



**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;

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		

- 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