities are mandated by GNB to operate with a balanced cash budget (no surplus or deficit)
- Any surplus (or deficit) must be spent in the next available budget cycle, aka 2<sup>nd</sup> Previous Years Surplus
  - Not permitted to accumulate cash surplus
  - Not permitted to run on-going deficits
  - 2<sup>nd</sup> Previous Years Surplus/Deficit is carried forward (2025 balance → 2027 Budget)



# Cash Budget vs PSAS: Capital & Debt Treatment

- **Capital Spending**
  - Budget (Cash Basis): Capital projects appear as full cash expenditures in the year work is completed.
  - PSAS: Capital projects are recorded as tangible capital assets and expensed gradually through amortization over their useful lives.
- **Debt Repayments**
  - Budget (Cash Basis): Debt principal repayments are recorded as an expense.
  - PSAS: Principal payments reduce the debt balance and only interest is recorded as an expense.
- **Why This Matters**
  - These differences create a gap between the balanced cash budget and PSAS annual surplus.



# Cash Budget vs PSAS: Employee Benefits & Subsidiaries

- **Employee Future Benefits**
  - Budget (Cash Basis): Shows only the cash paid for pension contributions.
  - PSAS: Records the full actuarial cost of employee benefits earned during the year, which can differ significantly from the cash paid.
- **Subsidiary Entities**
  - Budget (Cash Basis): Does not include.
  - PSAS: Includes subsidiaries, showing their revenues, expenses, assets, and liabilities.
- **Why this matters**
  - PSAS captures obligations and activities the budget does not show, giving a more complete financial picture of the City.



# Cash Budget vs PSAS – At a Glance

Area	Cash Budgeting (Legislation)	PSAS
Capital Expenses	Full cost recorded when cash is spent	Added as asset; expensed over time through amortization
Debt Repayment	Principal payments treated as expense	Principal reduces debt; only interest is expensed
Employee Benefits	Shows cash contributions only	Uses actuarial valuations to recorded full benefit cost
Subsidiaries	Excluded	Included
Bottom Line	Must balance to zero	May show a surplus or deficit due to non-cash items



# 2025 Financial Results



# 2025 Revenue and Expenses



# 2025 Revenue

- Increase of \$23.9M or 10.2% YoY; driven by:
  - Higher property taxes from assessment growth and new construction
  - Increased sales activity (transit, parking, recreation, utilities)
  - Significant increase in third-party contributions

Revenue (in \$ Millions)	2025	2024	Change
Property Taxes	\$156.3	\$148.2	\$8.1
Sales, Fines and Other Fees	46.6	42.6	4.0
Services to Other Governments	6.0	5.4	0.6
Community Funding Grant	0.8	1.2	(0.4)
Return on Investments	3.7	4.8	(1.1)
Third Party Contributions:			
Funding from other levels of government	41.1	27.0	14.1
Infrastructure from developers & other contributions	5.0	6.4	(1.4)
<b>Total Revenue</b>	<b>\$259.5</b>	<b>\$235.6</b>	<b>\$23.9</b>

# Third Party Contributions – \$46.1 Million

- Canada Community Building Fund \$14.8 M
  - Performing Arts Centre
- IBA Funding \$12.6 M
  - Riverside Dr, Northumberland St, Crocket St, core water & sewer projects
- Infrastructure Development \$4.1 M
  - Local improvement sidewalk, subdivision development, developer asset contributions, etc.
- Housing Funding (CMHC) \$3.1 M
  - Housing Accelerator, Rapid Housing Initiative
- Rural Transit Solutions Fund \$2.7 M
  - Transit hybrid buses and bus technology



# Third Party Contributions – \$46.1 Million (Continued)

- **DMAF Funding \$2.5 M**
  - Lincoln Rd, Main St Killarney Brook Culvert, Public Realm improvements
- **Active Transportation Fund \$1.5 M**
  - Nashwaak Bridge redecking, Brookside Dr trail, Lincoln Trail
- **Other Funding \$4.8 M**
  - Grant Harvey Turf Field (RDC)
  - Provincial Municipal Highway Program (GNB)
  - Overnight Outreach Project (Health Canada)
  - Garrison Multi Plaza, Tree Planting (FCM)
  - Building Safer Communities (Public Safety Canada)
  - Various other energy projects, trail upgrades, etc.

**Reminder:** Third-party funding strengthens capital program and helps limit taxpayer impact but is not a stable revenue source.

# 2025 Expenses

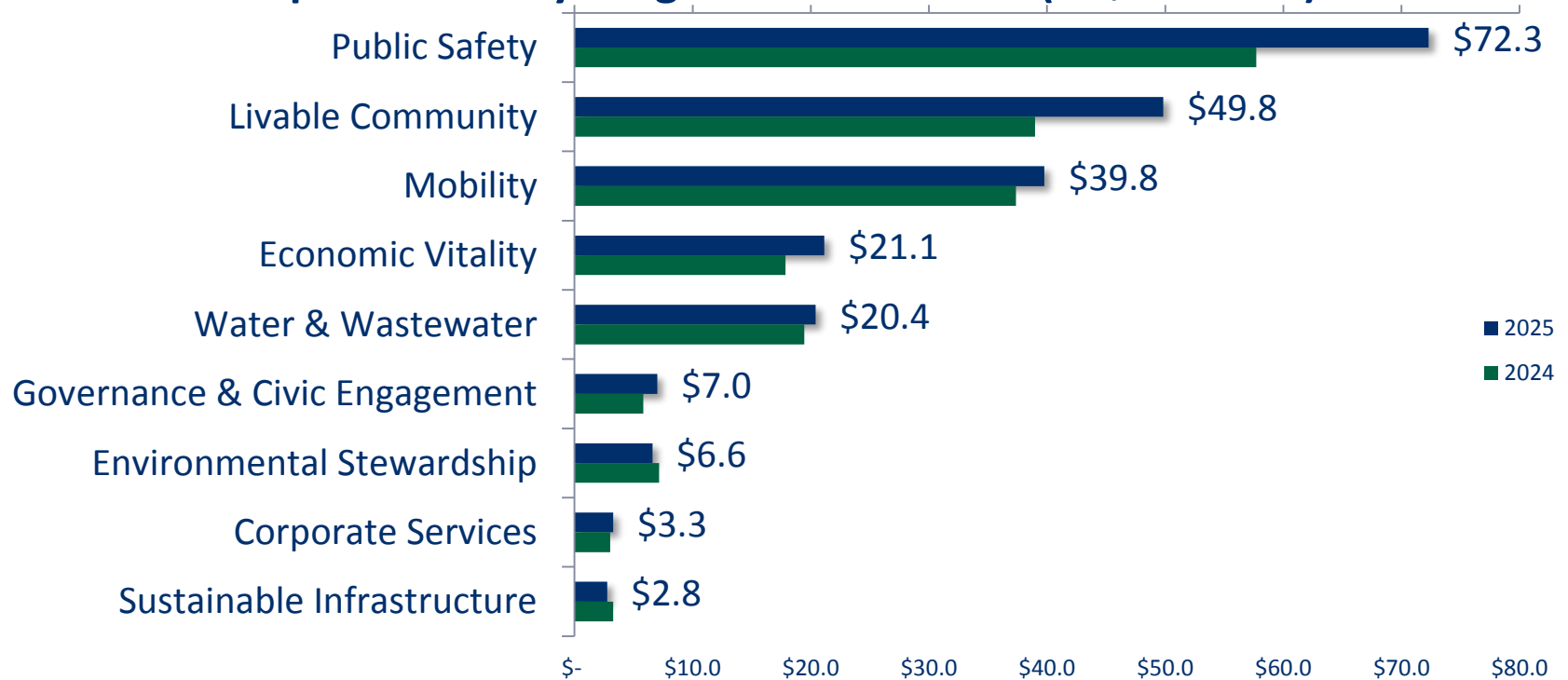
- Increase of \$32.4M or 17.0% YoY; driven by:
  - Higher personnel costs – includes one-time accounting adjustments related to the pension plan transition.
  - Increased spend on goods and services – primarily attributable to PAC funding and contracted public safety services (CEU, CSSU).

Expense (in \$ millions)	2025	2024	Change
Salaries and benefits	\$ 103.7	\$ 89.6	\$ 14.1
Goods and services	90.7	71.4	19.3
Amortization	27.1	25.5	1.6
Interest and other	1.6	4.2	(2.6)
Total	\$ 223.1	\$ 190.7	\$ 32.4



# 2025 Expenses

## Expenditures by Program Results Area (in \$ millions)



# 2025 Annual Surplus

Revenue	\$259.5 M
Expenses	<u>223.1 M</u>
<b>Surplus</b>	<b>\$ 36.4 M</b>

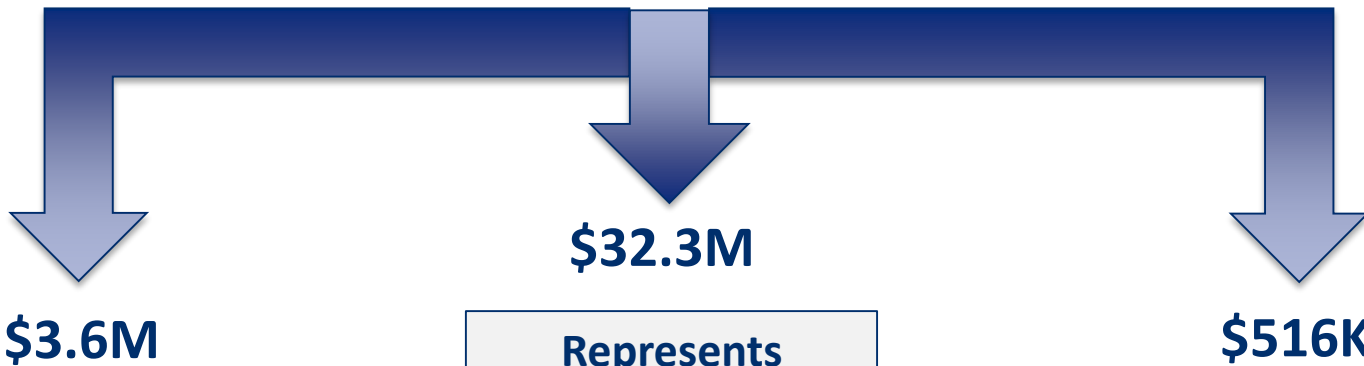
- This surplus is an accounting result under PSAS and does not reflect actual cash surplus.
- Recall items shaping this surplus are:
  - Difference between capital investment and amortization of existing infrastructure
  - Debt principal repayments
  - Adjustments to employee future benefits
  - Performance of all entities, not just operating funds.



# 2025 Annual Surplus

**\$36.4M**

What does it represent?



## General Operating Fund Surplus

- Will be carried forward into the 2027 budget
- 2026 budget includes \$3.0M from 2024 surplus;
- Net impact is an additional \$0.6M for 2027 budget

Represents investment in assets to sustain service delivery

## Utility Operating Fund Surplus

- Will be carried forward into the 2027 budget
- 2026 budget includes \$673K from 2024 surplus;
- Net impact is shortfall of \$157K for 2027 budget

# 2025 Financial Position and Sustainability



# Consolidated Statement of Financial Position

Shows a snapshot at December 31, 2025 of where the City stands financially in terms of the resources it holds and the debt it owes

Consists of:

- Financial assets
- Liabilities and future obligations
- Investment and value of infrastructure



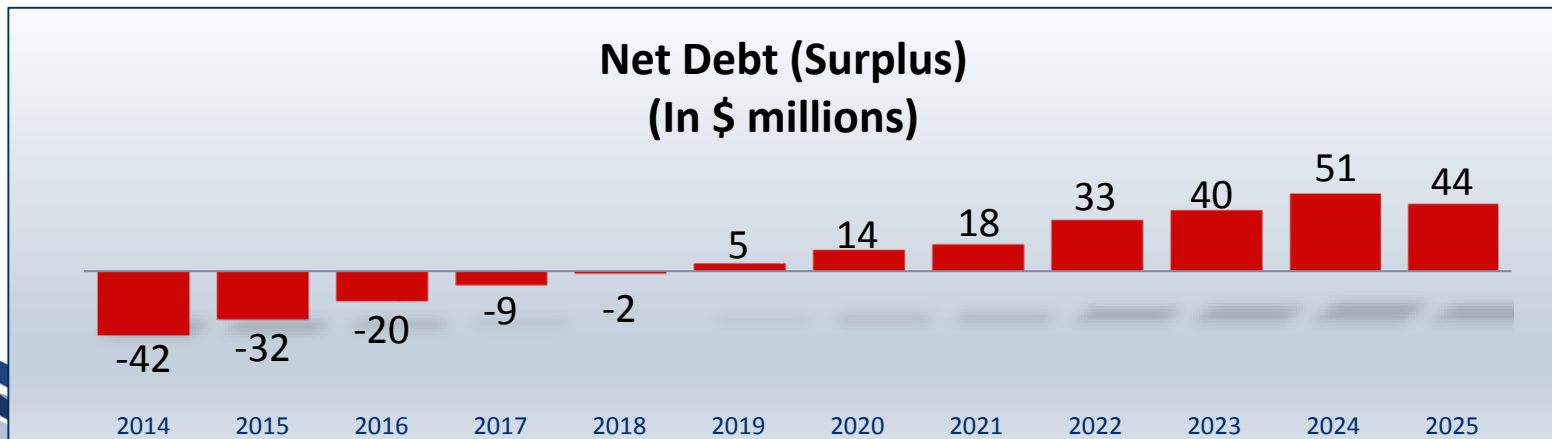
# Consolidated Statement of Financial Position

## Financial Assets / Liabilities

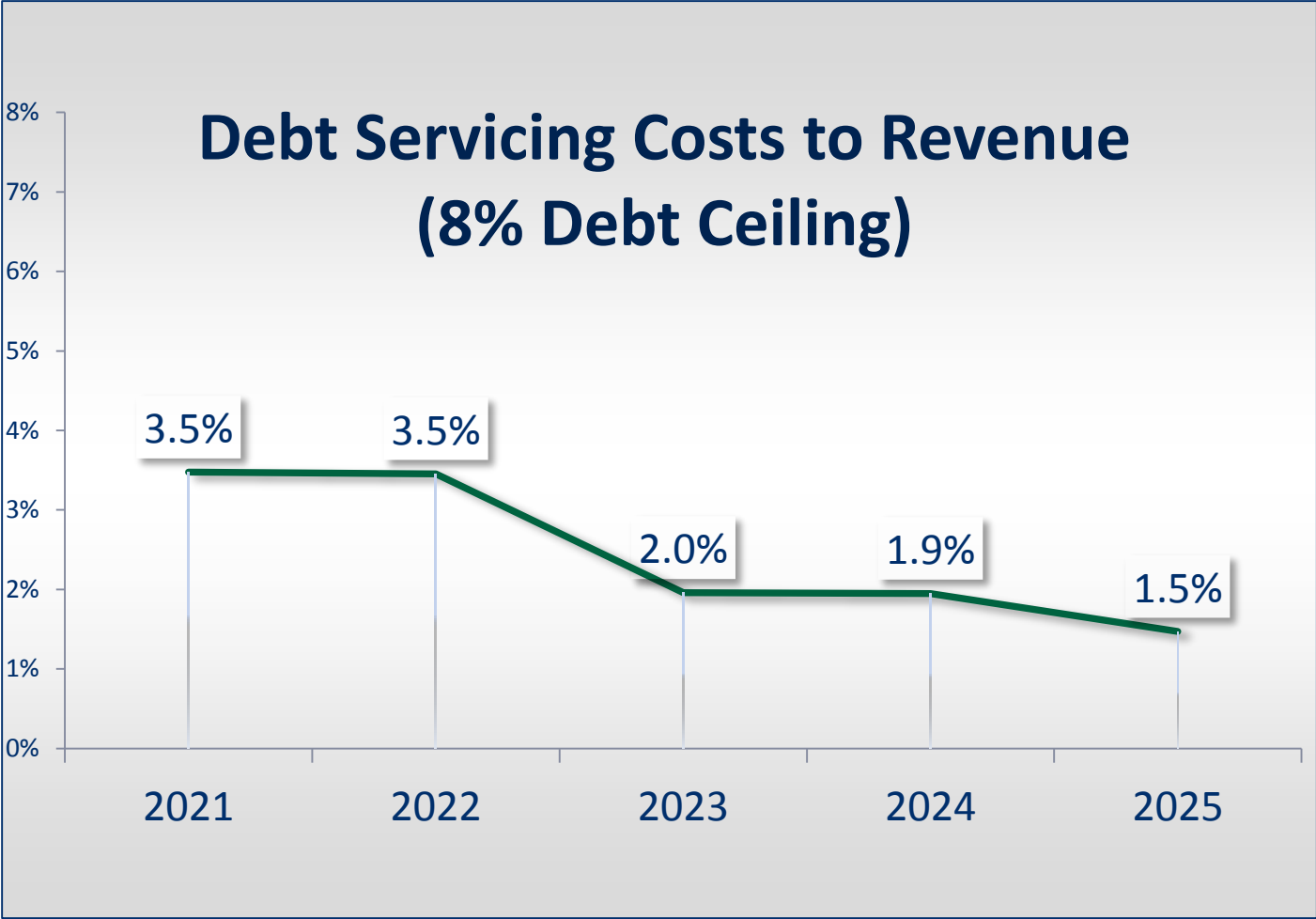
Financial Assets	\$ 103.3M
Liabilities	<u>(59.1)M</u>
Net Surplus	\$ 44.2M

A net surplus indicates that the City has sufficient assets to meet existing liabilities and future obligations.

- Shows strong financial stewardship and intergenerational equity.



# Debt Servicing



# Consolidated Statement of Financial Position

## Non-Financial Assets

Tangible Capital Assets	\$734.3M
Supplies Inventory	\$ 3.6M

- Investment in infrastructure and consumable assets
- Used to sustain quality services
- Includes all infrastructure
  - Buildings
  - Roads
  - Parks
  - Machinery and Equipment



# Consolidated Statement of Financial Position

## Accumulated Surplus:

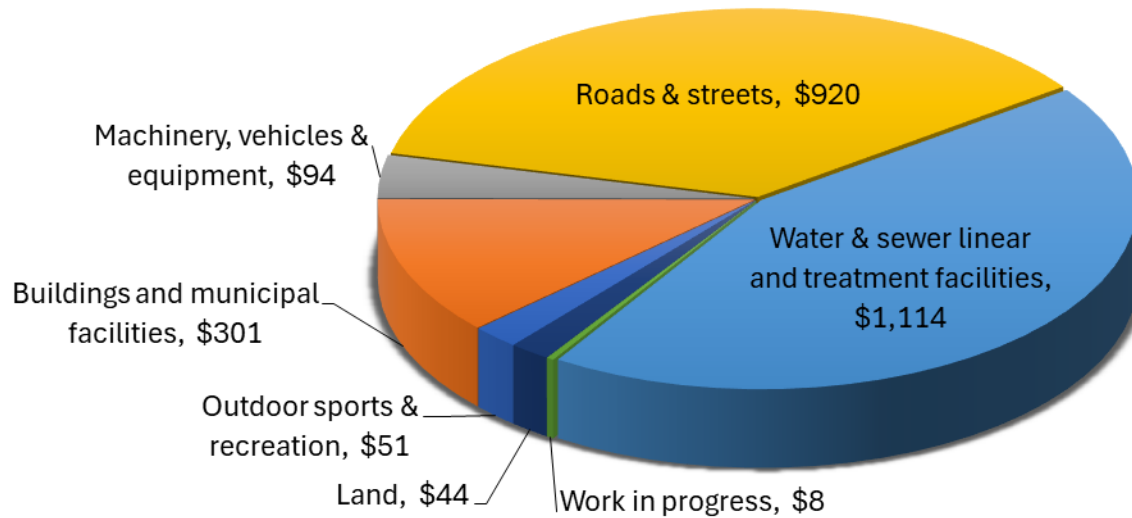
Tangible Capital Assets	\$734.3 M
Supplies Inventory	\$ 3.7 M
Net Surplus	<u>\$ 44.2 M</u>
Accumulated Surplus	\$782.2 M

- Most of this accumulated surplus represents past investment in infrastructure to sustain services — it is not cash.



# Infrastructure Investment

Total Replacement Value of Infrastructure \$2,533 Million



# Infrastructure Condition

The City’s infrastructure deficit is estimated to be \$354.7M or 14% of the total value of assets; up from \$339.3M in 2024. These are assets that are beyond their expected useful life.

- Why does the deficit continue to grow?
  - Inflation – capital costs continue to outpace regular CPI.
  - Timing – many assets were constructed or acquired during past amalgamations/expansions; these assets are now approaching end of life.

Estimated Infrastructure Deficit (in \$ millions)		
Infrastructure Assets	2025	2024
Outdoor sports & recreation	\$ 7.8	\$ 8.9
Buildings and municipal facilities	18.7	17.6
Machinery, vehicles & equipment	13.6	15.1
Roads & streets	103.8	93.6
Water & sewer linear and treatment facilities	210.8	204.2
	<b>\$ 354.7</b>	<b>\$ 339.3</b>

# Infrastructure Sustainability

Are we investing in infrastructure at the same rate as it is being used?

\$40.2M invested in renewal of infrastructure

\$63.2M current replacement cost of infrastructure used

**\$40.2 replaced / \$63.2 used = 0.64**

Sustainability Ratio

- 2025 – 0.64
- 2024 – 0.62
- 2023 – 0.59
- 2022 – 0.48
- 2021 – 0.73
- 2020 – 0.73



Caution:  
investment uses  
substantial funding  
from Third Parties

# Financial Risks and Strategies for Managing Risk



# Financial Risks

- Inflation
- Extreme/different weather events (frequency and magnitude)
- Volatility in fuel costs, interest rates, and the global market
- Increasing cost and demand of infrastructure renewal
- Demand for new infrastructure

These risks influence future budget decisions, capital planning, and service delivery expectations.



# Strategies to Mitigate Risks

- Long-term plans
  - Municipal Plan to facilitate infill development and encourage mixed use intensive development
  - Financial plans for General Fund and Water & Sewer Fund
  - Capital Policies, Debt Policies, Sustainable Funding Plans
- Operational Strategies
  - Corporate Management Systems
  - Engineering for efficiency and climate change
  - Investments in infrastructure
- Results based management
  - Focuses on areas that achieve results that matter to the community
  - Creates alignment between the community, Council and staff
  - Flexibility to address challenges within sustainable levels of funding



# Key Takeaways for Council

1. The City's financial information is reliable and well-managed.
2. Financial results reflect long-term investment and stewardship.
3. The City remains financially strong while managing long-term infrastructure pressures.



# City of Fredericton

Questions?



gordon - playingwithmycamera



# Recommendation

- BE IT RESOLVED THAT the Council of the City of Fredericton adopts the 2025 Audited Consolidated Financial Statements as presented.



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## Governance and Strategic Management

Fredericton City Council is a council composed of a mayor and twelve councillors. They are elected by ward to govern the City of Fredericton. The Council is responsible for setting policy that is administered for residents by professional management and staff.

In 2021, due to a delay in the 2020 elections resulting from the COVID-19 pandemic, a new City Council was formed in May of 2021. The election resulted in a new mayor and 5 new councillors. For the first time in Fredericton's history, a female was elected as mayor and Council had the most female representation on Council with four female councillors elected. The next election is planned for May 2026.

Beginning in 2016, the City began a process to create a new municipal plan to guide the City of Fredericton into the future. The culmination of this plan was its adoption on January 27, 2020. It is based on many public consultations and will be the basis for how decisions are made today to impact the City going forward. It takes into consideration all of the things that make the City what it is and has recommendations on how to maintain and enhance the quality of life for citizens of Fredericton.

A major change to the Governance model was implemented January 1, 2023 by the Provincial Government. This Local Governance Reform resulted in the City growing both in size and population. This has impacted service delivery and results in an expanded relationship with the Regional Service Commission.

A 20 Year Long-Term Financial Plan was adopted by City Council on September 13, 2010. The Long-Term Financial Plan is the City's road map to long-term financial affordability, flexibility, sustainability and resiliency. With the adoption of the new municipal plan, the long-term financial plan will be updated to reflect the new guiding document. It will also reflect new factors including growth as a result of local governance reform and a heightened focus on environmental issues surrounding adaptation and mitigation.

The General Fund long-term financial plan includes a recommended debt servicing limit of 8% of total revenue. The 8% debt servicing ceiling along with the 12-17% Pay-As-You-Go (PAYG) capital budget allocation provides 20-25% of the total General Fund budget allocated to capital assets and infrastructure, which is the amount required to maintain service levels and address stable growth. The Long Term Financial Plan was renewed in 2023 and reconfirmed policy decisions for future budgets with a new slant to incorporate a renewed focus on investment in growth.

Capital investment priorities are set based on the need for renewal, extension or addition of capital assets within the City's eight Program Result Areas. The City maintains a complete inventory and knows the replacement cost of its capital assets. The PAYG capital budget is used to (a) replace existing assets, (b) expand and enhance assets to accommodate new services and growth, and (c) repair and maintain existing assets.

The City of Fredericton develops an annual budget that outlines planned revenue collection and expenditures for the calendar year. Revenues are generated primarily from property taxes, although funds are received through transfers from other levels of government and from non-tax revenues, including permit fees, parking levies, transit fares, and from other services. Expenditures relate to each of the services provided by the municipality in support of the goals of the eight Program Result Areas.

# Financial Statement Discussion & Analysis

## Introduction

Management of the City of Fredericton is responsible for preparing the Financial Statement Discussion & Analysis (FSD&A). This report is supplementary to the audited financial statements with the objective of explaining, highlighting and analyzing information contained in the financial statements.

This discussion will provide highlights of the key financial information and analysis, including an assessment of trends and indicators of financial health.

## Highlights

### Revenue

Revenue for 2025 was \$259.5 million, up from \$235.6 million, or a 10.2% increase from 2024. The increase is primarily attributable to increased property tax revenues due to a robust residential housing market and strong new construction growth, a significant increase in third party contributions driven primarily from other government funding and increases to non-tax revenue in areas of such as Transit, Parking and Recreation Services.

<b>Revenue</b>	<b>2025</b>
Property taxes	\$ 156,346,042
Sales, fines and other fees	46,666,555
Services to other governments	5,969,197
Return on investments, and other miscellaneous revenue	3,686,115
Community funding and Federal Grant in Lieu	809,419
Third party contributions:	
Federal and Provincial infrastructure funding	41,057,391
Infrastructure installations funded by private development	5,010,761
<b>Total revenue</b>	<b>\$ 259,545,480</b>

Revenue from sales, fines and fees increased by \$4.1 million, or 9.7% over the prior year. Factors driving the increase were in the following areas: public transit, parking lots and garages, water and sewer rates, and revenue from subsidiaries.

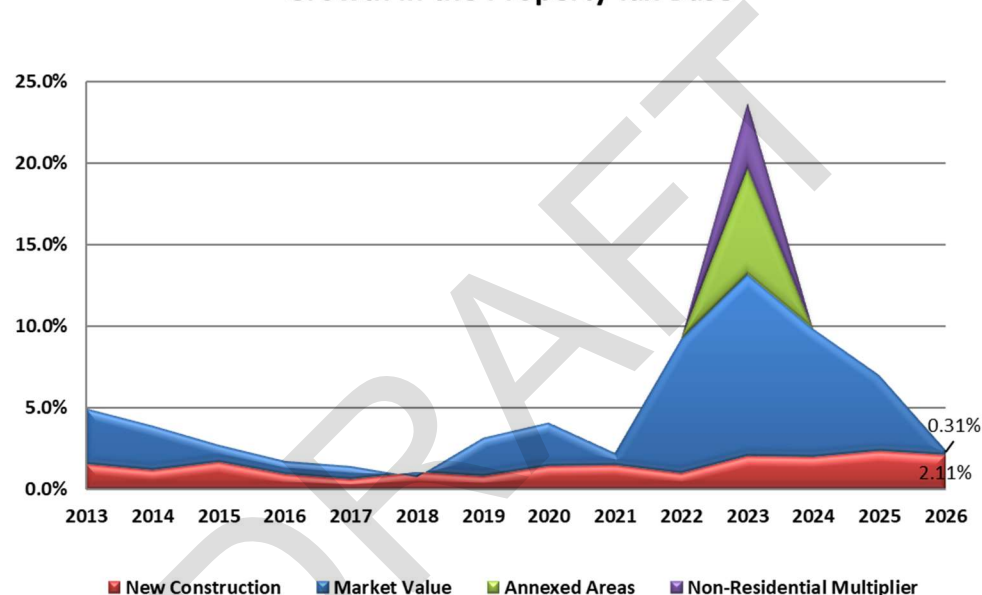
Rising costs and increasing needs for public services continue to be the key drivers for negotiating new service contracts. The City continues to negotiate contracts with neighboring communities for such services as Policing and Fire Protection of Saint Mary’s First Nation, Fire to LSDs and 911 Dispatch Services for the region. These contract agreements aim to achieve full cost recovery for the services provided to other government entities. It is important to note Local Governance Reform will continue to have an impact on certain agreements moving forward, namely surrounding recreational services.

### Revenue growth from property taxes is unpredictable

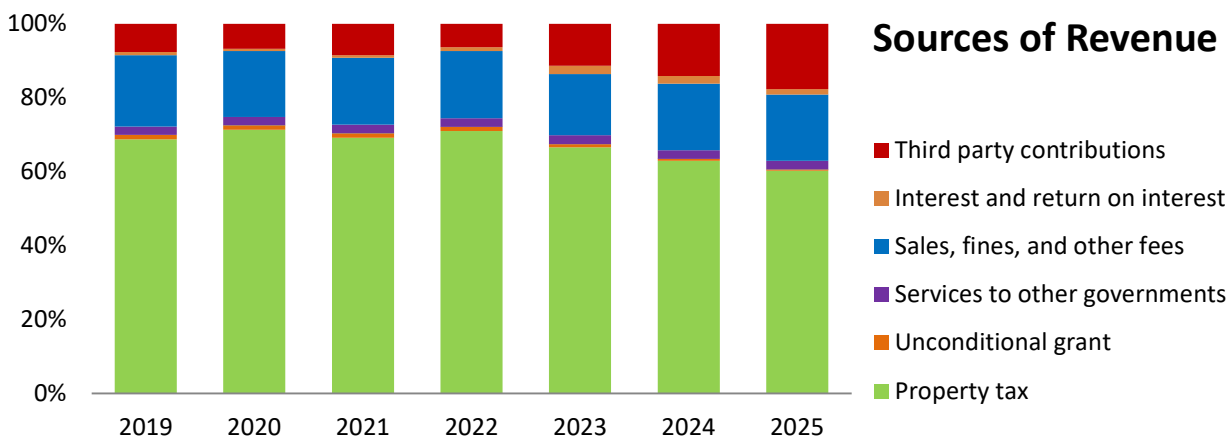
The City’s revenue growth from property tax was on a downward trend but has rebounded after the property tax freeze in 2018. Tax base growth is composed of new construction and increases in the assessed market value of existing properties.

For 2025, the tax base from new construction increased by 2.30%, while market assessments rose by 4.68%, reflecting another year of strong housing market activity. Looking ahead, the tax base for 2026 is expected to grow by only 2.42% due to the assessment freeze implemented by the Government of New Brunswick. As a result, market assessments will increase by just 0.31%, with the remaining 2.11% growth coming from new construction. For 2026, a property tax assessment freeze was once again implemented by the Province which creates additional uncertainty for budgets. In addition to the freeze, the Provincial Government is developing Property Tax Reform which could introduce changes and further uncertainty.

**Growth in the Property Tax Base**



The City maintains a high reliance on property taxes as the main source of revenue. In 2025, property tax revenue was approximately 60.2% of total revenue.

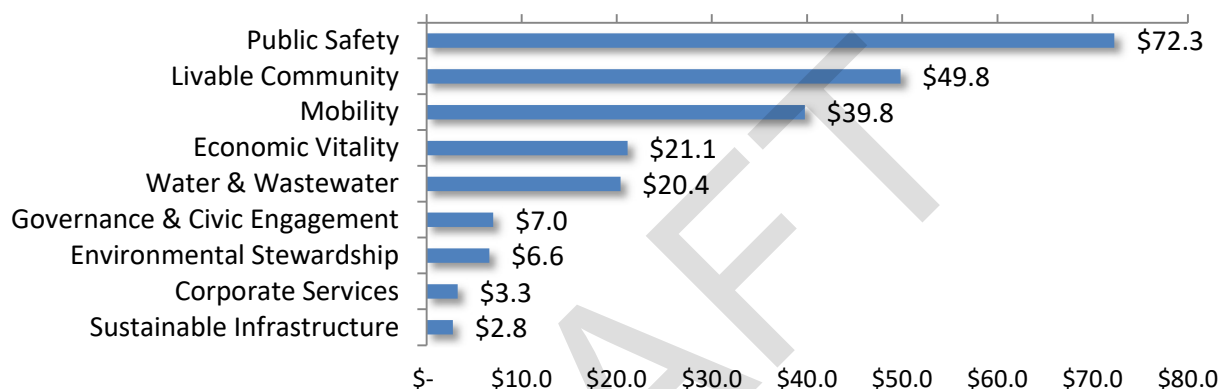


The reliance on property taxes is partly due to a reduction in the Community Funding and Equalization grant received from the Province of New Brunswick. The grant decreased over a four-year period, from \$5.78 million in 2011 to \$1.71 million in 2015. In 2025, the Community Funding and Equalization grant was 0.5% of total revenue, compared to 4.3% in 2011. For 2026, a new funding formula has been created resulting in changes to revenues received by the City for operations and capital renewal investments. The City is focusing on leveraging funds from other levels of government to advance capital projects, however, this funding is not guaranteed to be available to the City in future years.

### Expenses by Program Results Area

Expenses are reported by Program Results Area. Community results are achieved in each program area through the delivery of services and provision of municipal infrastructure.

#### Expenditures by Program Results Area (in \$ millions)



\* Corporate Services and other overhead costs are reallocated to the external services.

### Expenses are related to salaries and benefits, goods and services, and infrastructure costs

Annual expenses reported in the financial statements include salaries and benefits, goods and services, and amortization of infrastructure. Annual amortization expenses are calculated as the historic cost of infrastructure and assets divided by their expected useful life.

Total expenses in 2025 were \$223.1 million, compared to \$190.7 million in 2024, an increase of 17.0%.

Expense by Type (in \$ millions)	2025	2024	2023
Salaries	\$ 103.7	\$ 89.6	\$ 85.5
Goods and Services	90.7	71.4	52.3
Amortization	27.1	25.5	24.5
Interest	0.6	0.7	0.8
Other	1.0	3.5	2.7
	<b>\$ 223.1</b>	<b>\$ 190.7</b>	<b>\$ 165.8</b>

### Union agreements

The basis for City negotiations is tied to the City's Human Resources Tactical Plan adopted in 2019. The basis is on fair and predictable compensation for City employees that is tied to cost of living, based on the New Brunswick Consumer Price Index. Since 2019, five bargaining units representing employees of the City of Fredericton have agreed to settlements linked to NB CPI. They include CUPE Locals 508 (Outside),

1709 (Inside), 1783 (Transit); and CUPE Local 3864 (Technical Professionals), and UBC Local 911 (Police). IAFF Local 1053 (Fire) chose to enter into arbitration for their contract in which the arbitrator awarded NB CPI similar to all other City collective bargaining agreements. The non-bargaining employees and Council also have their salaries linked to NB CPI. Police and Fire contracts expired December 31, 2024; negotiations are ongoing.

**Costs are expected to increase faster than revenue growth**

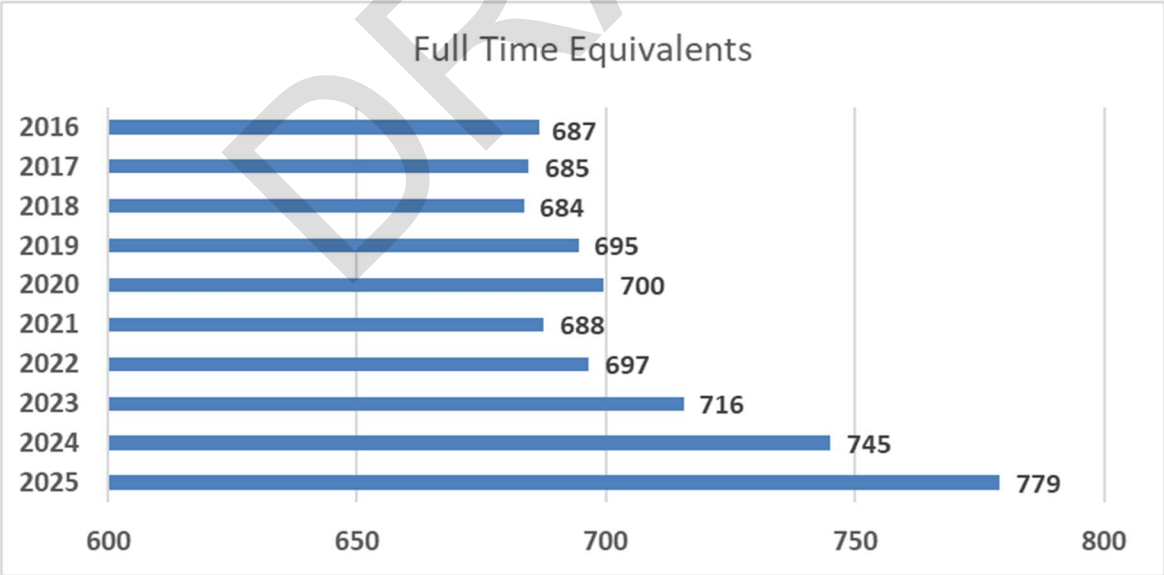
The City’s inflationary costs have been increasing at a higher rate than a typical consumer’s inflation as measured by the Consumer Price Index.

For 2025, this trend continued. High costs associated with non-personnel contracts above CPI and high construction costs make it difficult to provide the same quality of service to residents. The City is committed to identifying opportunities to offset higher costs. Since 2012, the City has worked diligently to produce cumulative savings exceeding \$10.3M. or \$0.09 on the tax rate. However, there is a risk that the adjustments to services will be required if inflationary costs continue to outpace annual revenue.

The City has also reduced the tax rate for the majority of residents by decreasing the inside tax rate \$0.1225 per \$100 of assessment from 2022 – 2025 to reflect that residents are also being negatively impacted by inflation.

**Aligning the workforce to a growing community – striking the balance**

In the past, full time equivalent employee (FTE) growth outpaced revenue growth which resulted in an imbalance of salary costs compared to revenue which resulted in a need to right-size the FTE complement. Due to significant growth in the community and changing needs, the City is now strategically adding to the FTE complement where there are service requirements to support our growing community.



### City is mandated to operate within a balanced budget framework

The City is mandated to budget using provincially legislated cash budgeting for each of its operating funds and is required to maintain a balanced budget on a cash basis with no cumulative surplus or deficit within those operating funds.

In 2025, the City's General Operating Fund ended the year with a surplus from regular operations of \$1,963,187 or 0.8% of total revenue. The Water & Sewer Utility Fund ended with a cash budget surplus of \$516,168 or 1.4% of total revenue.

Annually, the City is required to consolidate the operations of City owned companies with regular operations to report a Consolidated General Operating Fund surplus or deficit to the Province of New Brunswick. These companies, including the Fredericton Convention Centre, e-Novations Comnet Inc. and Newmarket Properties Inc., added \$1,080,959 to the annual Consolidated General Fund surplus/deficit. The operating surpluses generated from the subsidiary companies are retained in each company to be used for future reinvestment in infrastructure necessary to sustain their operations.

The consolidated annual surplus also includes unrealized foreign exchange losses of \$91,710 and unrealized gains on investments of \$646,367. Including the subsidiary companies, and the effect of unrealized foreign exchange gains and unrealized investment losses, the City's Consolidated General Operating Fund surplus is \$3,598,803 or 1.5% of revenue.

### Investments in infrastructure are necessary to sustain service delivery

For 2025, the City reported tangible capital assets with a historical cost of \$1.148 billion and \$414 million in accumulated amortization, resulting in a net book value of \$734 million. During the year, the City recognized amortization expenses of \$27.1 million. To sustain current levels of service delivery, the City must replace assets at a rate greater than the rate of amortization to recognize changes in technology, service delivery/expectations and inflationary impacts.

The amortization expenses recorded for the cost of consuming assets (at historical prices) is much lower than the capital expenditures required to acquire replacement assets (at current prices).

The City's infrastructure consists of long-lasting assets. The annual amortization expense is based on the historical cost of assets at the time of construction, which is then amortized over the useful life of the infrastructure. The useful life of a municipality's large infrastructure assets ranges from 15 to 80 years and historical construction costs are much lower than current replacement costs. As a result, the total expense recorded for asset amortization tends to be much lower than the current cost of investments required to replace those same assets.

### Using Public Sector Accounting Standards, the difference between amortization expense and the current cost of replacing infrastructure gives rise to an annual surplus

The City's audited financial statements are prepared in accordance with Public Sector Accounting Board (PSAB) standards. PSAB requires governments to capitalize long-term assets and record amortization expense at historic costs over their useful lives.

Investments in infrastructure are recorded as an increase in tangible capital assets as shown on the Consolidated Statement of Financial Position, rather than as a cash expense during the year. Capital assets

are then depreciated over their useful lives and the cost of asset amortization is recorded as amortization expense each year over the useful life of the asset.

In 2025, amortization expense was recorded at \$27.1 million, while the total investment in replacement and new infrastructure was \$72.1 million. Capitalizing investments as assets and recording amortization expense under PSAB standards resulted in an annual expense that was \$45.0 million lower than the City's cash operating budget because the historical amortization expense is much lower than current replacement costs. This creates an annual surplus when reporting for Public Sector Accounting purposes.

### [Consolidated surplus is related to investment in infrastructure and is supported by third party contributions.](#)

The City ended the year with a consolidated surplus from all funds of \$36.5 million and an accumulated surplus of \$782 million, compared with an annual surplus of \$44.9 million and a year-end accumulated surplus of \$746 million in 2024.

The City's operations are managed within a balanced budget on a cash expenditures basis. Budgetary cash surpluses or deficits are legislated to be included in the second ensuing year's operating budget. As a result, the consolidated annual surplus of \$36.5 million is made up primarily of:

- Cash investments in capital assets that are higher than the amortization expensed in the year,
- Third party contributions of capital assets and infrastructure funding, and
- Debt repayments.

Throughout the year, the City receives contributions of municipal infrastructure from developers who have built new subdivision streets, sidewalks, and water and sewer infrastructure and then turned those assets over to the City. This results in an increase in tangible capital assets as well as an increase in the property tax base. During the year, developers contributed \$3.1 million in linear assets.

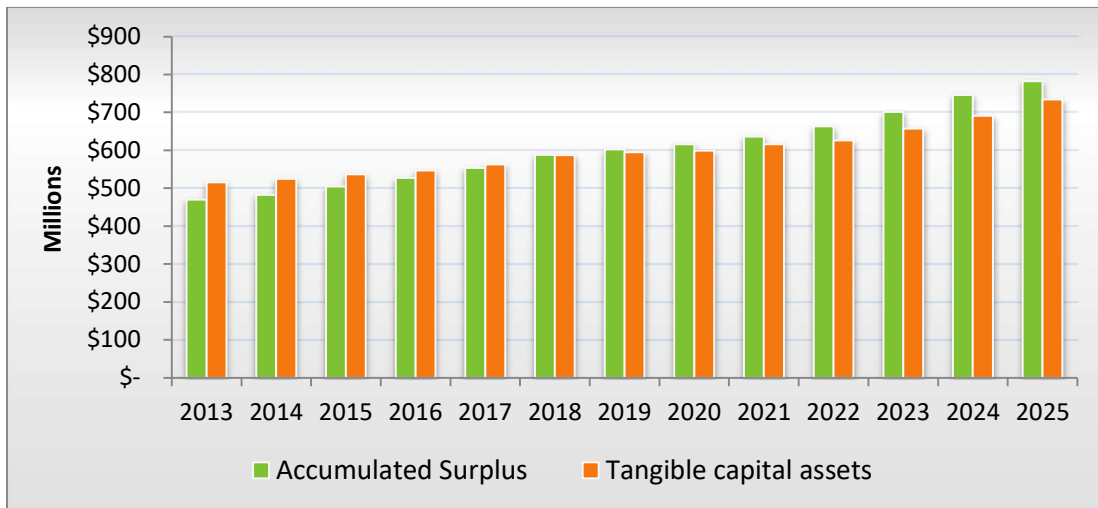
Also included in third party contributions are government transfers and funding for major capital projects. In 2025, the Federal and Provincial governments contributed investments in infrastructure valued at \$41.1 million including contributions for the new performing art centre, transit upgrades, affordable housing, and various roadway and water and sewer projects.

### [Accumulated surplus related to investments in infrastructure](#)

The accumulated surplus reported on the Consolidated Statement of Financial Position shows the net amount of assets available to provide services for the City's residents. This is not a cash surplus available for additional expenditures but represents the cumulative investment in infrastructure over time.

The following chart shows the accumulated surplus compared to the net book value of tangible capital assets. The accumulated surplus is made up almost entirely of investment in infrastructure and tangible capital assets. This is because the City is required by legislation not to accumulate year over year cash surpluses from operations.

The net difference between the accumulated surplus and the value of tangible capital assets shown on the following chart is supplies inventory and financial assets in excess of liabilities.



Readers of the financial statements should be cautious about their interpretation of the increase in tangible assets and accumulated surplus.

The increase in accumulated surplus or tangible capital assets does not necessarily indicate that the overall condition or life expectancy of existing infrastructure is improving or that future cash requirements to replace capital assets are diminishing.

The accumulated surplus represents the City's equity in assets which represents the City's future ability to use infrastructure to deliver municipal services and achieve Program Results.

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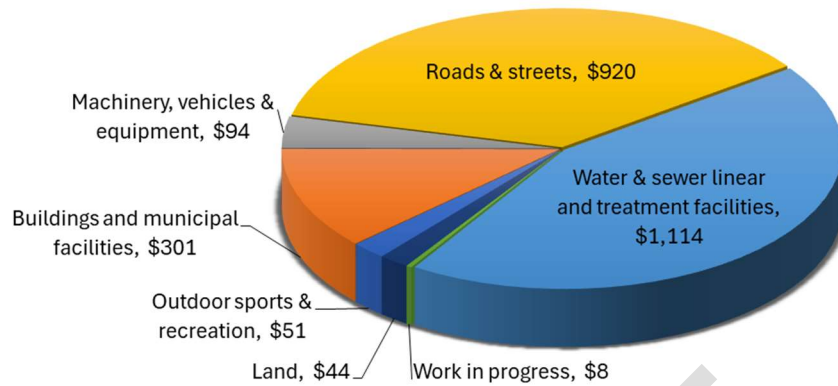
## Investments in infrastructure support Program Results

During 2025, the City made significant investments to renew existing infrastructure and additions of new infrastructure to achieve Program Results.

Program Results Area	Project	Community Result
Environmental Stewardship	<ul style="list-style-type: none"> <li>Northumberland Street, Crocket Street, and Main Street, coordinated reconstruction to replace end of life infrastructure and improve flood resiliency</li> <li>Refillable water fountains</li> <li>Installation of solar panels at Regent Street Depot</li> </ul>	An environmentally conscious corporation and community, adapting and mitigating against climate change
Livable Community	<ul style="list-style-type: none"> <li>Continued construction of new Performing Arts Centre</li> <li>Upgrades to Killarney Lake Park:               <ul style="list-style-type: none"> <li>Begun construction of natural playground</li> <li>Expansion of mountain bike trails</li> <li>Continued construction of 18-hole disc golf course</li> </ul> </li> <li>Construction of Garrison Multi Plaza</li> <li>Replacement of Grant Harvey Turf Field</li> <li>Renewal of Downing Street Park, including upgrades to the outdoor hockey rink</li> <li>Replacement of the Fredericton Indoor Pool roof</li> </ul>	A vibrant, well-planned, connected, and active community
Mobility	<ul style="list-style-type: none"> <li>Continued investment in renewal of transportation network</li> <li>Replacement of the Nashwaak Bridge decking</li> <li>Purchase of 4 new hybrid buses</li> <li>Addition of trail lighting between Bill Thorpe Walking Bridge and Gibson Street.</li> <li>Expansion and renewal of trail network</li> </ul>	New equipment and infrastructure to provide safe, accessible, options for movement around the community.
Public Safety	<ul style="list-style-type: none"> <li>Acquisition of new pumper and fire rescue truck</li> <li>Reconstruction of police parkade</li> <li>Continued investment in police fleet</li> <li>Upgrades to police equipment</li> </ul>	Services that protect people and property, fostering a safe and secure community for all.
Water and Wastewater	<ul style="list-style-type: none"> <li>Completion of upgrades at Barker Street treatment facility</li> <li>Reconstruction of two wastewater lift stations</li> <li>Completion of a new production well</li> <li>Ongoing investment in in coordinated replacement of linear water and sewer infrastructure with roadway improvement projects</li> </ul>	Infrastructure to provide safe and clean water

## Infrastructure Condition and Deficit

### Total Replacement Value of Infrastructure \$2,533 Million



There are a number of tangible capital assets owned by the City that have reached the end of their intended useful lives but have not yet been replaced and are still in service. The current replacement cost of these assets is referred to as the infrastructure deficit. The infrastructure deficit is not included in the annual or accumulated surplus figures in the consolidated financial statements.

### Estimated Infrastructure Deficit (in \$ millions)

Infrastructure Assets	2025	2024
Outdoor sports & recreation	\$ 7.8	\$ 8.9
Buildings and municipal facilities	18.7	17.6
Machinery, vehicles & equipment	13.6	15.1
Roads & streets	103.8	93.6
Water & sewer linear and treatment facilities	210.8	204.2
	<u>\$ 354.7</u>	<u>\$ 339.3</u>

### Addressing the Infrastructure Deficit through long-term financial planning and fiscal policies

The City is working to address the infrastructure deficit through its fiscal policies and long-term financial plans. The Long-term Financial Plan for both the Water & Sewer Fund and the General Operating Fund prescribe a level of funding required for infrastructure renewal that will stabilize the infrastructure deficit over a 20-year period. An in-depth review of the General Fund was undertaken in 2023 and the review of the Water & Sewer Fund is planned for 2026.

The Council has also adopted these long-term financial plans along with related fiscal policies aimed at achieving the plans' objectives. The Debt and Affordability Policy caps the level of debt payments to less than 8% of total recurring budget. The Capital Prioritization and Investment Policy ensures that at least 75% of the General Fund capital budget is invested in the renewal of existing infrastructure while the Water and Sewer Fund is set at 90% due to the larger deficit amount.

Meeting renewal targets for infrastructure replacement is key to achieving a reduction of the infrastructure deficit.

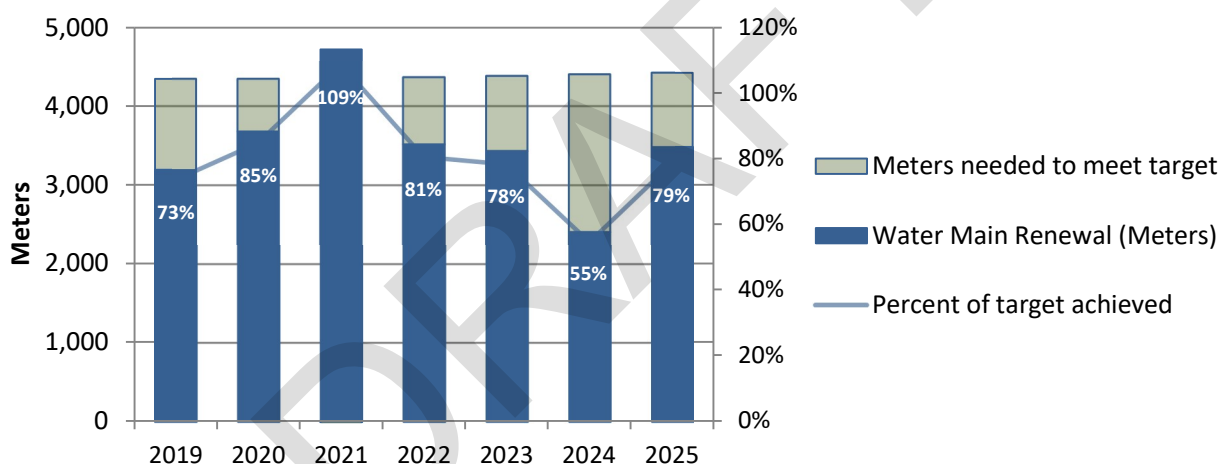
### Water and Sewer linear assets represent the largest area of infrastructure deficit

The City of Fredericton Water and Sewer utility operates 10 major water production wells, two water treatment plants, fourteen booster stations and seventeen water storage reservoirs. Wastewater is collected and treated at the Barker’s Street Treatment Facility along with one sewage treatment lagoon. Water and wastewater are distributed and collected using over 840 kilometers of underground piping.

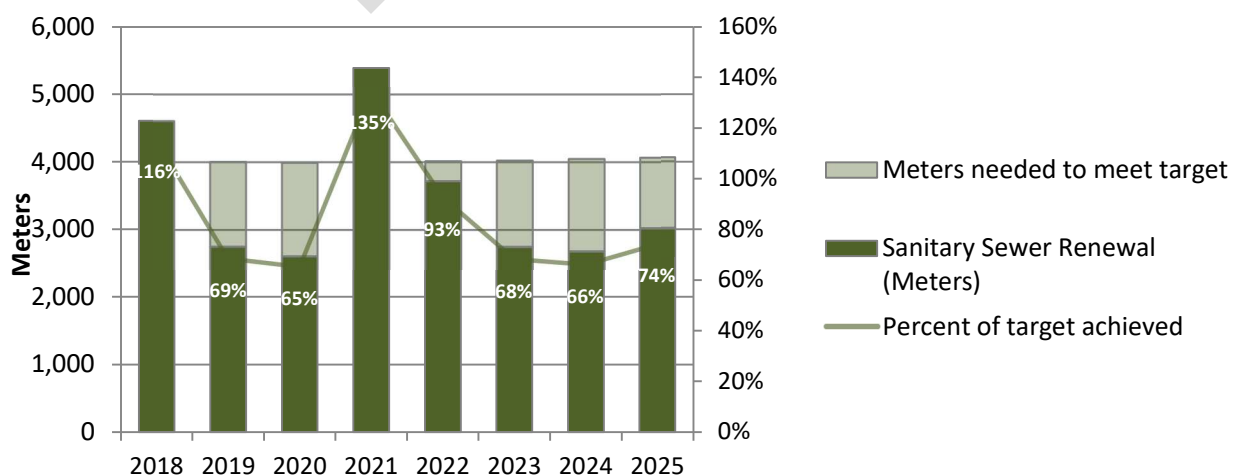
Water & Sewer Linear Assets	Total Length (km)	Infrastructure in Service Beyond Expected Useful Life		
		Length of Deficit (km)	Percent of Total	Replacement Cost (in millions)
Water mains	438.2	111.0	25%	\$ 128.1
Sanitary sewers	402.5	19.1	5%	\$ 18.6

Water mains and sanitary sewers have expected useful lives ranging from forty to eighty years. Many are still in service beyond expected useful life estimates. A minimum renewal rate of 1% of the total length of infrastructure per year is the target renewal rate for maintaining a sustainable underground system.

### Water Main Renewal Compared to Target



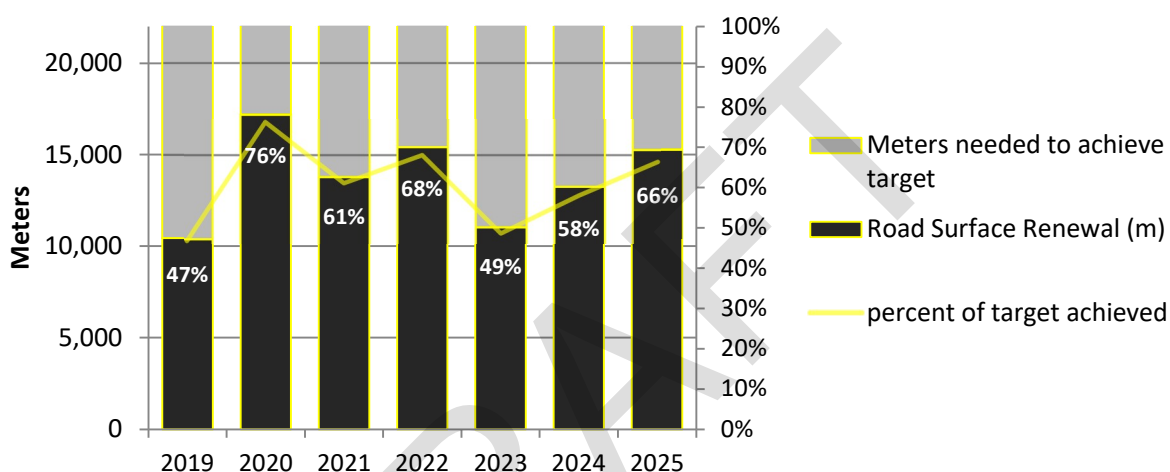
### Sanitary Sewer Renewal Compared to Target



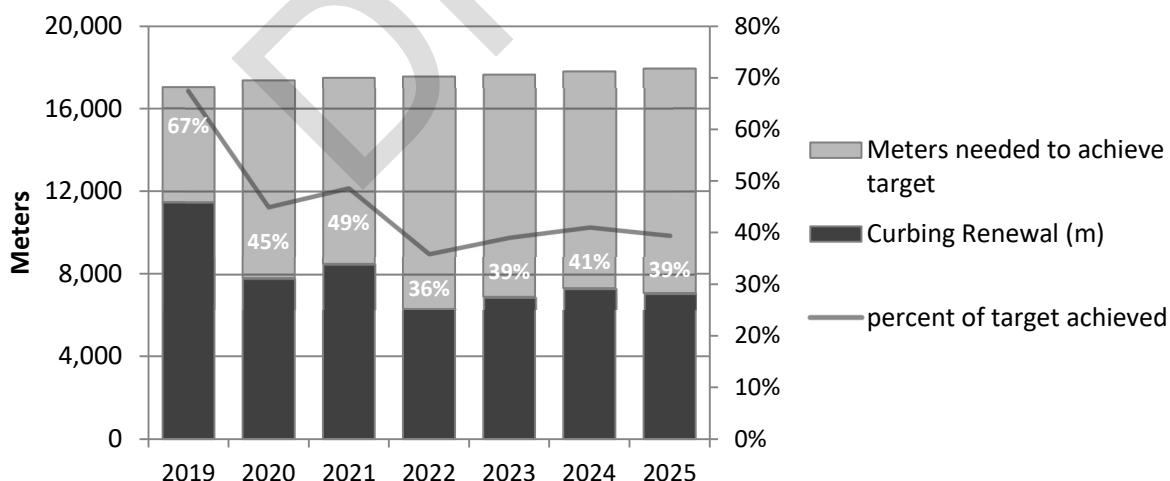
Roads and Streets assets require significant reinvestment to sustain the quality of service

Roads & Streets Linear Assets	Total Length (km)	Infrastructure in Service Beyond Expected Useful Life		
		Length of Deficit (km)	Percent of Total	Replacement Cost (in millions)
Road surfaces	376.6	74.1	20%	\$ 20.4
Road base	381.0	37.6	10%	\$ 51.8
Curbing	583.1	67.7	12%	\$ 14.2
Sidewalk	261.9	21.8	8%	\$ 9.0

### Road Surface Renewal Compared to Target

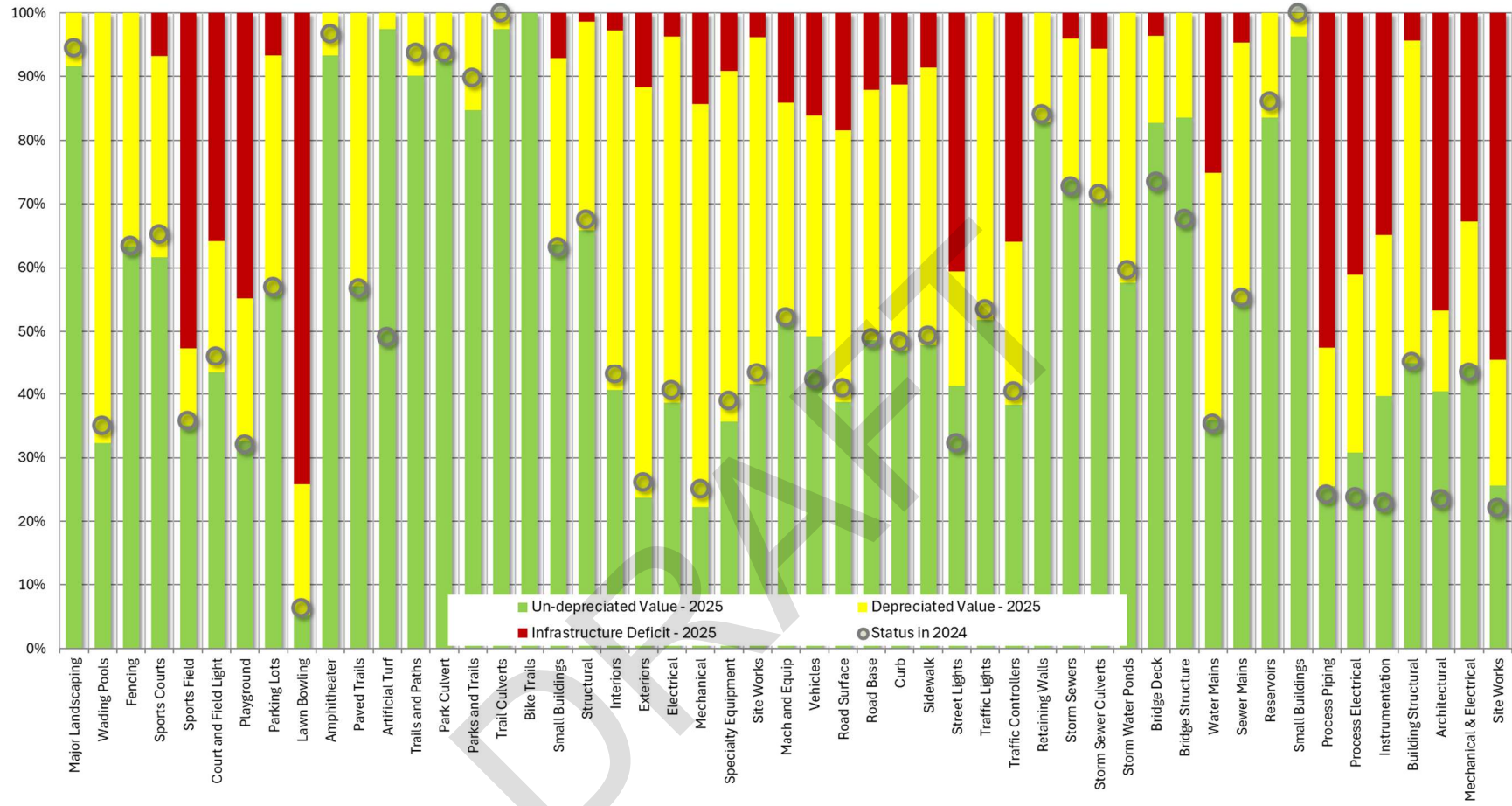


### Curbing Renewal Compared to Target



In addition to assets that have already exceeded their expected useful lives, a number of assets are nearing the end of their expected useful lives or have been partially used. The chart on the following page shows the relative percentage of assets by category that have already reached the end of their expected useful lives, the amount of life already depreciated from the pool of assets, and the un-depreciated or useful life remaining.

# Infrastructure Condition



## Assessment of Financial Trends

Debt is an important measure of financial health and future prospects for the City of Fredericton. Net debt represents the future amount of revenue required to fund existing commitments and indicates the affordability of additional spending. It is calculated as the total short- and long-term financial obligations of the City, less current financial assets.

### Change in Net Surplus

The City has experienced an increase in its net surplus in four of the last five years. In 2025, the City saw a decrease in its net surplus due to the derecognition of its pension asset due to settlement of Defined Benefit pension plan.

- For the year ended December 31, 2025, the net surplus decreased to \$44 million.

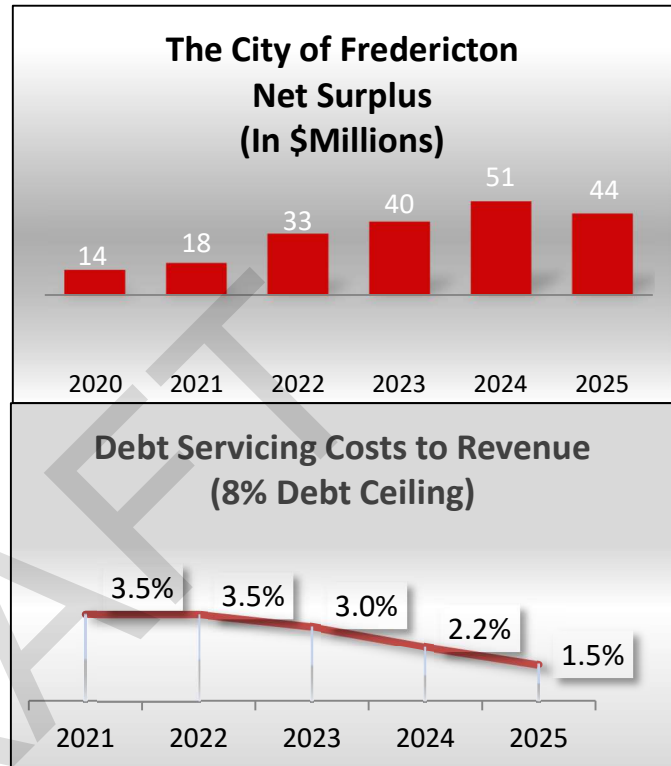
### Debt Servicing Costs

Debt servicing costs were 1.5% of total revenue in 2025. The long-term financial plan sets a target debt servicing ceiling of 8% of total recurring revenue.

- Debt servicing costs of \$3.8 million were recorded in 2025, including \$0.6 million in interest and \$3.2 million in principal repayments.

### Improving Asset-to-Liability ratio

In 2025, the City continued to pay down outstanding debt. The City also received increased contributions from other levels of government for infrastructure projects reducing out-of-pocket expense for these projects. The result is an increase in the ratio of financial assets to total liabilities which is a favourable indicator of financial sustainability.



Comparison of Assets-to-Liabilities			
Year	Total financial assets (\$millions)	Total liabilities (\$ millions)	Total assets / total liabilities (percent)
2018	56.1	57.7	97%
2019	70.2	70.8	99%
2020	68.3	59.5	115%
2021	79.6	67.1	119%
2022	93.7	68.0	138%
2023	112.0	79.6	141%
2024	119.0	76.1	157%
2025	103.3	59.1	175%

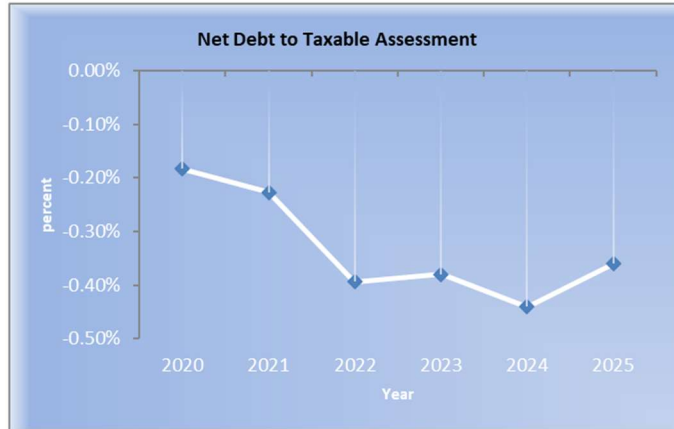
  

**Financial Assets-to-Liabilities**

Year	Financial Assets-to-Liabilities (%)
2020	115%
2021	119%
2022	138%
2023	141%
2024	157%
2025	175%

## Taxpayer Affordability

The flexibility of the City to bear additional future costs is impacted by the level of net debt compared with the total value of the tax base. This trend is improving as the tax base grows and net debt decreases. It is an indicator of the City's ability to utilize debt financing in the future for major projects without negatively impacting the affordability of the tax rate.

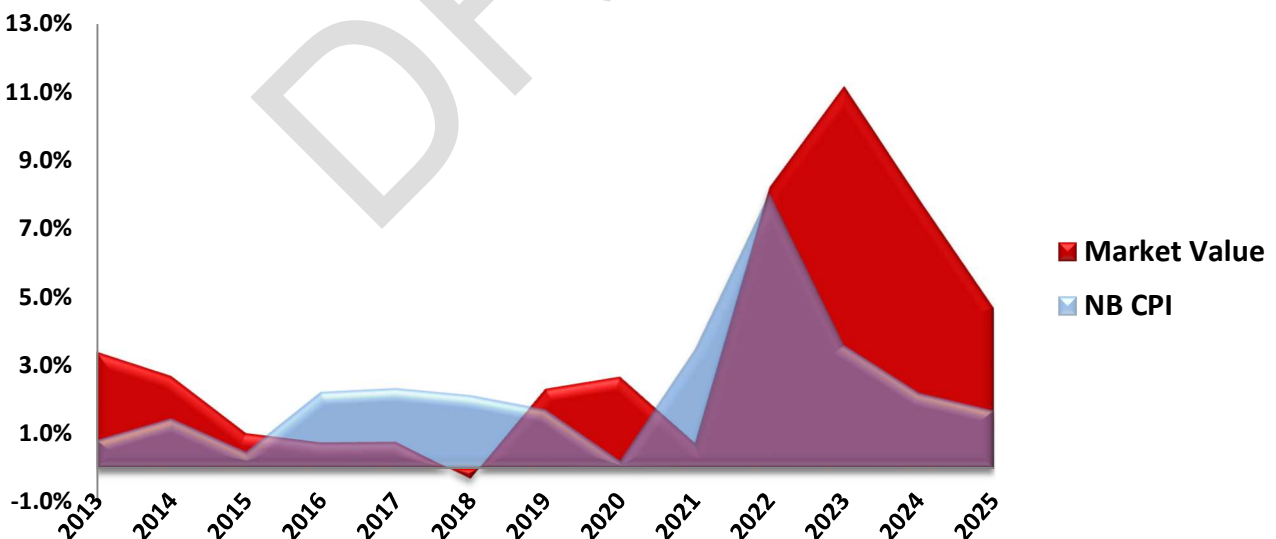


## Municipal Tax Burden

In 2024, Fredericton's overall Municipal Tax Effort was 5.0%. This means that for the average residential unit 5.0% of their household income pays for municipal taxes and water and sewer rates. As income ranges increase so does the amount of municipal taxes paid; however, the amount of taxes paid compared to income decreases. The City provides a high level of service and value to all its taxpayers while remaining affordable. Even for lower income ranges tax effort is still at an affordable level relative to the services being provided.

In 2025, property tax assessments increased by 4.68% while the New Brunswick's Consumer Price Index (NB CPI) rose by 1.68% for the year. Over the last ten years, property assessments have risen on average 3.9% per year, while the NB CPI averaged growth of 2.8%. This means that property taxes have remained relatively consistent relative to other household expenses.

## Market Assessments Compared to NB CPI



## Increasing Surplus-to-Tax Assessment

The accumulated surplus measures the current and all prior years' operating results. Comparing the growth in accumulated surplus with the growth in the economy is an indicator of sustainability.

The accumulated surplus has increased due to investments in infrastructure, and the overall accumulated surplus has increased in relation to the economy (as measured by the tax base). The continuing trending increase in surplus-to-tax assessment is a favourable indicator of financial sustainability.

However, tax base growth from new construction is a significant source of funding used to sustain existing services and infrastructure. To mitigate this risk, the City employs two key planning strategies:

- Increase development density to optimize services and amenities
- Intensify development with mixed uses

The City also benefits from stimulus funding and other government transfers for major capital projects which have resulted in an increase in the accumulated surplus.

## Risks and Uncertainties

The City has identified certain risk exposures related to its financial sustainability and ability to meet its strategic objectives.

Inflationary increases over many years have a significant impact on operations and buying power. In addition, supply chain delays, lack of available resources and a low number of bids on many tenders is a trend that is being closely monitored to determine long term impacts on service delivery.

### Slowing Revenue

- While going through a sharp increase to assessment amounts for properties in 2022-2025, growth in the property tax base is projected to remain quite low and may not be enough to offset other revenue shortfalls and keep pace with inflationary costs including the drastic rise in inflation and demand for new services. A strong real estate market and strong development/new construction will hopefully result in the City's ability to continue to provide existing services within the budget parameters anticipated.

### Rising Costs

- Personnel costs now account for 44.4% [2024 – 51.1%] of total costs and are projected to continue to rise based on the HR Tactical plan and a growing City resulting in the need for additional resources.
- Public Safety personnel costs account for 21.2% of the overall municipal expenses. Public Safety labour contracts and salary amounts are typically reached through a process of arbitration. This process limits the employer's efforts to control labour costs and continues to increase the costs of public safety services because contract increases are generally benchmarked against other jurisdictions, creating a leapfrog effect that escalates salaries beyond inflation.

## Financial Risks

- Volatility in oil prices affect the City's operating budgets significantly. Fuel is a major input to the City's general operations and accounts for 1.1% of total expenses. The City uses nearly 1.8 million litres of fuel per year to operate buses, trucks, machinery, and fire and police vehicles. Each \$0.01/litre increase in the cost of fuel costs the City approximately \$18,000 more per year. Oil is also a major factor in the price of asphalt for construction projects. The City is moving to incorporate more hybrid and electric vehicles to help reduce the impact of increasing fuel costs.
- Gains and losses on U.S. currency create volatility in managing a balanced budget. A declining Canadian dollar generates gains on U.S. holdings but makes purchases from U.S. suppliers more expensive.
- The City is exposed to interest rate risk on its debentures which have 20-year amortization periods that began to partially mature starting in 2016 and need to be refinanced for the remaining balances. The City is required to borrow through the New Brunswick Municipal Finance Corporation. If long-term bond rates rise or if the credit rating of the Province deteriorates, the interest rate on the City's bonds could increase. A 1% increase in the interest rate could result in an increase in annual interest expense of approximately \$200,000.

## Environmental Risks

- Environmental risks due to climate change and extreme weather events may require major additional investments in infrastructure to adapt, or increase operating costs related to dealing with draughts, storm events and natural disasters.

## Economic Risks

- Provincial economic performance has a direct impact on municipal service expectations. In the past poor provincial economic health led to the downloading of responsibilities and costs to municipalities. Overall economic health impacts employment growth, which in turn can cause changes in development and tax base revenue.

## Economic Risks

- Major investments to upgrade and replace failed and aging infrastructure are required to reduce the infrastructure deficit, maintain municipal services and meet strategic objectives.
- Impacts of climate change on City owned infrastructure and the requirements for mitigation and adaptation.

## Strategies and Techniques for Managing Risk

The City employs a number of strategies for dealing with financial risk. Financial strategies are focused on sustaining the City over the long-term and are centered on a long-term financial plan, a results-based budgeting process, and a corporate culture focused on making improvements, innovation and finding efficiencies in service delivery.

### Municipal Plan

- Imagine Fredericton. This was the call to action in 2016 for residents, businesses, City Council, the Mayor, and the City's directors, planners and staff. Imagine Fredericton is the marketing brand name of the public consultation phase of a new municipal plan that the City began in 2015. The existing municipal plan was adopted by Council in 2007. The new municipal plan takes input from the public and professional planners and staff to develop a new growth strategy for the City. The updated municipal plan will direct the City's investment in infrastructure, land use development, and service delivery. The municipal plan is the main strategic document that guides the long-term financial plans, corporate strategic plans, and the results-based budget.

### Long-term financial plans

- The Council continues to adhere to a strategic long-term financial plan for the General Fund that addresses the infrastructure deficit, sets debt limits, and provides sustainable levels of funding for services and infrastructure.
- Capital borrowing policies aimed at maintaining financial sustainability; the long-term strategic plan sets a maximum target of 8% of revenue for debt servicing costs.
- Council has also adopted a long-term financial plan for the Water & Sewer utility, which will be renewed in 2026.

### Results-based budgeting

- In 2018, the City continued the process of redeveloping its budget process to create a strategic financial management and governance system that budgets by results areas. Budgeting for results focuses budget dollars on areas that achieve the best results for citizens and maximizes the value that citizens receive in return for their tax dollars.
- The process creates alignment between staff and the Council and provides the flexibility necessary to address the most important community concerns within a sustainable level of funding.

### Corporate strategies

- Strategies to identify strategic investments in areas that produce the highest results for residents are prioritized through the annual corporate action plan which provides the strategic alignment and direction through Council and CAO to the departments. Departments take the corporate action plan and develop departmental plans to achieve results. Dashboards are created and monitored on a regular basis and Council resolutions related to priorities can be found at <https://www.fredericton.ca/en/your-government/mayor-council/resolutions-dashboards>

## Indicators of Financial Health

This analysis gives a broader view of the financial health of the City as it shows trends over time. The information augments the audited financial statements, which only reflect the City's fiscal status at a point in time.

	Indicator	Purpose	2021	2022	2023	2024	2025	Analysis
Sustainability	Assets-to-liabilities	Measures extent that government finances its operations by issuing debt	10.41	10.64	9.71	10.81	14.24	Favorable
	Financial assets-to-liabilities	Measures whether future revenues will be needed to pay for past transactions	119%	138%	141%	157%	175%	Favorable
	Net debt-to-total revenue (percent)	Shows whether more time is needed to pay for past transactions	-11%	-20%	-20%	-22%	-17%	Neutral
	Net debt-to-taxable assessment	Shows the relationship between Net Debt and the activity in the economy	-0.23%	-0.39%	-0.38%	-0.44%	-0.36%	Favorable
	Accumulated surplus (deficit)-to-taxable assessment	Measures the sum of the current and all prior year operating results relative to the growth in the economy	8.19%	7.81%	6.68%	6.47%	6.35%	Neutral
	Total expenses-to-taxable assessment	Shows the trend of government spending over time in relation to the growth in the economy	1.81%	1.66%	1.58%	1.66%	1.81%	Neutral

	Indicator	Purpose	2021	2022	2023	2024	2025	Analysis
Flexibility	Debt service charges-to-revenues	Measures extent that past borrowing decisions limits ability to meet current financial and service commitments	3.15%	3.20%	1.96%	2.19%	1.47%	Favourable
	Net book value of capital assets-to-cost of capital assets	Measures the estimated useful lives of tangible capital assets available to provide products /services	64.05%	63.32%	63.32%	63.54%	63.94%	Neutral
	Own-source revenues-to-taxable assessment	Measures extent income is taken out of the economy	1.82%	1.78%	1.66%	1.70%	1.68%	Neutral
Vulnerability	Government transfers-to-total revenues	Measures the dependence on another level of government	12.15%	9.87%	14.66%	16.98%	20.36%	Neutral
	Foreign currency debt -to-net debt	Measures the government's potential vulnerability to currency fluctuations	N/A	N/A	N/A	N/A	N/A	Debt is financed through the MCBB in Canadian Funds

**Sustainability** is the degree to which a government can maintain its existing financial obligations both in respect of its service commitments to the public and financial commitments to creditors, employees and others without increasing the debt or tax burden relative to the economy within which it operates. Sustainability is an important element to include in an assessment of financial condition because it describes a government's ability to manage its financial and service commitments and debt burden. It also describes the impact that the level of debt could have on service provision. For example, a government whose net debt grows at a faster rate than the gross domestic product (GDP) increases the risk that service levels cannot be sustained.

**Flexibility** is the degree to which a government can change its debt or tax burden on the economy within which it operates to meet its existing financial obligations both in respect of its service commitments to the public and financial commitments to creditors, employees and others. Flexibility provides insights into how a government manages its finances. A government that increases its current borrowing reduces its future flexibility to respond when adverse economic circumstances develop. Similarly, increasing taxation or user fees or a high tax burden reduces its ability to increase taxation in the future as a government approaches the limit that citizens and businesses are willing to bear.

**Vulnerability** is the degree to which a government is dependent on sources of funding outside its control or influence or is exposed to risks that could impair its ability to meet its existing financial obligations both in respect of its service commitments to the public and financial commitments to creditors, employees and others. Vulnerability is an important element of financial condition because it provides insights into a government's reliance on funding sources outside its direct control or influence and its exposure to risks. A government whose vulnerability is relatively low has greater control over its financial condition.

Financial Statements

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# CITY OF FREDERICTON

Consolidated Financial Statements

Year ended December 31, 2025

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# CITY OF FREDERICTON

## Consolidated Statement of Financial Position

As at December 31

	2025	2024 (Restated)
<b>Financial assets</b>		
Cash and cash equivalents <i>[note 2]</i>	\$ 77,557,735	\$ 92,886,844
Investments	4,626,986	2,678,750
Accounts receivable	21,110,345	23,476,981
Accrued pension asset <i>[note 17]</i>	-	8,072,700
	<b>\$ 103,295,066</b>	<b>\$ 127,115,275</b>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	\$ 18,595,919	\$ 23,250,531
Deferred revenue	6,277,080	5,527,771
Deferred government transfers <i>[note 4]</i>	11,753,979	21,269,833
Deposits <i>[note 3]</i>	927,844	891,844
Long-term debt <i>[note 5]</i>	19,985,291	23,357,474
Long-term commitment <i>[note 17]</i>	589,143	885,858
Asset retirement obligations <i>[note 18]</i>	683,728	869,671
Supplemental executive retirement plan <i>[note 8]</i>	277,500	284,000
	<b>\$ 59,090,484</b>	<b>\$ 76,336,982</b>
<b>Net surplus</b>	<b>\$ 44,204,582</b>	<b>\$ 50,778,293</b>
<b>Non-financial assets</b>		
Tangible capital assets <i>[note 20]</i>	\$ 734,279,923	\$ 691,334,928
Supplies inventory	3,702,110	3,619,473
	<b>\$ 737,982,033</b>	<b>\$ 694,954,401</b>
<b>Accumulated surplus</b>	<b>\$ 782,186,615</b>	<b>\$ 745,732,694</b>
Accumulated surplus consisting of:		
Accumulated operating surplus	\$ 780,694,584	\$ 744,988,894
Accumulated remeasurement gains	\$ 1,492,031	743,800
	<b>\$ 782,186,615</b>	<b>\$ 745,732,694</b>

Contingencies *[note 11]*  
See accompanying notes

Approved by:

\_\_\_\_\_  
Kate Rogers, Mayor

\_\_\_\_\_  
Alicia Keating, City Treasurer

# CITY OF FREDERICTON

## Consolidated Statement of Operations and Accumulated Surplus

For the year ended December 31

	2025 Budget	2025 Actual	2024 Actual (Restated)
<b>Revenue</b>			
Property taxes	\$ 156,346,042	\$ 156,346,042	\$ 148,212,547
Community funding and equalization grant	805,011	805,015	1,207,516
Federal grant in lieu of taxes adjustment	4,404	4,404	4,466
Services to other governments	5,508,503	5,969,197	5,393,656
Sales, fines and other fees	37,500,469	46,666,555	42,554,377
Interest and return on investments	560,000	3,686,115	4,830,726
Third-party contributions	-	46,068,152	33,408,146
	<b>\$ 200,724,429</b>	<b>\$ 259,545,480</b>	<b>\$ 235,611,434</b>
<b>Expenses</b>			
General Government Services - Corporate	\$ 2,622,308	\$ 3,277,520	\$ 3,019,355
Sustainable Infrastructure	4,086,187	2,766,164	3,270,371
Economic Vitality	15,074,128	21,147,482	17,851,750
Environmental Stewardship	6,310,154	6,599,993	7,171,104
Governance & Civic Engagement	6,668,494	7,014,013	5,830,563
Livable Community	29,853,690	49,822,681	38,986,040
Mobility [including Transit]	39,099,715	39,763,462	37,374,977
Public Safety [note 16]	64,146,464	72,297,547	57,713,541
Water and Wastewater	19,832,597	20,402,697	19,451,953
	<b>\$ 187,693,737</b>	<b>\$ 223,091,559</b>	<b>\$ 190,669,654</b>
Annual surplus	\$ 13,030,692	\$ 36,453,921	\$ 44,941,780
Remeasurement gains	-	(748,231)	(337,188)
Annual operating surplus	\$ 13,030,692	\$ 35,705,690	\$ 44,604,592
Accumulated operating surplus, beginning of year	755,580,045	744,988,894	700,384,302
<b>Accumulated operating surplus, end of year</b>	<b>\$ 768,610,737</b>	<b>\$ 780,694,584</b>	<b>\$ 744,988,894</b>

See accompanying notes

# CITY OF FREDERICTON

## Consolidated Statement of Changes in Net Surplus

For the year ended December 31

	2025 Budget	2025 Actual	2024 Actual (Restated)
<b>Annual operating surplus</b>	\$ 13,030,692	\$ 35,705,690	\$ 44,604,592
Acquisition of tangible capital assets	(37,953,102)	<b>(72,051,654)</b>	(65,060,466)
Disposal of tangible capital assets	4,222,261	<b>2,030,643</b>	5,388,894
Amortization of tangible capital assets	22,968,188	<b>27,076,016</b>	25,448,079
Decrease (increase) in supplies inventory	-	<b>(82,637)</b>	207,928
	\$ (10,762,653)	\$ (43,027,632)	\$ (34,015,565)
Increase (decrease) in net surplus excluding net remeasurement	2,268,039	<b>(7,321,942)</b>	10,589,027
Remeasurement gains	-	<b>748,231</b>	337,188
Change in net surplus	2,268,039	<b>(6,573,711)</b>	10,926,215
Net surplus, beginning of year	50,778,293	<b>50,778,293</b>	39,852,078
<b>Net surplus, end of year</b>	\$ 53,046,332	\$ 44,204,582	\$ 50,778,293

See accompanying notes

# CITY OF FREDERICTON

## Consolidated Statement of Remeasurement Gains

For the year ended December 31

	<u>2025</u>		<u>2024</u>
Accumulated remeasurement gains, beginning of year	\$ 743,800	\$	406,612
Unrealized gains attributable to portfolio investments	748,231		337,188
<b>Accumulated remeasurement gains, end of year</b>	<b>\$ 1,492,031</b>	<b>\$</b>	<b>743,800</b>

*See accompanying notes*

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# CITY OF FREDERICTON

## Consolidated Statement of Cash Flows

For the year ended December 31

	2025	2024 (Restated)
<b>Operating activities</b>		
Annual surplus	\$ 36,453,921	\$ 44,941,780
Items not affecting cash		
Amortization of tangible capital assets	27,076,016	25,448,079
Loss on disposition of tangible capital assets	944,614	5,388,894
Contributed tangible capital assets	(3,113,389)	(3,510,494)
Unrealized gain on investments	(748,231)	(337,188)
Accretion of asset retirement obligations	14,057	22,854
Loss on settlement of pension plan	8,072,700	-
Uses		
Change in working capital	(2,251,976)	(4,592,939)
Change in accrued pension asset	(6,500)	(375,700)
Change in deferred revenue	749,309	(836,696)
Change in deferred government transfers	(9,515,854)	(2,335,998)
Change in long-term commitment	(296,715)	(298,108)
Change in supplies inventory	(82,637)	207,928
Settlement of asset retirement obligation	(200,000)	-
<b>Cash provided by operating activities</b>	<b>\$ 57,095,315</b>	<b>\$ 63,722,412</b>
<b>Capital activities</b>		
Proceeds on sale of tangible capital assets	1,086,029	1,346,610
Acquisition of tangible capital assets	(68,938,265)	(61,549,972)
<b>Cash used in capital activities</b>	<b>\$ (67,852,236)</b>	<b>\$ (60,203,362)</b>
<b>Financing activities</b>		
Repayment of long-term debt	(3,208,000)	(3,126,000)
Capital lease principal repayments	(164,183)	(672,948)
<b>Cash used in financing activities</b>	<b>\$ (3,372,183)</b>	<b>\$ (3,798,948)</b>
<b>Investing activities</b>		
Net sale (purchase) of long-term investments	(1,200,005)	1,847,588
<b>Cash provided by (used in) investing activities</b>	<b>\$ (1,200,005)</b>	<b>\$ 1,847,588</b>
Change in cash and cash equivalents	(15,329,109)	1,567,690
Cash and cash equivalents, beginning of year	92,886,844	91,319,154
<b>Cash and cash equivalents, end of year</b>	<b>\$ 77,557,735</b>	<b>\$ 92,886,844</b>

See accompanying notes

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 1. Significant accounting policies

(i) Reporting entity

The consolidated financial statements of the City of Fredericton [the "City"] reflect the assets, liabilities, revenue, expenditures, remeasurement gains and losses, and changes in net debt and accumulated surplus in the reporting entity. The reporting entity comprises the organizations accountable for the administration of their affairs and resources to City Council and owned by the City. Inter-fund and inter-organizational balances and transactions have been eliminated. The entities included in the consolidated financial statements are as follows:

Owned corporations

e-Novations ComNet Inc.  
Fredericton Convention Centre Inc.  
Newmarket Properties Inc.

(ii) Basis of accounting

The consolidated financial statements have been prepared by management in accordance with Canadian Public Sector Accounting Standards established by the Public Sector Accounting Board ["PSAB"] of the Chartered Professional Accountants of Canada.

(iii) Revenue recognition

Revenue is recognized on the accrual basis and as it is earned and measurable. Revenue received prior to being earned is recorded as deferred revenue until such time as the revenue is earned.

(iv) Expense recognition

Expenses are recorded on the accrual basis as they are incurred and are measurable based on receipt of goods or services and obligation to pay.

(v) Supplies inventory

Inventory is valued at the lower of cost and net replacement cost, with cost being determined on the first-in, first-out basis.

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 1. Significant accounting policies (continued)

### (vi) Tangible capital assets

Tangible capital assets ["TCAs"] are physical assets that are used to provide city services, city administration, construction or maintenance of other TCAs owned by the City, will be used on a regular basis for a period greater than one year, and are not surplus properties held for resale or disposal. Studies and master plans are not considered TCAs.

TCAs are recorded at cost, which includes all amounts directly attributable to acquisition, construction, development or betterment of the asset, and are amortized on a straight-line basis over their estimated useful lives. Amortization begins in the year after the asset has been put into use. Assets under construction are not amortized until they are put into use. Descriptions and useful lives are as follows:

	Useful Lives
<b>Land:</b> all land owned by the City, including land under buildings	N/A
<b>Land improvements:</b> includes major landscaping projects, sports fields/courts, trail culverts, paved trails, parking lots, playgrounds and similar assets	15–80 years
<b>Buildings:</b> all City-owned buildings, with the exception of treatment plants, as single assets or broken into components: structural, interior, exterior, mechanical, electrical, specialty items and equipment, and site works	20–60 years
<b>Machinery and equipment:</b> includes information technology assets, large signage, transit fare boxes, motorized fleet equipment, parking meters, leasehold improvements and similar assets	3–40 years
<b>Vehicles:</b> all City vehicles, including cars, trucks, buses and similar assets	6–20 years
<b>Linear assets:</b> all Public Works infrastructure including roads, sidewalks, street lights, traffic signals, storm sewers, water and sewer mains	15–80 years
<b>Water and wastewater treatment facilities:</b> includes water and wastewater treatment plants broken into components: process piping/equipment, electrical and instrumentation, structural, architectural, mechanical, and site works	10–60 years

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 1. Significant accounting policies (continued)

### (vi) Tangible capital assets (continued)

All grants, donations from subdivision developers and other third-party contributions are recorded as income in the year during which the expenditure for the capital asset is incurred.

### (vii) Employee future benefits

a) The City has certain shared risk pension plans for eligible employees. The City's contributions to these plans are expensed as incurred [note 17].

b) The City has a Supplemental Executive Retirement Plan ["SERP"] for eligible employees which is actuarially determined using the projected benefit method prorated on service [note 8].

c) City employees are entitled to a retirement allowance under collective agreements or in accordance with City policy. The liability is actuarially determined using the projected benefit method prorated on service [note 9].

### (viii) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions based on information available at the date of the consolidated financial statements. Actual results may differ from those estimates.

### (ix) Asset retirement obligation

The City accounts for an asset retirement obligation in the period during which a legal obligation associated with the retirement of a tangible capital asset is incurred and when a reasonable estimate of this amount can be made. The asset retirement obligation is initially measured at the best estimate of the expenditure required to settle the present obligation at the consolidated statement of financial position date. A corresponding amount is added to the carrying amount of the related asset and is then amortized over its useful life. Changes in the liability due to the passage of time are recognized as interest expense in net income with a corresponding increase in the liability.

At each consolidated balance sheet date, the asset retirement obligation is reviewed and adjusted to reflect the then current best estimate of the liability. Such adjustments may result from changes in the assumptions used to estimate the undiscounted cash flows required to settle the obligation, including changes in estimated probabilities, amounts and timing of settlement, as well as changes in the legal requirements of the obligation and in the discount rate. These changes are recognized as an increase or decrease in the carrying amount of the asset retirement obligation, with a corresponding adjustment to the carrying amount of the related asset.

### (x) Budget

The budget figures contained in these financial statements were approved by Council on November 25, 2024 and the Minister of Local Government on December 19, 2024. The budget is unaudited and does not include elimination of inter-organizational revenues and expenses with controlled entities.

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# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 2. Cash and cash equivalents

Cash and cash equivalents are recorded at cost, which approximates their fair value, and are redeemable upon demand. Included in this amount are funds internally restricted by City Council for predetermined projects in the amount of \$53,003,991 [2024 - \$56,097,384].

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## 3. Deposits

Deposits consist of monies being held by the City that will either be refunded, provided certain requirements are met, or earned upon final sale of assets.

	<b>2025</b>		<b>2024</b>
Foundation locations	\$ 86,500	\$	86,500
Tenders	161,837		161,837
Infrastructure fees	331,796		306,796
Performance bonds	205,806		205,806
Animal control and other	240		240
Development fees	885		885
Water and sewer installations	140,780		129,780
	<b>\$ 927,844</b>	<b>\$</b>	<b>891,844</b>

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## 4. Deferred government transfers

Funding received as part of the Canada Community Building Funding program is recorded as revenue in the year during which related expenditures are incurred. Monies that have not been spent are recorded as deferred government transfers on the consolidated statement of financial position. This amount consists of the following:

	<b>2025</b>		<b>2024</b>
Canada Community Building Fund	\$ 7,906,782	\$	17,164,834
CMHC Housing Accelerator Fund	3,529,504		1,810,415
CMHC Rapid Housing Initiative Fund	317,693		2,294,584
	<b>\$ 11,753,979</b>	<b>\$</b>	<b>21,269,833</b>

These amounts are restricted to fund pre-approved projects that relate to the program objectives and cannot be used for other projects.

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 5. Long-term debt

### External Borrowing

	2025	2024
General Fund		
Debtures, 20-year amortization period:		
Maturing in 2028, bearing interest at 4.51% to 5.25%	\$ 2,033,000	\$ 2,651,000
Maturing in 2029, bearing interest at 1.95% to 2.45%	5,364,000	6,632,000
Maturing in 2030, bearing interest at 0.50% to 1.80%	3,183,000	3,795,000
Maturing in 2033, bearing interest at 1.35% to 4.00%	4,273,000	4,727,000
Maturing in 2041, bearing interest at 0.86% to 2.96%	4,960,000	5,216,000
	<b>19,813,000</b>	23,021,000
Capital lease obligation with implicit interest rate of 4.83% - Pumper Truck	172,291	336,474
<b>Total external long-term debt and capital lease obligations</b>	<b>\$ 19,985,291</b>	<b>\$ 23,357,474</b>

The General Fund debtures are amortized over a period of up to 20 years, with fixed rates of interest over the initial term which can vary between 5-20 years. After the initial term, the City has the option to renew the debtures for the remainder of the amortization period or to pay them off in full.

The City has obtained approval from the Municipal Capital Borrowing Board for the long-term debt, and expects to renew each of the debtures as they mature.

Interest in the amount of \$620,358 [2024 - \$701,453] relating to the external debtures is included in interest expense.

Interest in the amount of \$16,616 [2024 – nil] relating to the capital lease obligations is included in interest expense.

### Internal Borrowing

The City has refinanced some of the debtures with internal inter-fund debtures. These are not presented on the Statement of Financial Position as they are eliminated upon consolidation.

	2025	2024
General Fund		
Debtures, 10-year amortization period:		
Maturing in 2026, bearing interest at 1.45% to 2.90%	\$ 897,892	\$ 1,773,064
Maturing in 2026, bearing interest at 1.45% to 2.90%	168,670	333,074
Maturing in 2028, bearing interest at 2.10% to 3.45%	730,018	959,206
<b>Total internal long-term debt</b>	<b>\$ 1,796,580</b>	<b>\$ 3,065,344</b>

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 5. Long-term debt (continued)

Principal due within the next five years and thereafter on certificates of indebtedness is as follows:

	External	Internal	Total
2026	\$ 3,464,291	\$ 1,301,373	\$ 4,765,664
2027	3,381,000	243,525	3,624,525
2028	3,475,000	251,682	3,726,682
2029	2,833,000	-	2,833,000
2030 and thereafter	6,832,000	-	6,832,000
	<b>\$ 19,985,291</b>	<b>\$ 1,796,580</b>	<b>\$ 21,781,871</b>

## 6. Capital borrowing

### Requested and approved capital borrowing

The City obtained approval under Order in Council ["OIC"] and Ministerial order to borrow an amount of \$145,137,000, of which \$78,814,000 has been borrowed to date. This includes \$5,964,000 in 2021, \$8,950,000 in 2013, \$1,100,000 in 2012, \$11,000,000 in 2010, \$21,800,000 in 2009, \$13,500,000 in 2008, and \$16,500,000 in 2006 by the New Brunswick Municipal Finance Corporation. Of this amount, \$9,934,000 and \$2,251,000 were refinanced with internal inter-fund debentures in 2016 and 2018, respectively.

		<u>Approved</u>	<u>Borrowed</u>
Recreation and Cultural	OIC 06-02	\$ 14,350,000	\$ 14,350,000
Recreation and Cultural	OIC 06-23	5,900,000	5,900,000
Recreation and Cultural	OIC 06-43	9,360,000	9,360,000
Protective Services	OIC 06-43	5,400,000	5,400,000
Protective Services	OIC 07-17	1,400,000	1,400,000
General Government	OIC 07-55	3,040,000	3,040,000
General Government	OIC 07-66	1,000,000	1,000,000
General Government	OIC 09-08	30,800,000	30,800,000
Protective Services	OIC 10-72	500,000	500,000
Environmental Health	OIC 11-06	1,100,000	1,100,000
General Government	OIC 21-0048	9,487,000	5,964,000
Recreation and Cultural	OIC 23-0075	62,800,000	-
Total authorizations to December 31, 2025		<b>\$ 145,137,000</b>	<b>\$ 78,814,000</b>

Of the total amount borrowed, \$19,813,000 [2024 - \$23,021,000] remains to be repaid to the New Brunswick Municipal Finance Corporation [note 5].

## 7. Capital commitments

As at December 31, 2025, the City has approved a total budget of \$111,209,744 for capital projects related to the construction of a new Performing Arts Centre. Funding for the project is expected to come from multiple sources, including contributions from other levels of government, the divestiture of the existing Playhouse, the Encore! capital campaign, the City, and debt borrowings.

Grants have been formally committed to The Fredericton Playhouse Inc. under the Local Governance Act to guarantee awarded vendor and supplier invoices. As at December 31, 2025, tenders totaling \$100,535,077 had been awarded for the project, of which \$35,394,666 has been paid.

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 8. Pension asset/liability

	2025	2024
<b>Supplemental Executive Retirement Plan</b>	<b>\$ 277,500</b>	<b>\$ 284,000</b>

Significant management assumptions used in the actuarial valuation for the SERP are:

Discount rate:	3.19% [2024 - 3.63%] per annum
Inflation rate:	2.75% per annum

## 9. Retirement allowance liability

The City provides a retirement allowance to employees of the City who have continuous service of five years or more and retire due to disability, death or age, or are laid off by the City. The City shall pay such employees or their beneficiaries an allowance equal to one month's pay for each five years of service or fraction thereof, but not exceeding six months, at the employee's regular rate of salary plus their benefit spending allowance at retirement.

Based on an actuarial valuation of the liability, the results as at December 31, 2025 are as follows:

	2025	2024
<b>Accrued benefit liability as at January 1</b>	<b>\$ 13,378,100</b>	<b>\$ 12,829,200</b>
Current service cost	848,200	746,800
Interest on obligation	465,400	578,900
Benefit payments	(824,800)	(868,600)
Amortization of losses	45,300	91,800
<b>Accrued benefit liability as at December 31</b>	<b>\$ 13,912,200</b>	<b>\$ 13,378,100</b>
<b>Restricted cash and investments for retirement allowance</b>	<b>\$ 13,912,200</b>	<b>\$ 13,378,100</b>
<b>Net accrued benefit obligation</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Benefit expenses</b>		
Current-period benefit cost	\$ 848,200	\$ 746,800
Interest cost	465,400	578,900
Amortization of losses	45,300	91,800
<b>Retirement allowance expense</b>	<b>\$ 1,358,900</b>	<b>\$ 1,417,500</b>

Significant economic and demographic assumptions used in the actuarial valuation are:

Discount rate:	3.19% [2024 - 3.63%] per annum
Salary growth rate:	2.75% per annum thereafter, plus promotional and merit scale [2024 - 2.75% per annum thereafter, plus promotional and merit scale]
Retirement age:	60% at the age first eligible for an unreduced pension, remainder at age 65

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 10. Expenses by nature of object

	2025	2024 (Restated)
Salaries and benefits	\$ 103,705,841	\$ 89,589,329
Goods and services	90,728,113	71,422,233
Amortization	27,076,017	25,448,079
Interest	636,974	701,454
Other loss (gain) on assets	944,615	3,508,559
	<u>\$ 223,091,560</u>	<u>\$ 190,669,654</u>

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## 11. Contingencies

The City is subject to claims and lawsuits arising in the normal course of operations. Many of these claims, especially related to property expropriation, may take several years to resolve. Management is of the opinion that the ultimate resolution of any legal proceedings will not have a significant effect on the City's financial position.

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## 12. Recreational service agreement

The City entered into Recreational Service Agreements ["Agreements"] with a number of surrounding Local Service Districts [the "LSDs"] and the Village of New Maryland [the "Village"]. The Agreements are in effect from January 1, 2008 to December 31, 2027 with an option to extend beyond this period.

Under the Agreements, the City is required to provide access to constituents of the LSDs and the Village to the City's recreational facilities as if they were residents of the City. In addition, the City is required to provide an audited consolidated schedule of net operating loss of the City's arena complexes [note 22]. A capital replacement fund is in place to plan for future capital expenditures relating to the arenas.

In return, the LSDs and the Village had agreed to have a portion of their property taxes paid to the City in order to help fund a proportional amount of the capital and operating expenses of the facilities. The contributions are collected by the Province of New Brunswick, then distributed to the City by the Minister of Local Government. Contributions under this agreement for the current year amounted to \$805,602 [2024 - \$709,279] and are included in revenue under services to other governments.

With the implementation of Local Governance Reform, there are new entities that have replaced the former LSDs covered by these agreements. As such, two of the newly formed entities have signed new agreements effective January 1, 2025, in addition to the Capital Region Rural Community, under the same terms as the original agreement. These new agreements will also expire December 31, 2027 and will need to be renegotiated at that time.

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# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 13. Other

### Funds held in trust

Trust fund assets administered by the City for the benefit of external parties in the amount of \$1,279,804 [2024 - \$1,176,257] are not included in these consolidated financial statements.

### Lease arrangement

The City, through Newmarket Properties Inc., leases land and a building from the Province of New Brunswick for a nominal fee of \$1 per year under a five-year renewable lease agreement expiring on April 30, 2029. Under the terms of the lease, the Province of New Brunswick is responsible for the provincial portion of the real property tax levy. The effect of this lease arrangement is not recorded in these consolidated financial statements.

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## 14. Segmented information

The City is a diversified municipal government that provides a wide range of services to citizens. For management reporting purposes, these operations are broken into segments [note 19]. The segments are as follows:

### General Government Services - Corporate

General Government Services are responsible for the internal services provided by and for the other City departments. They consist of Corporate Services—including Communications, Human Resources, Purchasing, Fleet, Information Technology, Building Services, Telecommunications, Real Estate, and Finance. Internal services costs are re-allocated to the public services areas below.

### Governance & Civic Engagement

Governance & Civic Engagement services provide legislation, community relations, and community and corporate leadership. This segment includes the Mayor and Council, and the City Administrator—including Strategic Initiatives, the City Solicitor, and the City Clerk.

### Sustainable Infrastructure

Sustainable Infrastructure services consist of planning for long-term infrastructure needs, creating long-term capital plans, and managing debt and affordability.

### Public Safety

Public Safety services include Police, Fire, Bylaw and Building Inspection services within the City and aiding surrounding areas as required.

### Mobility [including Transit]

Mobility services consist of common services, road and linear maintenance, street lighting, traffic services, Parking Services and Public Transit.

### Environmental Stewardship

Environmental Stewardship consists of garbage and waste collection and disposal, and composting.

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 14. Segmented information (continued)

### Economic Vitality

Economic Vitality consists of economic development, and tourism and culture. It includes the Fredericton Convention Centre Inc., e-Novations ComNet Inc., and Newmarket Properties Inc.

### Livable Community

Livable Community services include recreation and cultural services consisting of administration, programs, community liaison, indoor and outdoor pools, arenas, community facilities, the Fredericton Public Library and the Fredericton Playhouse. Livable Community also includes Parks and Trees, outdoor sport, and community planning, building permits and inspection, development approval, heritage planning and conservation, and long-range land use planning.

### Water and Wastewater

Water and Wastewater services consist of supply, purification and treatment, transportation, storage, distribution of water, and collection and treatment of wastewater.

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## 15. Province of New Brunswick Compliance Requirements

The City is in compliance with the following requirements under the *Local Governance Act* of the Province of New Brunswick:

### (i) Inter-fund accounts

All inter-fund accounts as at December 31, 2025 represent current transactions except as noted below and are in compliance with the policy established by the Department of Environment and Local Government.

### (ii) Restrictions on municipal borrowings

Section 100 of the *Local Governance Act* of the Province of New Brunswick restricts a municipality's borrowings for operating purposes to less than four percent of the operating budget of the municipality, as defined by the Province of New Brunswick, and to less than two percent of the assessed value of real property in the municipality for capital purposes. Borrowings by the City are within these legislative restrictions.

### (iii) Water cost transfer

The City's water cost transfer is within the maximum allowable by regulation 2020-52 under the *Local Governance Act* based on the applicable percentage of water system expenditures for the population.

### (iv) Second previous year's surplus

The *Local Governance Act* requires that the General Operating Fund surplus (deficit) be absorbed into the operating budget of the second subsequent year and that the Water and Sewerage Operating Fund surplus (deficit) be absorbed into one or more of the three operating budgets commencing with the second following year [note 21].

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# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 16. Public Safety

Included in Public Safety expenses are amounts related to a contribution agreement between the Government of Canada, the Province of New Brunswick, the City of Fredericton and Sitansisk (St. Mary's) First Nation for policing services to Sitansisk (St. Mary's) First Nation. Amounts included relating to expenses and recoveries are as follows:

	2025	2024
Sitansisk (St. Mary's) First Nation policing expenses	\$ 1,219,055	\$ 1,142,725
Federal contribution	(559,244)	(604,777)
Provincial contribution	(485,005)	(462,752)
City contribution	\$ 174,806	\$ 75,196

## 17. Shared risk pension plans

### a - City of Fredericton Shared Risk Plan

The City is a participating contributing employer to the City of Fredericton Shared Risk Plan [the "SRP Plan"] which is a Shared Risk Plan in accordance with the *Pension Benefits Act* (New Brunswick). The SRP Plan is administered by an independent Board of Trustees and covers employees of the City who are not active members of Fredericton Firefighter's Association Local 1053 and the Fredericton Police Union UBC 911. Under the SRP Plan, contributions are made by the SRP Plan members and the City. The SRP Plan was created effective March 31, 2013 as a result of a Memorandum of Understanding between the City and CUPE locals 508, 1709, 1783 and 3864.

Plan members contribute at a rate of 9% of pensionable earnings, with the exception that designated Police and Fire Management employees contribute at a rate of 12% of pensionable earnings. The City matches these contributions to form the Plan's Initial Contributions. In addition, the City is making initial Temporary Contributions in the amount of 5% of pensionable earnings for at least 10 years and at most 15 years beginning March 31, 2013. As per the Plan's Funding Policy, contributions may increase or decrease by 2.25% of payroll for both the City and the employees should certain funding levels be reached.

As a result of the pension plan asset split changes to the SRP Plan assets, the City made a new long-term commitment to increase the Temporary Contributions to the SRP Plan from the initial rate of 4.25% of payroll to 5.0% of payroll. The commitment for additional Temporary Contributions is for the same period as the initial Temporary Contributions.

The present value of the long-term commitment for additional Temporary Contributions is estimated to be \$589,143 [2024 - \$885,858].

Additional Temporary Contributions due within the next two years on the long-term commitment are approximately as follows:

2026	370,656
2027	370,656
	\$ 741,312

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 17. Shared risk pension plans (continued)

For service up to and including March 31, 2013, benefits accrue at a rate of 1.3% on the first \$5,000 of earnings and 2.0% on the remainder of pensionable earnings, to a maximum benefit of \$2,000 per year of pensionable service. For this period of pre-conversion service, benefits are available on an unreduced basis for members who retire on or after age 55 and whose age plus service total at least 80 years [or 75 years for designated Police and Fire Management employees]. For service after March 31, 2013, benefits accrued at a rate of 1.8% of pensionable earnings. For this period of post-conversion service, benefits are available on an unreduced basis for members who retire on or after age 65 [or 60 for designated Police and Fire Management employees].

The last actuarial valuation of the SRP Plan was conducted as at March 31, 2025. At that date, the open group funded ratio of the Plan was 128.1% [2024 - 125.1%].

### b - City of Fredericton Police & Fire Shared Risk Plan

On October 3, 2024 The City entered into a Memorandum of Understanding (MOU) regarding the superannuation plan for certain employees of the City of Fredericton with the Fredericton Firefighter's Association Local 1053 and the Fredericton Police Union UBC 911. The MOU outline terms for conversion of the existing superannuation plan to a shared risk plan. Effective January 1, 2025, the superannuation plan was converted into the City of Fredericton Police & Fire Shared Risk Plan ("P&F SRP").

The P&F SRP is a Shared Risk Plan in accordance with the *Pension Benefits Act* (New Brunswick). The P&F SRP Plan is administered by an independent Board of Trustees and covers employees of the City who are active members of the Fredericton Firefighter's Association Local 1053 and the Fredericton Police Union UBC 911. Under the P&F SRP, contributions are made by the P&F SRP members and the City.

Plan members contribute at a rate of 10.0% of pensionable earnings in 2025, 10.5% in 2026, and 11.0% in 2027 and thereafter. The City contributes at a rate of 12.0% of pensionable earnings in 2025, 11.5% in 2026, and 11.0% in 2027 and thereafter. As per the Plan's Funding Policy, contributions may increase or decrease by 2% of payroll for both the City and the employees should certain funding levels be reached.

For service up to and including December 31, 2024, benefits accrue at a rate of 1.3% on the first \$5,000 of earnings and 2.0% on the remainder of pensionable earnings, to a maximum benefit of \$2,500 per year of pensionable service. For service after January 1, 2025, benefits accrued at a rate of 1.8% of pensionable earnings. Benefits are available on an unreduced basis for members who retire on or after age 65, after 27 years of pensionable service, or the age at which the member's age plus years of service equals 80 years. The P&F SRP has certain benefit terms for early retirement, death before and after retirement, and termination.

The last actuarial valuation of the P&F SRP Plan was conducted as at January 1, 2025. At that date, the open group funded ratio of the Plan was 114.4%.

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## 18. Asset retirement obligations

The estimated liability is the present value of future cash flows associated with asset retirement costs discounted using a long-term borrowing rate of 4.60%. The future cash flows to settle the liabilities were based on actuals incurred recently, management experience and estimates from third-parties, escalated for inflation. The City's asset retirement obligation consists of obligations relating to buildings that are known to have asbestos and lead.

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# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 19. Consolidated schedule of segment disclosure

	Governance & Civic Engagement	General Government Services - Corporate	Sustainable Infrastructure	Public Safety	Mobility [including Transit]	Environmental Stewardship	Economic Vitality	Livable Community	Water and Wastewater	2025 Consolidated	2024 Consolidated (Restated)
<b>Revenue</b>											
Property tax/community funding and equalization grant	\$ 6,616,748	\$ -	\$ 4,109,183	\$ 58,811,314	\$ 41,044,169	\$ 6,817,729	\$ 10,843,455	\$ 28,912,863	\$ -	\$ 157,155,461	\$ 149,424,529
Services to other governments	-	2,096,788	-	1,855,580	488,349	-	1,528,480	-	-	5,969,197	5,393,655
Sales, fines and other fees	-	979,816	-	3,473,685	6,643,584	-	8,246,237	3,533,679	23,789,554	46,666,555	42,554,378
Interest and return on investments	-	3,285,112	-	-	-	-	-	-	401,003	3,686,115	4,830,726
Government transfers	-	617,167	304,410	-	12,034,527	14,149	3,099,827	17,381,861	7,605,450	41,057,391	26,994,639
Other	-	24,735	49,656	15,000	1,658,871	895,968	4,500	369,935	1,992,096	5,010,761	6,413,507
	\$ 6,616,748	\$ 7,003,618	\$ 4,463,249	\$ 64,155,579	\$ 61,869,500	\$ 7,727,846	\$ 23,722,499	\$ 50,198,338	\$ 33,788,103	\$ 259,545,480	\$ 235,611,434
<b>Expenses</b>											
Salaries and benefits	\$ 3,369,743	\$ 14,320,118	\$ 1,478,156	\$ 49,594,168	\$ 12,954,629	\$ 875,527	\$ 3,881,125	\$ 10,519,268	\$ 6,713,107	\$ 103,705,841	\$ 89,589,329
Goods and services	2,025,759	25,636,180	223,777	4,838,600	6,928,594	4,143,492	13,717,011	25,479,896	7,734,804	90,728,113	71,422,233
Amortization	62,717	-	92,131	2,240,064	11,384,291	884,105	1,784,708	4,693,319	5,934,682	27,076,017	25,448,079
Interest	-	127,981	-	94,631	60,255	-	124,322	229,785	-	636,974	701,454
Other (gain) loss on assets	-	(80,849)	-	116,023	817,918	52,812	78,465	(59,858)	20,104	944,615	3,508,559
Subtotal expenses	\$ 5,458,219	\$ 40,003,430	\$ 1,794,064	\$ 56,883,486	\$ 32,145,687	\$ 5,955,936	\$ 19,585,631	\$ 40,862,410	\$ 20,402,697	\$ 223,091,560	\$ 190,669,654
Allocation of Corporate overhead	1,555,794	(36,725,911)	972,100	15,414,062	7,617,775	644,058	1,561,852	8,960,270	-	-	-
<b>Total expenses</b>	<b>7,014,013</b>	<b>3,277,519</b>	<b>2,766,164</b>	<b>72,297,548</b>	<b>39,763,462</b>	<b>6,599,994</b>	<b>21,147,483</b>	<b>49,822,680</b>	<b>20,402,697</b>	<b>223,091,560</b>	<b>190,669,654</b>
<b>Annual surplus</b>	<b>\$ (397,265)</b>	<b>\$ 3,726,099</b>	<b>\$ 1,697,085</b>	<b>\$ (8,141,969)</b>	<b>\$ 22,106,038</b>	<b>\$ 1,127,852</b>	<b>\$ 2,575,016</b>	<b>\$ 375,658</b>	<b>\$ 13,385,406</b>	<b>\$ 36,453,920</b>	<b>\$ 44,941,780</b>

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 20. Schedule of tangible capital assets

	Land	Land improvements	Buildings	Vehicles	Machinery and equipment	Treatment facilities	Linear assets	Assets under construction	2025 Total	2024 Total (Restated)
<b>Cost</b>										
Balance, beginning of year	\$ 22,790,203	\$ 35,667,900	\$ 167,843,260	\$ 39,335,866	\$ 38,567,541	\$ 79,695,754	\$ 688,461,119	\$ 15,635,646	\$ 1,087,997,289	\$ 1,037,685,381
Net additions during the year	1,233,335	4,611,666	3,155,968	10,050,149	6,029,587	14,100,225	40,384,217	(7,513,493)	72,051,654	65,060,466
Disposals during the year	(158,463)	(2,110,523)	(390,371)	(2,855,398)	(977,175)	(331,871)	(4,909,817)		(11,733,618)	(14,748,558)
Balance, end of year	\$ 23,865,075	\$ 38,169,043	\$ 170,608,857	\$ 46,530,617	\$ 43,619,953	\$ 93,464,108	\$ 723,935,519	\$ 8,122,153	\$ 1,148,315,325	\$ 1,087,997,289
<b>Accumulated amortization</b>										
Balance, beginning of year	\$ -	\$ 9,591,959	\$ 79,281,044	\$ 21,243,604	\$ 19,988,058	\$ 41,205,094	\$ 225,352,602	\$ -	\$ 396,662,361	\$ 380,573,946
Amortization during the year	-	1,280,554	5,278,414	2,694,878	2,986,207	2,226,340	12,609,623	-	27,076,016	25,448,079
Accumulated amortization on disposals	-	(2,043,956)	(390,371)	(2,531,242)	(913,816)	(297,575)	(3,526,015)	-	(9,702,975)	(9,359,664)
Balance, end of year	\$ -	\$ 8,828,557	\$ 84,169,087	\$ 21,407,240	\$ 22,060,449	\$ 43,133,859	\$ 234,436,210	\$ -	\$ 414,035,402	\$ 396,662,361
<b>Net book value of tangible capital assets</b>										
	\$ 23,865,075	\$ 29,340,486	\$ 86,439,770	\$ 25,123,377	\$ 21,559,504	\$ 50,330,249	\$ 489,499,309	\$ 8,122,153	\$ 734,279,923	\$ 691,334,928
<b>Consists of:</b>										
General Fund Assets	\$ 22,491,808	\$ 29,340,486	\$ 86,439,770	\$ 23,046,036	\$ 19,297,388	\$ -	\$ 283,251,375	\$ 4,229,887	\$ 468,096,750	\$ 438,850,815
Water and Sewer Fund Assets	1,373,267	-	-	2,077,341	2,262,116	50,330,249	206,247,934	3,892,266	266,183,173	252,484,113
	\$ 23,865,075	\$ 29,340,486	\$ 86,439,770	\$ 25,123,377	\$ 21,559,504	\$ 50,330,249	\$ 489,499,309	\$ 8,122,153	\$ 734,279,923	\$ 691,334,928

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 21. Consolidated schedule of accumulated surplus (deficit) reconciliation

	General Operating Fund	Water and Sewer Operating Fund	Reserve Funds	Land Sales Fund	Parking Land Bank Fund	General Capital Fund	Water and Sewerage Capital Fund	Total
<b>2025 annual surplus (deficit), per Local Governance Act</b>	<b>\$ 3,598,803</b>	<b>\$ 516,168</b>	<b>\$ (1,208,907)</b>	<b>\$ (1,667,869)</b>	<b>\$ 160,847</b>	<b>\$59,316,686</b>	<b>\$ 15,960,125</b>	<b>\$ 76,675,853</b>
<b>Adjustments to 2025 annual surplus for funding requirements</b>								
Second previous year's surplus	(3,146,698)	(768,753)	-	-	-	-	-	(3,915,451)
Amortization expense	-	-	-	(9,387)	-	(21,150,722)	(5,934,682)	(27,094,791)
External long-term debt principal repayment	(3,208,000)	-	-	-	-	3,208,000	-	-
Internal long-term debt principal repayment	(1,440,690)	-	-	-	-	1,440,690	-	-
Long-term commitment	296,715	-	-	-	-	-	-	296,715
Transfer from water and sewer operating fund to water and sewer reserve fund	-	2,695,550	(2,695,550)	-	-	-	-	-
Transfer from water and sewer reserve to water and sewer operating fund	-	(3,871,711)	3,871,711	-	-	-	-	-
Transfer from general operating fund to general capital reserve fund	12,589,290	-	(12,589,290)	-	-	-	-	-
Transfer from general operating fund to general operating reserve fund	2,102,270	-	(2,102,270)	-	-	-	-	-
Transfer from general operating reserve fund to general operating fund	(14,165,557)	-	14,165,557	-	-	-	-	-
Transfer from general capital reserve fund to general operating fund	(2,008,391)	-	2,008,391	-	-	-	-	-
Transfer of capital from operating	45,827,748	19,903,220	-	-	-	(45,827,748)	(19,903,220)	-
Transfer of capital from land sales fund	-	-	-	1,281,177	-	(923,577)	(357,600)	-
Contributed capital assets	-	-	-	-	-	1,121,293	1,992,096	3,113,389
Gain (loss) on disposal of tangible capital assets	-	-	-	(8,362)	-	(12,388,475)	(224,957)	(12,621,794)
<b>Total adjustments to 2025 annual surplus</b>	<b>\$ 36,846,687</b>	<b>\$ 17,958,306</b>	<b>\$ 2,658,549</b>	<b>\$ 1,263,428</b>	<b>\$ -</b>	<b>\$ (74,520,539)</b>	<b>\$ (24,428,363)</b>	<b>\$ (40,221,932)</b>
<b>2025 annual surplus per PSAB for the year</b>	<b>\$ 40,445,490</b>	<b>\$ 18,474,474</b>	<b>\$ 1,449,642</b>	<b>\$ (404,441)</b>	<b>\$ 160,847</b>	<b>\$ (15,203,853)</b>	<b>\$ (8,468,238)</b>	<b>\$ 36,453,921</b>

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 22. Schedule of net operating loss - arena complexes

	2025	2024
Revenue <i>[note 12]</i>		
Ice rental	\$ 1,690,526	\$ 1,591,092
Canteen rental	26,801	35,973
Building rental	1,800	11,317
Community room rental	34,277	30,269
Other	5,626	4,925
YMCA lease agreement	30,596	30,545
<b>Total arena complex revenue</b>	<b>1,789,626</b>	<b>1,704,121</b>
Expenses <i>[note 12]</i>		
Salaries and wages	2,568,555	2,267,504
Supplies	175,244	154,813
Repairs and maintenance	450,793	409,035
Utilities	1,140,802	993,559
Service contracts	243,839	226,183
Other	68,282	63,508
<b>Total arena complex expenses</b>	<b>4,647,515</b>	<b>4,114,602</b>
<b>Net operating loss</b>	<b>\$ (2,857,889)</b>	<b>\$ (2,410,481)</b>

Revenue is included in sales, fines and other fees and expenses are included in Livable Community in the consolidated statement of operations and accumulated surplus.

### Capital Replacement Fund - Arenas *[note 12]*

	2025	2024
Opening balance, beginning of year	\$ 840,347	\$ 1,870,892
Expenditure	(119,219)	(1,121,337)
Interest on balance	26,100	90,792
<b>Closing balance, end of year</b>	<b>\$ 747,228</b>	<b>\$ 840,347</b>

The Capital Replacement Fund is included with cash that is designated as reserves for spending in future years by City Council *[note 3]*.

Total payments made during the year to the Municipal Capital Borrowing Board for the debt associated with the Grant Harvey Centre and Willie O'Ree Centre was \$2,130,839 (2024 - \$2,130,654). The amount representing interest for the year was \$297,484 (2024 - \$343,651).

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 23. Statement of reserves

	General Operating Reserve	General Capital Reserve (a)	Water and Sewer Reserve	2025 Total	2024 Total
<b>Assets</b>					
Cash	\$ 8,800,396	\$ 34,024,757	\$ 10,178,838	\$ 53,003,991	\$ 56,097,384
Net payables	(11,903)	(217,665)	(583,376)	(812,944)	(2,056,922)
Investments	-	2,896,844	-	2,896,844	2,256,336
<b>Accumulated surplus</b>	<b>\$ 8,788,493</b>	<b>\$ 36,703,936</b>	<b>\$ 9,595,462</b>	<b>\$ 55,087,891</b>	<b>\$ 56,296,798</b>
<b>Revenue</b>					
Transfers from Operating Funds	\$ 2,102,270	\$ 12,589,290	\$ 2,695,550	\$ 17,387,110	\$ 19,778,756
Interest	238,379	927,066	284,197	1,449,642	1,896,521
	<b>2,340,649</b>	<b>13,516,356</b>	<b>2,979,747</b>	<b>18,836,752</b>	<b>21,675,277</b>
<b>Expenditures</b>	<b>2,008,391</b>	<b>14,165,557</b>	<b>3,871,711</b>	<b>20,045,659</b>	<b>15,729,296</b>
Annual surplus (deficit)	\$ 332,258	\$ (649,201)	\$ (891,964)	\$ (1,208,907)	\$ 5,945,981
Balance, beginning of the year	8,456,235	37,353,137	10,487,426	56,296,798	50,350,817
<b>Balance, end of the year</b>	<b>\$ 8,788,493</b>	<b>\$ 36,703,936</b>	<b>\$ 9,595,462</b>	<b>\$ 55,087,891</b>	<b>\$ 56,296,798</b>

(a) Included in the assets of the General Capital Reserve is \$5,607,934 for the Capital Replacement Reserve of the Fredericton Convention Centre. Transfers from Operating Funds to the General Capital Reserve include \$796,408 from the Fredericton Convention Centre for the Capital Replacement Reserve.

Name of Investment	Principal Amount	Interest Rate	Date of Maturity
Interfund debenture	\$ 730,018	2.10% - 3.45%	May 16, 2028
Interfund debenture	\$ 168,673	1.65% - 2.90%	December 1, 2026
Non-cashable GIC	\$ 5,000,000	3.80%	March 6, 2026
Non-cashable GIC	\$ 1,763,127	5.30%	April 30, 2027
Canadian equities	\$ 235,026	N/A	N/A

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

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## 23. Statement of reserves (continued)

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### Council Resolutions regarding transfer to and from reserves:

Moved by: Councillor Greg Ericson

Seconded by: Councillor Steven Hicks

THAT City Council adopt the following resolution:

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to apply the amount of \$2,008,391 in the General Operating Reserve Fund to the 2025 expenditures incurred to complete previously approved projects.

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to apply the amount of \$14,165,557 in the General Capital Reserve Fund to the 2025 expenditures incurred to complete previously approved projects.

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to apply the amount of \$3,871,711 in the Water and Sewer Capital Reserve Fund to the 2025 expenditures to complete previously approved projects.

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to transfer the amount of \$2,102,270 to the General Operating Reserve Fund in order to complete projects budgeted for in 2025 in future years from the General Operating Fund pursuant to section 101 under Part 9 of the Local Governance Act.

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to transfer the amount of \$11,792,882 to the General Capital Reserve Fund in order to complete projects budgeted for in 2025 in future years from the General Operating Fund pursuant to section 101 under Part 9 of the Local Governance Act.

BE IT RESOLVED that the Council of the City of Fredericton authorizes the City Treasurer to transfer the amount of \$2,695,550 to the Water and Sewer Capital Reserve Fund in order to complete projects budgeted for in 2025 in future years from the Water and Sewer Operating Fund pursuant to section 101 under Part 9 of the Local Governance Act.

I hereby certify that the above are true and exact copies of resolutions adopted by City Council on December 8, 2025.

---

Jennifer Lawson  
City Clerk  
City of Fredericton

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Date

**Municipal Seal**

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 24. Statement of controlled entities

	Controlled entities consolidated with the General Operating Fund				2025 Total	2024 Total
	e-Novations ComNet Inc.	Newmarket Properties Inc.	Fredericton Convention Centre	Intercompany Eliminations		
<b>Assets</b>	\$ 1,862,663	\$ 2,166,606	\$ 1,051,190	\$ (2,370,592)	\$ 2,709,867	\$ 2,746,769
<b>Liabilities</b>	(575,410)	(188,604)	(339,479)	137,193	(966,300)	(1,287,753)
<b>Accumulated surplus</b>	\$ 1,287,253	\$ 1,978,002	\$ 711,711	\$ (2,233,399)	\$ 1,743,567	\$ 1,459,016
<b>Revenue</b>	\$ 190,061	\$ 1,036,122	\$ 6,551,400	\$ (1,316,477)	\$ 6,461,106	\$ 4,768,287
<b>Expenditures</b>	(189,044)	(408,195)	(5,666,502)	883,594	(5,380,147)	(3,952,363)
<b>Annual surplus - Per Province of New Brunswick ["PNB"] compliance requirements</b>	\$ 1,017	\$ 627,927	\$ 884,898	\$ (432,883)	\$ 1,080,959	\$ 815,924

The above-noted entities are included in the consolidated financial statements of the City of Fredericton.

Intercompany revenue and expenses and accounts payable and receivable are eliminated upon consolidation.

The controlled entities are consolidated with the General Operating Fund per the Province of New Brunswick compliance requirements.

Surplus includes eliminating adjustments for depreciation and capital expenditures, and the second previous year's surplus as per PNB requirements.

The net of revenue and expenses are included in expenses for the Economic Vitality segment.

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 25. Reconciliation of operating budget for provincial compliance requirements to Public Sector Accounting Standards ["PSAB"]

	Operating Budget General	Operating Budget Water & Sewer	Amortization TCA	Adjustments	PSAB Budget
<b>Revenue</b>					
Property taxes	\$ 156,346,042	\$ -	\$ -	\$ -	\$ 156,346,042
Community funding and equalization grant	805,011	-	-	-	805,011
Federal grant in lieu of taxes adjustment	4,404	-	-	-	4,404
Services to other governments	5,508,503	-	-	-	5,508,503
Licenses, permits and fines	2,592,500	-	-	-	2,592,500
Sales and own source revenue	11,191,205	23,716,764	-	-	34,907,969
Interest and return on investments	560,000	-	-	-	560,000
Second previous year's surplus	3,146,698	768,753	-	(3,915,451) (a)	-
	\$ 180,154,363	\$ 24,485,517	\$ -	\$ (3,915,451)	\$ 200,724,429
<b>Expenses</b>					
Governance & Civic Engagement	\$ 6,605,777	\$ -	\$ 62,717	\$ -	6,668,494
Sustainable Infrastructure	3,994,056	-	92,131	-	4,086,187
General Government Services - Corporate	2,313,905	-	-	308,403 (b)	2,622,308
Public Safety [note 16]	61,678,364	-	2,240,064	228,036 (b)	64,146,464
Mobility [including Transit]	27,570,225	-	11,384,291	145,199 (b)	39,099,715
Environmental Stewardship	5,426,049	-	884,105	-	6,310,154
Economic Vitality	12,989,834	-	1,784,708	299,586 (b)	15,074,128
Livable Community	24,606,645	-	4,693,319	553,726 (b)	29,853,690
Fiscal Services					
Principal payments on long-term debt	6,069,058	-	-	(6,069,058) (c)	-
Interest payments on long-term debt	1,534,950	-	-	(1,534,950) (b)	-
Funding current year's capital projects	27,365,500	10,587,602	-	(37,953,102) (d)	-
Water and Wastewater	-	13,897,915	5,934,682	-	19,832,597
	\$ 180,154,363	\$ 24,485,517	\$ 27,076,017	\$ (44,022,160)	\$ 187,693,737
<b>Annual surplus</b>	\$ -	\$ -	\$ (27,076,017)	\$ 40,106,709	\$ 13,030,692

(a) Eliminate second previous year's surplus (deficit) for PSAB

(b) Allocation of interest expense

(c) Principal debt repayment

(d) Funding for current year's capital projects

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure

### General Operating Fund - Consolidated

	2025		2024
	Budget	Actual	Actual (Restated)
<b>Revenue from operations</b>			
Province of New Brunswick			
Property taxes	\$ 156,346,042	\$ 156,346,042	\$ 148,212,547
Community funding and equalization grant	805,011	805,015	1,207,516
	157,151,053	157,151,057	149,420,063
Federal payment in lieu of taxes	4,404	4,404	4,466
Services provided to other governments			
Transportation services - provincial routes	448,264	488,349	448,265
Public Safety Emergency Dispatch and 911	1,711,863	2,096,788	1,639,132
Fire services - local service districts	374,928	374,928	336,851
Fire services - provincial hazmat	105,237	107,632	106,440
Services to St. Mary's First Nation			
Fire services - Federal transfer	314,305	314,305	308,591
Police services - Federal transfer	525,421	559,244	604,777
Police services - Provincial transfer	485,005	499,471	462,752
Regional Tourism	1,543,480	1,528,480	1,486,848
	5,508,503	5,969,197	5,393,656
Licenses, permits and fines			
Taxi, business and dog licenses	60,500	74,375	16,744
Building permits	1,750,000	3,291,616	3,511,556
Development approval	100,000	114,960	94,384
Parking, municipal bylaw, and other fines	551,000	465,995	533,618
Police security checks, fine sharing and false alarms	131,000	158,761	148,291
	2,592,500	4,105,707	4,304,593
Sales and other revenue			
Parking meters	642,500	699,509	695,864
Parking lots and garages	1,551,100	1,770,332	1,549,545
Public transit	3,410,000	3,627,311	3,434,096
Para transit	46,410	24,399	41,155
Arena rentals	1,471,142	1,789,600	1,703,973
Outside user fee	805,603	855,442	735,544
Community centres	267,397	373,373	341,721
Indoor pool	252,421	326,824	311,561
Sports fields	145,232	175,719	168,692
Cultural development	5,900	79,962	84,630
Police sale of unclaimed goods	5,000	1,370	2,332
Cash flow and investment management	560,000	1,183,329	1,924,658
Miscellaneous	8,500	223,188	155,098
Vehicle auction proceeds	-	502,846	519,120
Tourism Accommodation Levy	2,580,000	1,599,700	1,548,030
	11,751,205	13,232,904	13,216,019
<b>Total revenue from operations</b>	\$ 177,007,665	\$ 180,463,269	\$ 172,338,797

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure (continued)

### General Operating Fund - Consolidated (continued)

	2025		2024
	Budget	Actual	Actual (Restated)
<b>Revenue (Continued):</b>			
Government transfers	\$ -	\$ 32,889,309	\$ 17,596,509
Insurance proceeds	-	-	427,475
Third-party contributions	-	1,897,373	2,903,012
Transfer from General Capital Reserve	-	14,165,557	9,922,563
Transfer from Operating Reserve	-	2,008,391	1,925,429
Total transfers from reserves	-	16,173,948	11,847,992
Second previous year's surplus	3,146,698	3,146,698	1,288,374
<b>Total revenue</b>	\$ 180,154,363	\$ 234,570,597	\$ 206,402,159

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# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure (continued)

### General Operating Fund - Consolidated (Continued)

	2025		2024
	Budget	Actual	Actual (Restated)
<b>Expenditure from operations</b>			
Governance & Civic Engagement			
Community Leadership	\$ 3,257,743	\$ 3,235,669	\$ 2,575,859
Management Systems	3,195,064	3,562,720	3,027,451
Intergovernmental Affairs	152,970	152,906	163,557
	6,605,777	6,951,295	5,766,867
Economic Vitality			
Affordable Housing	876,471	3,890,617	1,967,247
Business Attraction and Retention	219,629	294,911	260,275
Development Approval	1,912,756	1,740,532	1,544,205
Land Use Planning	1,404,142	1,251,053	1,271,864
Tourism Development and Operations	1,871,755	1,674,750	1,579,410
Tourism Marketing and Sales	6,705,081	5,494,282	5,707,334
	12,989,834	14,346,145	12,330,335
Environmental Stewardship			
Composting	310,009	445,703	269,789
Environmental Strategy	619,070	449,041	478,986
Solid Waste Management	3,665,437	3,691,272	4,392,867
Storm Water Management	831,533	1,077,061	1,252,463
	5,426,049	5,663,077	6,394,105
Livable Community			
Arboriculture	1,466,051	1,822,567	1,637,938
Community Inclusion	1,025,468	1,580,832	1,106,407
Community Special Event Coordination and Support	833,776	765,348	637,618
Cultural Development	2,660,111	21,657,022	10,067,051
Heritage Planning and Conservation	470,522	333,663	249,556
Horticulture	1,096,533	1,119,924	1,218,511
Leisure and Recreation Development and Delivery	5,289,295	5,725,755	4,777,836
Parks and Playground Management	1,984,433	2,310,462	2,466,836
Recreation Facility Scheduling	8,300,821	8,487,978	7,635,171
Sport Field Management	1,479,635	1,289,431	1,214,000
	24,606,645	45,092,982	23,943,697
Mobility [including Transit]			
Fixed Route Scheduled Transit	9,365,218	9,013,381	7,391,616
Para Transit	977,109	976,957	908,224
Parking Management	2,301,331	2,085,534	2,155,864
Roadway Management	6,596,224	6,519,257	6,972,420
Sidewalk Management	2,930,891	2,584,028	2,470,069
Taxi Industry Regulation	109,307	119,130	105,096
Trails Management	1,185,593	1,306,765	1,248,675
Transportation System Management	4,104,552	4,911,631	5,430,926
	\$ 27,570,225	\$ 27,516,683	\$ 26,682,890

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure (continued)

### General Operating Fund - Consolidated (continued)

	2025		2024
	Budget	Actual	Actual (Restated)
<b>Expenditure from operations (continued)</b>			
Public Safety			
Animal Registration and Control	\$ 255,830	\$ 233,878	\$ 213,927
Building Construction Permission and Enforcement	1,557,823	1,648,093	1,440,224
Bylaw Enforcement	1,630,077	2,245,612	1,369,506
Emergency Preparedness	3,229,825	3,124,531	2,962,669
Fire Emergency Incident Mitigation	19,435,317	18,820,592	17,835,812
Fire Investigation	745,797	780,322	717,813
Fire Prevention and Inspection	1,057,439	1,151,311	980,235
Police - Enforce Federal, Provincial and Municipal Laws	8,773,540	8,854,796	8,020,275
Police - Keeping the Peace	7,123,116	7,549,229	6,354,443
Police - Prevent and Detect Crime	9,323,390	9,579,764	8,967,629
Police - Protect Life and Property	8,546,210	8,794,350	8,176,716
	61,678,364	62,782,478	57,039,249
General Government Services - Corporate			
Communications Management	1,420,676	1,463,702	1,278,553
Continuous Improvement	49,175	42,933	35,494
Facilities Management	7,827,327	7,815,728	7,683,413
Financial Management	2,486,721	2,756,056	2,692,978
Fleet and Equipment Management	4,858,205	4,996,519	5,290,172
Human Resource Management	1,457,143	1,187,633	1,047,096
Information Technology Solution Delivery	1,437,075	1,429,683	1,165,023
Information Technology Support	3,330,246	3,232,667	2,917,721
Insurance Coverage Service	1,369,128	1,495,437	1,351,730
Legal Services	1,025,554	903,345	889,855
Occupational Health and Safety	366,196	296,376	300,545
Public Procurement Management	486,658	396,484	411,966
Public Safety Service Request Management	3,147,957	2,869,152	2,808,136
Real Estate Management	1,813,855	1,702,841	1,649,665
Records Management	117,296	111,765	170,596
Request Management	543,831	746,953	391,714
Corporate overhead allocated to external services	(31,737,043)	(31,447,274)	(30,084,655)
Property assessment and collection [PNB]	2,313,905	2,313,905	2,166,820
	\$ 2,313,905	\$ 2,313,905	\$ 2,166,822

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure (continued)

### General Operating Fund - Consolidated (continued)

	2025		2024
	Budget	Actual	Actual (Restated)
<b>Expenditure from operations (continued)</b>			
Sustainable Infrastructure			
Capital Asset Management	\$ 244,346	\$ 229,927	\$ 217,813
Capital Planning and Implementation	1,801,878	1,638,045	2,188,892
Capital Prioritization and Investment Service	1,751,183	595,784	577,734
Debt and Affordability Management Service	196,649	210,279	190,262
Debt principal repayment	6,069,058	4,648,690	5,130,078
Interest on capital debt	1,534,950	726,067	819,307
Funding current year's new capital projects	10,114,500	19,015,692	14,008,905
Funding current year's capital renewal projects	17,251,000	26,184,801	24,939,289
	38,963,564	53,249,285	55,139,507
Transfer to General Capital Reserve	-	12,589,290	12,563,949
Transfer to General Operating Reserve	-	2,102,270	2,679,224
Total transfer to reserves	-	14,691,560	15,243,173
<b>Total expenditure from operations</b>	<b>\$ 180,154,363</b>	<b>\$ 232,607,410</b>	<b>\$ 204,706,645</b>
<b>General Operating Fund surplus from operations</b>	<b>\$ -</b>	<b>\$ 1,963,187</b>	<b>\$ 1,695,514</b>
<b>Remeasurement gains and losses</b>			
Unrealized gain (loss) attributable to foreign exchange	\$ -	\$ (91,710)	\$ 256,134
Unrealized gain on investments	-	646,367	278,873
Unrealized surplus from subsidiary entities	-	1,080,959	815,924
<b>Total remeasurement gains</b>	<b>\$ -</b>	<b>\$ 1,635,616</b>	<b>\$ 1,350,931</b>
<b>Consolidated General Fund annual surplus</b>	<b>\$ -</b>	<b>\$ 3,598,803</b>	<b>\$ 3,046,445</b>

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 26. Detailed statement of revenue and expenditure (continued)

### Water and Sewerage Operating Fund - Consolidated

	2025		2024
	Budget	Actual	Actual
<b>Revenue</b>			
Water and sewerage rates	\$ 22,519,220	\$ 23,776,920	\$ 22,376,907
Water supply for fire protection	1,000,612	1,000,612	1,000,612
Miscellaneous revenue	196,930	221,216	210,951
Interest	-	116,806	201,818
Transfer from utility reserve	-	3,871,711	3,881,304
Land sales and vehicle auction proceeds	-	102,471	126,096
Third-party contributed capital	-	133,153	288,038
Federal and provincial grant funding	-	7,605,450	7,210,802
Second previous year's surplus	768,755	768,753	815,185
<b>Total revenue</b>	<b>\$ 24,485,517</b>	<b>\$ 37,597,092</b>	<b>\$ 36,111,713</b>
<b>Expenditures</b>			
Water			
Purification and treatment	\$ 486,800	\$ 921,462	\$ 772,619
Source of supply	340,000	284,516	378,189
Transmission and distribution	65,563	256,566	170,218
Plant and equipment maintenance	550,539	1,123,082	1,192,353
Billing and collecting	123,770	206,988	188,483
Water meters	100,000	638,179	618,324
	1,666,672	3,430,793	3,320,186
Sewerage			
Lift stations and system maintenance	769,740	1,088,267	1,108,372
Sewerage treatment and disposal	2,476,225	2,541,844	2,288,495
	3,245,965	3,630,111	3,396,867
Common services			
	8,985,278	7,421,249	6,979,756
Fiscal services			
Funding current year's new capital projects	1,025,000	13,988,771	7,131,209
Funding current year's renewal capital projects	9,562,602	5,914,450	10,074,694
Transfer to water and sewer capital reserve	-	2,695,550	4,535,583
	10,587,602	22,598,771	21,741,486
<b>Total expenditures</b>	<b>\$ 24,485,517</b>	<b>\$ 37,080,924</b>	<b>\$ 35,438,295</b>
<b>Annual surplus</b>	<b>\$ -</b>	<b>\$ 516,168</b>	<b>\$ 673,418</b>

# CITY OF FREDERICTON

Notes to Consolidated Financial Statements

Year ended December 31, 2025

## 29. Comparative figures

Certain amounts of the previous year have been reclassified to conform to the presentation adopted for the current year.

## 30. Restatement of Financial Statements

Subsequent to the completion of the City's December 31, 2024 financial statements on March 24, 2025, it was discovered that, due to an agreement entered with the Fredericton Playhouse Inc. (the "Playhouse") in July 2024, the Playhouse would own the Performing Arts Centre (PAC). The City's involvement would be through funding of the PAC rather than ownership. The City incurred certain costs associated with the new PAC to be constructed and recognized these costs as a tangible capital asset in the amount of \$10.6M, rather than expensing these costs. The December 31, 2024 financial statements were restated to correct this error, as follows:

	As previously reported	Correction	As restated
<b>Consolidated Statement of Financial Position</b>			
Tangible capital assets	701,926,079	(10,591,151)	691,334,928
Accumulated surplus	756,323,845	(10,591,151)	745,732,694
Accumulated surplus consisting of:			
Accumulated operating surplus	755,580,045	(10,591,151)	744,988,894
<b>Consolidated Statement of Operations and Accumulated Surplus</b>			
Livable Community	28,394,889	10,591,151	38,986,040
Annual surplus	55,532,931	(10,591,151)	44,941,780
<b>Consolidated Statement of Changes in Net Surplus</b>			
Annual operating surplus	55,195,743	(10,591,151)	44,604,592
Acquisition of tangible capital assets	(72,127,693)	7,067,227	(65,060,466)
Disposal of tangible capital assets	1,864,970	3,523,924	5,388,894
<b>Consolidated Statement of Cash Flow</b>			
Annual surplus	55,532,931	(10,591,151)	44,941,780
Loss on sale of tangible capital assets	1,864,970	3,523,924	5,388,894
Acquisition of tangible capital assets	(68,617,199)	7,067,227	(61,549,972)

Consequential amendments have also been made to the related note disclosures.



# City of Fredericton

2025 audit results



The better the question. The better the answer. The better the world works.



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# Executive summary

## AUDIT STRATEGY

We determined materiality to be \$6.9M (2024 - \$6.8M) for the purpose of our audit of the consolidated financial statements prepared in accordance with Canadian Public Sector Accounting Standards.

Our audit strategy involves reliance on management's internal controls for the following classes of transactions:

- Purchases, payables and cash disbursement
- Water and sewer revenue to cash receipts

## AREAS OF EMPHASIS

- Revenue recognition
- Risk of Management override of controls
- Pensions
- Financial Statement Discussion & Analysis (FSDA)
- Budget Information
- Restatement of 2024 financial information

## AUDIT RESULTS AND STATUS

Reasonable judgments and consistency in methodology have been used by management to account for sensitive accounting estimates.

The total impact of the unadjusted audit differences identified during the audit resulted in an overstatement of the annual surplus of \$441k.

We identified disclosure deficiencies associated with the Shared Risk Pension plans which are further described in the Areas of emphasis section.

Our procedures related to planned reliance on internal controls supported the planned reliance.

**Status of the audit** - Upon completion of our remaining audit procedures, we expect to issue an unqualified opinion on the City's financial statements for the year ended December 31, 2025.

- Journal entry testing
- Completion of executive level review
- Completion of subsequent event procedures
- Final review of the consolidated financial statements
- Receipt of the letter of representation from management
- Inquiries

# Areas of emphasis

Topic	Considerations
<p><b>Revenue recognition</b></p> <ul style="list-style-type: none"> <li>▪ Evaluation and testing of controls over water and sewer revenue</li> <li>▪ Recognition of taxation revenues</li> <li>▪ Occurrence of grant and services revenues</li> </ul>	<p>We performed a walkthrough of the revenue classes of transactions and evaluated the design of controls in these areas.</p> <p>We tested relevant controls over the identified risks for water and sewer revenue to cash receipts.</p> <p>We performed substantive audit procedures, which included detailed testing of significant revenue transactions during the year by agreeing to support evidence and cash receipts.</p> <p>We performed substantive analytics over recognized taxation revenues based on confirmations obtained from the Province of New Brunswick and based on municipal tax rates approved by City Council.</p> <p>We validated the occurrence of government grant and service revenues by confirming significant government grants and service revenues recognized during the year.</p> <p>Based on the procedures performed, no issues were identified.</p>
<p><b>Management override of controls<sup>1</sup></b></p> <ul style="list-style-type: none"> <li>▪ Professional standards require that we consider the risk of management override of controls to be a fraud risk on all audits. There were no risk considerations related to the City of Fredericton that increased the presumed fraud risk that is present for all audits.</li> </ul>	<p>Our audit procedures, including our journal entry testing, are designed to be responsive to this risk. To address the risk, we performed the following procedures:</p> <p>We used our GL Analyzer tool to identify potentially risky or unusual journal entries based on the nature of the journal entry, its description, its source code, who posted the journal entry, and the timing of when it was posted.</p> <p>We tested the journal entries identified to ensure they were appropriately supported and approved.</p> <p>When performing procedures over the City's accounting estimates, we reviewed and evaluated those estimates for evidence of management bias.</p> <p>We did not identify any significant unusual transactions.</p> <p>Based on the procedures performed, no issues were noted.</p>

<sup>1</sup> Accounts or transactions identified as having significant or fraud risks, which are risks with both a higher likelihood of occurrence and a higher magnitude of effect that require special audit considerations.

# Areas of emphasis

Topic	Considerations
<p><b>Pensions<sup>1</sup></b></p> <ul style="list-style-type: none"> <li>▪ In accordance with the New Brunswick Pension Benefits Act, the City maintains certain pension benefit plans for its employees, mainly The City of Fredericton Shared Risk Plan (“COF SRP”) and The City of Fredericton Police &amp; Fire Shared Risk Plan (“P&amp;F SRP”) (together, the “SRPs”).</li> <li>▪ Effective January 1, 2025, The Superannuation Pension Plan was converted to the P&amp;F SRP. The impact of the conversion was accounted for through annual surplus and resulted in a loss of \$7.7M in 2025.</li> </ul>	<p>We have performed the following procedures with respect to each plan:</p> <ul style="list-style-type: none"> <li>▪ Given the complexity and subjectivity of pensions, we engaged our actuaries to review the valuation of the plans. The review included estimating the balance sheet based on a possible approach to valuing the SRPs that considers the specific risk sharing arrangements and attributes of the SRPs.</li> <li>▪ We have confirmed plan assets and have agreed, on a sample basis, the asset fair values to external pricing data.</li> </ul> <p>See additional discussion regarding the SRPs on the next page. Other than the matter discussed on the following page, no issues were identified.</p>

<sup>1</sup> Accounts or transactions identified as having a significant risk, which are risks with both a higher likelihood of occurrence and a higher magnitude of effect that require special audit considerations. The pension risk is associated with historical differences with management’s accounting policy and the associated complexity of the estimates involved.

# Areas of emphasis

Topic	Considerations
<p><b>Pensions</b></p> <ul style="list-style-type: none"> <li>▪ Given the absence of specific guidance in PS 3250 for the accounting of SRPs, considerable professional judgment is required to determine the percentage of risk (if any) assumed by the City under the SRPs and how to measure any related obligation.</li> <li>▪ The City considers the SRPs to be defined contribution plans as management believes the sole obligation for the City is for the contributions defined by the SRPs.</li> <li>▪ Other than the impact of the conversion of the Superannuation Plan to the P&amp;F SRP, The City has expensed the contributions it has paid into the SRPs.</li> <li>▪ From management's perspective, the City's sole risk under the COF SRP is resulting from the possible trigger of increased contribution rates, subject to a maximum of 2.25%, should the funding level fall below a certain threshold for two consecutive years. Similar increased contribution requirements exist under the P&amp;F SRP.</li> </ul>	<p>From EY's perspective, the risk associated with the potential increases or decreases in contribution rates result in SRPs meeting the definition of a defined benefit plan rather than a defined contribution plan. In that respect, an asset or liability should be reported on the City's Statement of Financial Position with appropriate disclosure in the notes to the financial statements.</p> <p>Based on the current overfunded status of the SRPs, including unamortized losses in the P&amp;F SRP, and the low likelihood of the City obtaining future expected benefit from a funding surplus, we have determined that it is acceptable not to recognize a pension asset in the City's financial statements. This results in pension expenses being materially consistent under both defined benefit and defined contribution accounting. Therefore, we have no differences to report in respect of the accounting for the SRPs.</p> <p>While there is no material difference with respect to the accounting, certain disclosure deficiencies exist with respect to the funded status of the SRPs, such as a continuity of the funded status of the SRPs, assumptions used in the actuarial valuations and plan descriptions. However, the City has provided certain relevant information in the notes to the financial statements which do provide users with some information in respect of the SRPs. Management has concluded, and we agree, that these are not material disclosure deficiencies.</p> <p>It should be noted that the pension asset/liability determined for accounting purposes does not change the contributions required from the City for funding purposes and, therefore, has no impact on the annual municipal budget and tax rates.</p> <p>EY and management will monitor the accounting treatment of the SRPs annually and as new guidance emerges (including section PS3251 which is in exposure draft currently and expected to be effective in 2029).</p>

# Areas of emphasis

Topic	Considerations
<p><b>Financial Statement Discussion and Analysis (FSDA)</b></p> <ul style="list-style-type: none"> <li>The City includes its consolidated financial statements in its annual report, including the FSDA which is in the scope of CAS 720, Auditor's responsibilities relating to other information.</li> </ul>	<p>Management is responsible for the other information contained within the FSDA. The auditor's responsibility is to read the other information to determine whether the other information contained within the FSDA is materially consistent with the audited financial statements.</p> <p>The auditor's opinion does not cover other information, and the auditor has no specific responsibility for determining whether other information is properly stated.</p>
<p><b>Budget Information</b></p> <ul style="list-style-type: none"> <li>PSAS requires the presentation of planned results and planned amounts to be included in the financial statements.</li> </ul>	<p>CAS 700, Forming an Opinion and Reporting on Financial Statements, requires that the auditor's opinion cover the complete set of financial statements as defined by the applicable financial reporting framework. Accordingly, the auditor's opinion covers comparisons of actual and planned results or planned amounts included in the statement of operations and accumulated surplus and the statement of changes in net debt.</p> <p>We have tied the budgeted amounts to the approvals received from the Council and published on the official website</p> <p>We have noted no issues with the financial information disclosed within the budgeted amounts on the financial statements.</p>

# Areas of Emphasis

Topic	Considerations
<p><b>Restatement of 2024 financial information</b></p> <ul style="list-style-type: none"> <li>A material misstatement was identified in the prior period (2024) financial information. In accordance with PSAS PS 2120, the error has been corrected through a restatement of the 2024 financial information which is presented as comparatives in the 2025 financial statements.</li> <li>The misstatement arose as a result of unusual circumstances associated with the ownership of the new Performing Arts Centre ("PAC"). During 2024, the City entered into certain agreements with the Fredericton Playhouse Inc. (the "Playhouse") which outlined that the Playhouse would own the PAC rather than the City. As a result, any costs capitalized prior to 2024 and any 2024 grants provided to the Playhouse in relation to the PAC should have been recognized as expenses in 2024 rather than being capitalized as tangible capital assets. The total amount of the Tangible Capital Asset at December 31, 2024 related to the PAC was \$10.6M.</li> </ul>	<p>We have reviewed the agreements entered into between the City and the Playhouse in 2024 and have evaluated the accounting impact of those agreements which has resulted in the conclusion that the previously capitalized expenditures related to the PAC as well as future PAC expenditures should be recognized as expenses in the period incurred.</p> <p>We agreed the restated 2024 amounts to our prior year documentation and have recalculated the impact of the restatement recorded.</p> <p>We have reviewed the note disclosure made by management associated with the restatement.</p> <p>We have considered whether any control deficiencies exist within management's internal control framework. Currently the initial assessment of whether council resolutions have financial impact is performed by the functional area management team responsible for recommending the resolution. In this instance, due to the unique nature of the agreement, the financial impact was not identified or provided to the finance team. In response to this, Finance will implement a control involving review of all meetings and content of council to determine if there are accounting implications. Further to this control, we recommend that management consider implementing a control that involves the finance team in the initial assessment of the potential for council resolutions to have financial impact. This could be in the form of a documented meeting with Finance for all recommended resolutions or a council resolution checklist that requires review by Finance.</p> <p>We have involved our Profession Practice group in the completion of these procedures due to the technical nature and risk associated with the subject matter.</p>

# Required communications

Topic	Comments
Auditor's responsibility under Canadian GAAS, including discussion of the type of opinion we are issuing	Refer to the auditor's report attached.
Changes to the planned audit strategy, timing of the audit and significant risks initially identified	Our audit strategy is consistent with our audit plan.
Matters relevant to our evaluation of the entity's ability to continue as a going concern	No relevant matters were identified.
Significant accounting policies and accounting estimates, including qualitative aspects, our assessment of management's disclosures and our conclusion regarding appropriateness	We have reviewed and evaluated significant accounting policies and sensitive estimates as outlined in the draft financial statements and consider these policies appropriate. Refer to the "Areas of emphasis" section where we have discussed our conclusions and observations over such matters we determined most critical to our audit.
Our responsibility, any procedures performed and the results relating to other information in documents containing audited financial statements	Refer to areas of emphasis section relating to FSDA.
Corrected misstatements, related to accounts and disclosures	Refer to the "Restatement of 2024 financial information" section of our areas of emphasis.
Uncorrected misstatements, related to accounts and disclosures, considered by management to be immaterial	We have identified a \$441,059 overstatement of the annual surplus resulting from depreciation expense not being recorded on additions and disposals of tangible capital assets during the year. Refer to the pensions area of emphasis for a description of disclosure deficiencies identified. Management has concluded, and we agree, that these misstatements are immaterial.
Representations we are requesting from management	Management representation letter has been provided separately.
Other material written communications with management	None.
New accounting pronouncements	We have not identified issues regarding management's planned application of new accounting pronouncements.
Independence matters	No independence matters were identified.
Obtaining information relevant to the audit	No issues were identified.

# Inquiries

We made inquiries of you related to fraud and other matters, that helped inform our audit strategy and the execution of our audit procedures. As part of our upcoming meeting, we will update our inquiries of you to understand any other matters of which you believe we should be aware, including, but not limited to the following:

- Your views about the risks of material misstatements due to fraud, including the risks of management override of controls
- Your knowledge of any actual, alleged or suspected fraud
- Your awareness of tips or complaints regarding the City's financial reporting (including those received through the City's own "whistleblower" program), other matters relevant to the audit (such as violations or possible violations of laws or regulations) or any significant unusual transactions
- How you exercise oversight over the City's assessment of fraud risks and the establishment of controls to address these risks
- Your understanding of the City's relationships and transactions with related parties that are significant to the City and any concerns related to those relationships or transactions
- Whether the entity has identified a cyber breach as part of its own process or has been notified of a cyber breach by third parties (including regulatory agencies, law enforcement agencies, security consultants and electronically connected vendors and service organizations)
- About matters relevant to the entity's compliance with laws and regulations affecting the financial statements, including their knowledge of non-compliance with such laws or regulations
- Any matter of litigation that would be considered to have an impact on the financial reporting of this audit period



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# Future of Audit. Now.

# Future of Audit. Now.

The EY audit transformation addresses the opportunities and risks presented by today's changing business environment and comprises **three interconnected pillars**.



The EY Assurance technology investment is an ongoing US\$1b globally coordinated investment program, to **integrate and transform** EY Assurance technology into an **AI-powered platform** to deliver greater value for our clients and audit teams.

**Modern approach**

Providing clear audit methodology and effective enablement

**Streamlined process**

Embedding specialized teams to facilitate knowledge and smart delivery

**AI-powered platform**

Helps in enabling guided workflows, advanced analytics and the accelerated use of AI at scale

# Future of Audit. Now.

## Driving forces

### Complexity

- Expansion of **risks** and response
- **Regulatory** impact and navigation
- **Fraud** and **going concern**

### Shifting expectations

- **Deeper insights** and **benchmarking**
- Accelerated **pace of change**
- **Competition for talent** and **evolving expectations**

### Technology transformation

- **Artificial intelligence** and automation
- Use of **technology**
- Workflow and **collaboration**
- **Data** and analytics



## Value and outcomes

### Confidence

- Drives **confidence** for our clients and their **stakeholders**
- Facilitated through **high quality, risk-focused audits** by EY teams and supported by EY technology

### Experience

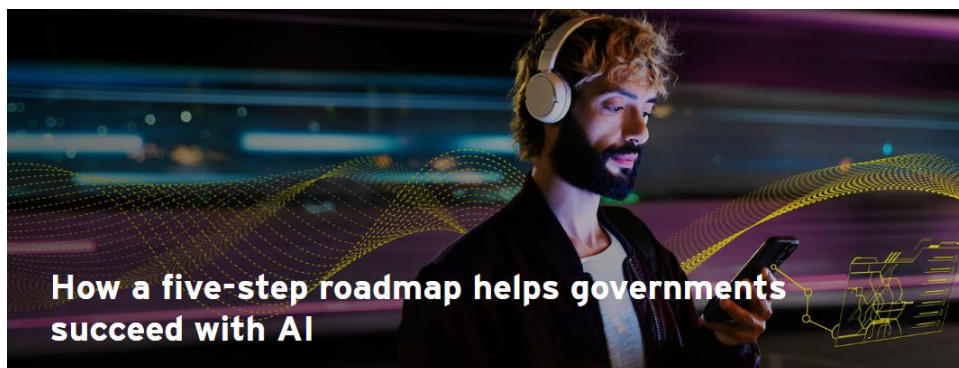
- **Enhances the audit experience** through a technology-enabled approach
- Improves the **experience for our clients** using advanced technology, streamlined processes allowing a greater focus on **the key risks**

### Perspective

- Supports the **sharing of insights**, including benchmarks and industry knowledge
- Facilitated through an **AI-powered platform**, leveraging the knowledge and experience of **EY teams**

# Insights and Updates

Please see below for links to current business insights and other articles that you may find useful.



## SUMMARY

- Many governments struggle to scale AI beyond pilots due to deployment challenges, cost overruns driven by inadequate planning, and integration complexities.
- A disciplined five-step roadmap helps organizations move from ideas to measurable impact, guiding responsible AI implementation and overcoming scaling barriers.



## SUMMARY

- At EY Canada, we're bringing our bold vision for the future of audit to life now, with quality at the centre.
- The EY audit promotes confidence in financial reporting. With audit quality, independence, accountability and integrity as our foundation, we'll continue to evolve how we work and shape the future of the EY audit. We are anticipating the needs of tomorrow and leading the way with confidence.

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Enabled by data, AI and advanced technology, EY teams help clients shape the future with confidence and develop answers for the most pressing issues of today and tomorrow.

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Our assurance services help our clients meet their reporting requirements by providing an objective and independent examination of the financial statements that are provided to investors and other stakeholders. Throughout the audit process, our teams provide a timely and constructive challenge to management on accounting and reporting matters and a robust and clear perspective to audit committees charged with oversight.

The quality of our audits starts with our 90,000 assurance professionals, who have the breadth of experience and ongoing professional development that come from auditing many of the world's leading companies.

For every client, we assemble the right multidisciplinary team with the sector knowledge and subject matter knowledge to address your specific issues. All teams use our Global Audit Methodology and latest audit tools to deliver consistent audits worldwide.

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