

MINUTES OF A PLANNING ADVISORY COMMITTEE

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

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

Members Absent: Councillor Margo Sheppard
Councillor Mark Peters

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

APPROVAL OF MINUTES

Regular Meeting – February 18, 2026

Moved by: Councillor Greg Ericson

Seconded by: Anna Patterson

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

CARRIED

ZONING APPLICATIONS

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

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

Public Hearing

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

Moved by: Neill McKay

Seconded by: Councillor Greg Ericson

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

CARRIED on division
(Julie Baker voting nay)

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

Rezone portions of property from:

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

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

Public Hearing

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

Moved by: Scott McConaghy

Seconded by: Julie Baker

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

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

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

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

CARRIED

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

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

Public Hearing

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

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

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

CARRIED

SUBDIVISION APPLICATIONS

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

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

Public Hearing

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

Moved by: Scott McConaghy

Seconded by: Anna Patterson

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

CARRIED

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

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

Public Hearing

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

Moved by: Councillor Greg Ericson

Seconded by: Neill McKay

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

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

CARRIED

VARIANCE APPLICATIONS

Brad Wilcox - 159 George Street

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

- 172m² lot density variance;
- 3.7m lot frontage variance;
- In the TP-6 zone converted dwellings with additions may cover a max of 35% of the lot area. This building and addition will cover 36%, requiring a 6.4m² lot coverage variance;
- Furthermore, an addition is to be limited to a max of 40% of the lot coverage of an existing building. This addition will be 53.8% of the existing buildings lot coverage requiring a 17.2m² variance;
- 0.58m side yard setback variance; and
- 24.8m² landscaped area variance.

Public Hearing

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

Moved by: Julie Baker

Seconded by: Anna Patterson

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

- 172m² lot density variance
- 7m lot frontage variance;
- 4m² lot coverage variance;
- 2m² lot coverage variance to permit an addition greater than 40% of the existing main building;
- 58m side yard setback variance; and,
- 8m² landscaped area variance

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

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for February 2026.

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

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

ADJOURNMENT

Moved by: Neill McKay

Seconded by: Councillor Greg Ericson

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

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary