

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)

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:

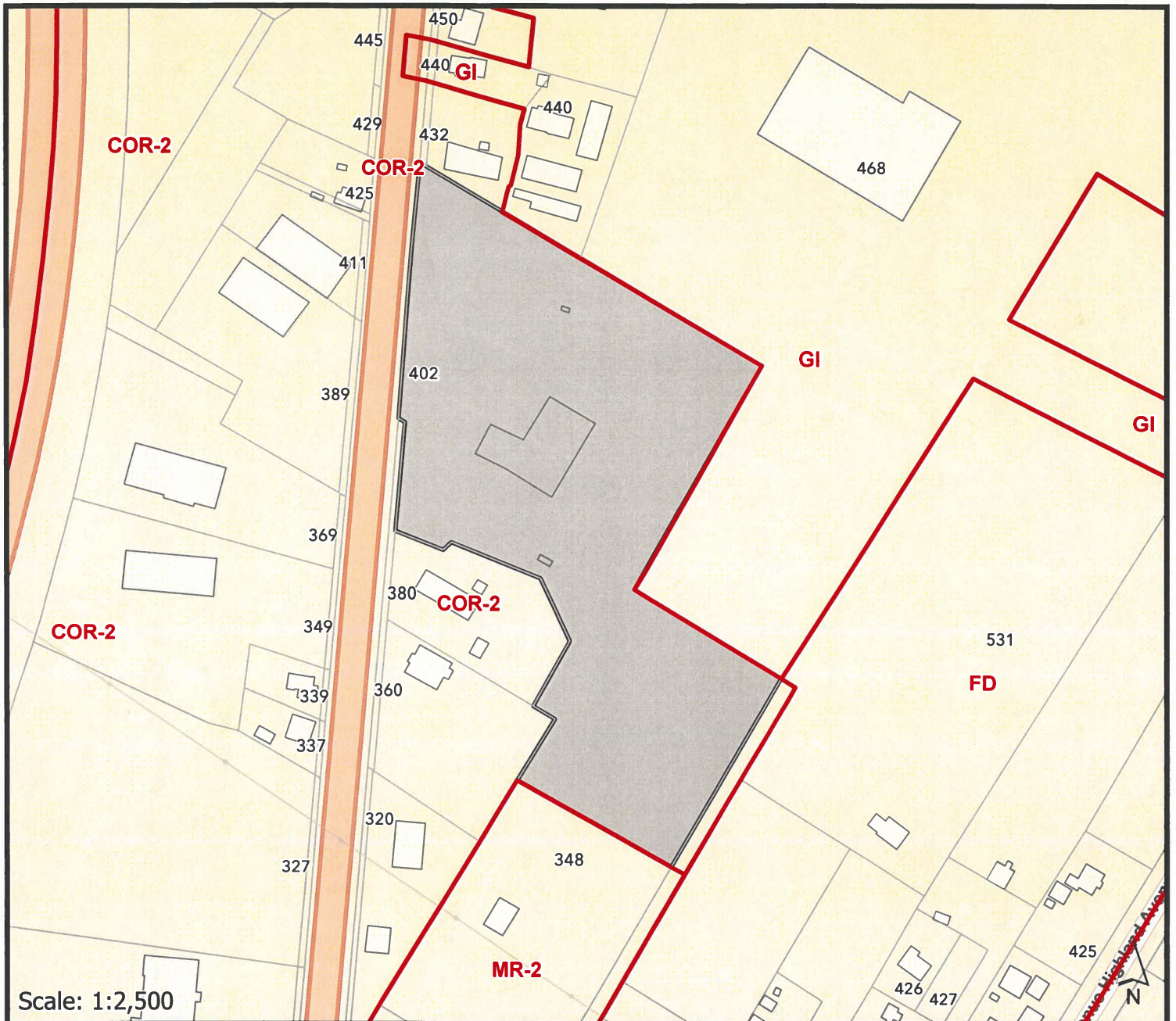


Mei Jiang
Planner, Community Planning

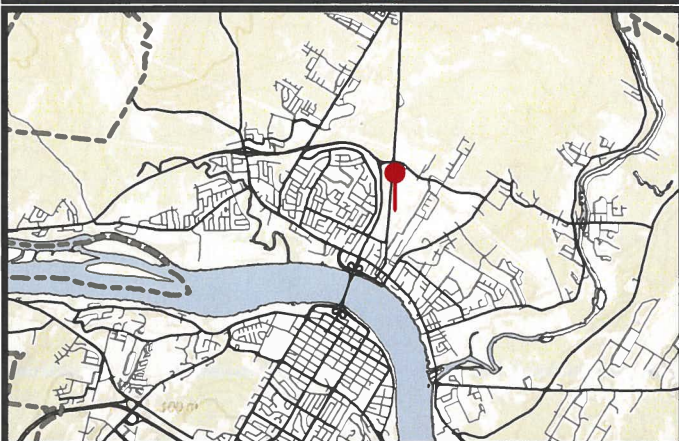
Approved by:




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



Scale: 1:2,500



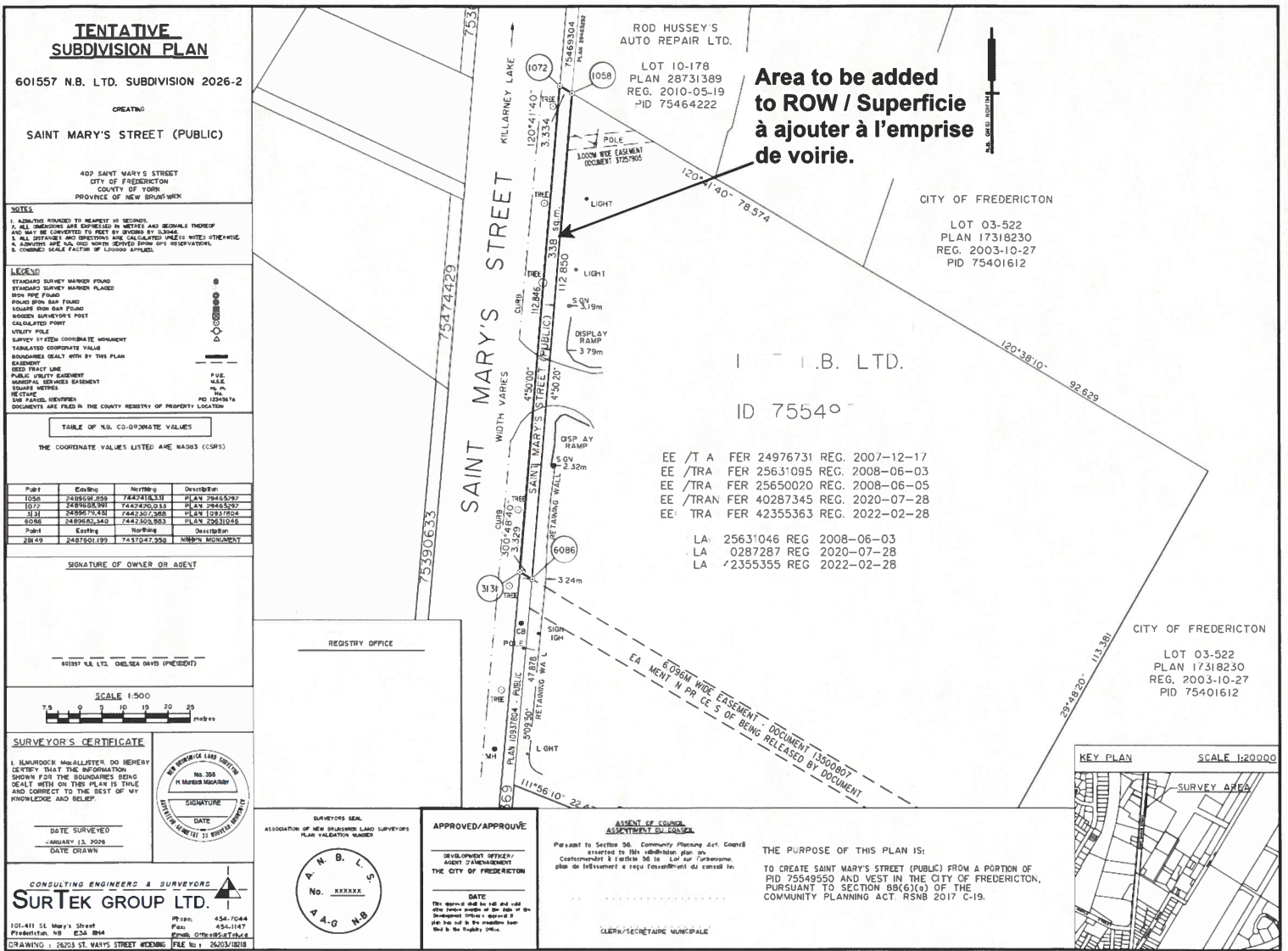
 Subject Property / Propriete Visé
 Tentative Plan of Subdivision to add 338m² to the public right of way for a future street widening on Saint Mary's Street.

Plan provisoire de lotissement visant à ajouter 338 m² 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

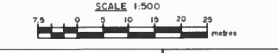
NOTES
 1. ADJUSTED TO NEAREST TO SECOND.
 2. ALL DIMENSIONS ARE EXPRESSED IN METERS AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVISION BY 0.3048.
 3. ALL DISTANCES AND BEARINGS ARE CALCULATED UNLESS NOTED OTHERWISE.
 4. ADJUSTMENTS ARE MADE NORTH DERIVED FROM GPS MEASUREMENTS.
 5. CORNER BEARS FACTORS OF LINDEN ADJUSTED.

LEGEND
 STANDARD SURVEY MARKER FOUND
 STANDARD SURVEY MARKER PLACED
 IRON PILE FOUND
 POLYWOOD SIGN 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
 EASED TRACT LINE
 PUBLIC UTILITY EASEMENT
 MUNICIPAL SERVICES EASEMENT
 SQUARE METERS
 RETAINING WALL
 ONE PANEL VIEWER
 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	Northings	Westings	Description
1072	2489679.420	7427200.313	7547442.9	IRON PILE
1078	2489679.420	7427200.313	7547442.9	IRON PILE
1088	2489679.420	7427200.313	7547442.9	IRON PILE
6086	2489679.420	7427200.313	7547442.9	IRON PILE
3131	2489679.420	7427200.313	7547442.9	IRON PILE

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



SURVEYOR'S CERTIFICATE
 I, SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN 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

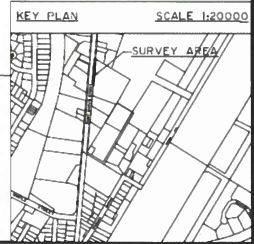
REGISTRY OFFICE

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

APPROVED/APPROUVE
 DEVELOPMENT OFFICER/
 AGENT D'AMENAGEMENT
 THE CITY OF FREDERICTON
 DATE

ASSENT OF COUNCIL
 ASSÉNTIMENT DU CONSEIL
 Presented to Section 56, Community Planning Act, Council
 presented to this subdivision plan on:
 Contreprésenté à l'article 56 de la Loi sur l'aménagement
 plan de lotissement à ce jour l'assemblée du conseil le:

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 58(6)(K) OF THE
 COMMUNITY PLANNING ACT, RSNB 2017 C-19.



Area to be added to ROW / Superficie à ajouter à l'emprise de voirie.

LOT 10-178
 PLAN 28731389
 REG. 2010-05-19
 PID 75464222

CITY OF FREDERICTON
 LOT 03-522
 PLAN 17318230
 REG. 2003-10-27
 PID 75401612

I. B. LTD.
 ID 75540

- EE / T A FER 24976731 REG. 2007-12-17
- EE / TRA FER 25631095 REG. 2008-06-03
- EE / TRA FER 25650020 REG. 2008-06-05
- EE / TRAN FER 40287345 REG. 2020-07-28
- EE / TRA FER 42355363 REG. 2022-02-28
- LA 25631046 REG 2008-06-03
- LA 0287287 REG 2020-07-28
- LA 2355355 REG 2022-02-28

Tentative plan of subdivision / Plan provisoire de lotissement.

Fredericton
 Community Planning
 Planification urbaine

Map \ carte # II
 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