



PLANNING ADVISORY COMMITTEE
OCTOBER 18, 2023 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL AND WEB CONFERENCING

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – September 20, 2023

B. ZONING APPLICATIONS

1. Colpitts Developments - 115 Draco Road

Rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N);

Lot depth variance; and,

A tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

C. SUBDIVISION APPLICATIONS

1. Dany Theriault – 31 Forest Acres Court

Tentative plan of subdivision to create one new residential building lot.

D. VARIANCE APPLICATIONS

1. Estate of Mary Theresa Hayes c/o Ian Robertson – 577 Hillcrest Drive

Non-conforming use variance to permit the construction of an addition to the existing barn, to be used for the storage of farm tools and for uses related to the activities of the farm.

2. MDCMAC Construction Ltd. c/o Malcolm Cairns - 103 Route 148

Conditional use variance to permit automotive commercial garage use on the premises of the existing welding shop.

E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for the month of September 2023

H. ADJOURNMENT

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING OF SEPTEMBER 20, 2023
CITY HALL COUNCIL CHAMBERS AND VIA WEB CONFERENCING**

Members: Rodney Blanchard, Chair
Neill McKay, Vice-Chair (Zoom)
Councillor Eric Megarity
Councillor Cassandra LeBlanc
Councillor Kevin Darrah
Chris Gallant (Zoom)
Melissa Dawe
Fiona Hamilton

Staff: Marcello Battilana
Tony Dakiv
Alicia Brown
Matthew Robinson
Sean Lee
Stephen Hartley
Tyson Aubie
Jill Durling
Alexa Donovan
Shasta Stairs
Elizabeth Murray, Secretary

Regrets: Fiona Williams

The meeting was called to order at 7:00 pm.

APPROVAL OF MINUTES

It was moved by Councillor Darrah and seconded by Melissa Dawe that the minutes of the regular meeting of August 16, 2023, be approved.

CARRIED unanimously

REPORTS

1. Rob Leblanc on Behalf of Fathom Studio – Reynolds Street

Consideration was given to an application submitted by Fathom Studio to rezone portions of land from Residential Zone Five (R-5) to Multi-Residential Zone Two (MR-2); Multi-Residential Zone Two Holding (MR-2(H)) to Residential Zone Five (R-5) and Multi-Residential Zone Two (MR-2); Multi-Residential Zone Two Holding (MR-2(H)) to Multi-Residential Zone Four (MR-4), Multi-Residential Zone Five (MR-5), Environment and Open Space Zone (EOS) and Park Zone (P); Residential Zone Three (R-3) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4), Multi-Residential Zone Five (MR-5) and Environment and Open Space Zone (EOS), a 10m lot frontage variance (Lot 13) and a building height variance (Building D), and a tentative plan of subdivision to create 3 Residential Zone Five (R-5) lots, 6 Multi-Residential Zone Two (MR-2); lots, 9 Multi-Residential Zone Four (MR-4) lots, 2 Multi-Residential Zone Five (MR-5) lots, a park and stormwater parcel on the extension of Reynolds Street and a new public street.

Staff gave an overview of the planning report.

One of the terms and conditions mentions the applicant working with staff to investigate further opportunities for underground parking, where appropriate. It was asked if there were known factors why underground parking couldn't be done. Staff explained there are plans for the applicant to include underground parking.

As the proposal is consistent with the Municipal Plan's design policy criteria for new and established neighbourhoods, staff was questioned if the development was about the layout of the site or would the design and the architecture of the proposed structures be considered. Staff

indicated that the proposal is a bigger picture view of the overall site and what makes it a complete neighbourhood, including a possibility of ground floor commercial in the MR-5 buildings.

The applicant Rob Leblanc prepared a PowerPoint detailing information of each building including height, number of units, lot stats, and parking requirements. The plan indicates a considerable amount of surface parking. It was explained that a geotechnical study hasn't been done on the site, if there are opportunities to shift surface parking to underground, it will be done at the building permit stage. The developer wants to keep a buffer strip of trees along the back of McLeod Hill Road, some trees have been removed but other trees will be added as part of the development.

Councillor LeBlanc asked the applicant if he would be willing to include less parking, as the parking requirements seem a little high. Mr. Leblanc agreed. Staff was asked when the parking section in the Zoning Bylaw was last updated. Staff did a comprehensive look in 2012, adding parking requirements should be reviewed. The building permit stage would be the time to look at reducing parking. In this development, the overall layout was done in such a way as to mask the parking as much as possible. The question was raised about the overall time frame for the development. Developer, Travis Burnside, explained that they would like to start Phase I in 2024 but the overall build depends on market conditions. Councillor Darrah asked about having a conversation concerning parking prior to Phase II. Mr. Leblanc explained in the development agreement, the parking requirements need to meet what is in the current Bylaw.

Steve LaForest asked several questions to the Committee. Where is the money coming from for this development? Is there an intention to have a 15-minute city? There is mention of a street wall, is it going to be a gated security community? Will there be low-income homes? What will happen with the existing homes, currently having an issue with back yard flooding. With a wind area, is there a possibility water may blow off the buildings? Has there been an Environmental impact study? How long is the time duration? Are there private investors involved?

The Chair explained all requirements have been met before application came to PAC. It was suggested reaching out to Engineering staff to discuss surface drainage issues and getting in touch with Planning staff to have other questions answered.

Diluckshnie Suhaim (sp.), resident Hayward Court is having issues with flooding in her backyard questioning the plan for storm water drainage. It was suggested City staff be contacted about flooding concerns.

The application mentions the intent is to design the ground floor units as walk-outs. Staff was asked if there was a way to ensure this happens for approval. It was explained that this would be on a case-by-case basis as building permits are issued and would be based on contours and elevations. Term and Condition (c) will be amended to ensure there are provisions some buildings have walk-out units.

Original Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 64/23 to the satisfaction of the Development Officer;
- b) Future building design shall incorporate street wall/podium, step down and vertical and horizontal façade articulation as generally indicated on the 3D modelling drawings attached as Maps V to VII to the satisfaction of the Development Officer;
- c) The applicant shall work with staff to investigate further opportunities for underground parking where appropriate. Final parking and landscape plans be provided to the satisfaction of the Development Officer;
- d) Access, servicing, lot grading and storm water management plans are to be provided the satisfaction of the Director of Engineering & Operations;

- e) The developer is required to obtain a Watercourse and Wetland Alteration permit from the NB Department of the Environment & Local Government;
- f) The Developer will enter into a Section 131 Development Agreement with the City to address:
 - i. the timing and phasing of complete construction of Reynolds Drive; and
 - ii. the roles and financial obligations for both parties for access to existing municipal water and sanitary sewer infrastructure on McLeod Hill Road, and to bring McLeod Hill Road up to current municipal standards including storm system, curb and sidewalk;
- g) Storm water ponds are to be directly accessible to a city street and be landscaped to the satisfaction of the Director of Engineering & Operations and the Development Officer.

It was moved by Councillor Darrah and seconded by Melissa Dawe that the application submitted by Fathom Studio to rezone portions of land from Residential Zone Five (R-5) to Multi-Residential Zone Two (MR-2); Multi-Residential Zone Two Holding (MR-2(H)) to Residential Zone Five (R-5) and Multi-Residential Zone Two (MR-2); Multi-Residential Zone Two Holding (MR-2(H)) to Multi-Residential Zone Four (MR-4), Multi-Residential Zone Five (MR-5), Environment and Open Space Zone (EOS) and Park Zone (P); Residential Zone Three (R-3) to Multi-Residential Zone Two (MR-2), Multi-Residential Zone Four (MR-4), Multi-Residential Zone Five (MR-5) and Environment and Open Space Zone (EOS), as well as a 10m lot frontage variance (Lot 13) and a building height variance (Building D) be approved subject to the following terms and conditions. A tentative plan of subdivision to create 3 Residential Zone Five (R-5) lots, 6 Multi-Residential Zone Two (MR-2); lots, 9 Multi-Residential Zone Four (MR-4) lots, 2 Multi-Residential Zone Five (MR-5) lots, a park and stormwater parcel on the extension of Reynolds Street and a new public street be forwarded to City Council with a recommendation that the location of the public streets be approved as shown on Map III and that the land for public purposes be taken as a combination of land as shown on Map III and cash.

Terms and Conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 64/23 to the satisfaction of the Development Officer;
- b) Future building design shall incorporate street wall/podium, step down and vertical and horizontal façade articulation as generally indicated on the 3D modelling drawings attached as Maps V to VII to the satisfaction of the Development Officer;
- c) The applicant shall work with staff to investigate further opportunities for underground parking and individual ground floor entrances where appropriate. Final parking and landscape plans be provided to the satisfaction of the Development Officer;
- d) Access, servicing, lot grading and storm water management plans are to be provided the satisfaction of the Director of Engineering & Operations;
- e) The developer is required to obtain a Watercourse and Wetland Alteration permit from the NB Department of the Environment & Local Government;
- f) The Developer will enter into a Section 131 Development Agreement with the City to address:
 - i. the timing and phasing of complete construction of Reynolds Drive; and
 - ii. the roles and financial obligations for both parties for access to existing municipal water and sanitary sewer infrastructure on McLeod Hill Road, and to bring McLeod Hill Road up to current municipal standards including storm system, curb and sidewalk;
- g) Storm water ponds are to be directly accessible to a city street and be landscaped to the satisfaction of the Director of Engineering & Operations and the Development Officer.

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 in accordance with Map III attached to PR 64/23 to the satisfaction of the Development Officer;
- b) Registration of shared access easement agreements (Lots 3,4,5; Lots 7,8; Lots 10,11,12,13) to the satisfaction of the Development Officer;
- c) Local Government Services Easements (LGSE), Public Utility Easements (PUE), drainage easements, rights-of-way (ROW) and storm water ponds are to be located and designed to the satisfaction of the Director of Engineering & Operations;
- d) LGSE, ROW and storm water pond lots are to be granted gratuitously to the City of Fredericton.

Discussion on the motion:

None

CARRIED unanimously

2. M&M Hill Capital and Investments Ltd. – 189 Mitchell Wayne Drive

Consideration was given to an application submitted by Kerry Carr, on behalf of M&M Hill Capital and Investments Ltd, to rezone a portion of 189 Mitchell Wayne Drive (PID 01487834) from Future Development Zone (FD) to Residential Zone Two (R-2) and Environmental & Open Space (EOS), and a tentative plan of subdivision to create 44 Residential Zone Two (R-2) lots, 2 Environment and Open Space Zone (EOS) lots on an extension of Mitchell Wayne Drive and a new public court.

Staff gave an overview of the planning report.

The applicant Kerry Carr had nothing to add.

It was moved by Councillor LeBlanc and seconded by Fiona Hamilton that the application submitted by Kerry Carr, on behalf of M&M Hill Capital and Investments Ltd, to rezone a portion of 189 Mitchell Wayne Drive (PID 01487834) from Future Development Zone (FD) to Residential Zone Two (R-2) and Environmental & Open Space (EOS), be approved subject to the following terms and conditions. A tentative plan of subdivision to create 44 Residential Zone Two (R-2) lots, 2 Environmental and Open Space Zone (EOS) lots on an extension of Mitchell Wayne Drive and a new public court be forwarded to City Council with a recommendation that the location of the public streets be approved and that the 8% public land dedication be taken as land.

Terms and Conditions

- a) The site be developed generally in accordance with Map II attached to P.R. 65/23 to the satisfaction of the Development Officer;
- b) Servicing, access, lot grading and storm water management plans are to be to the satisfaction of the Director of Engineering & Operations;
- c) 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 to the City of Fredericton at no cost; and,
- d) A Watercourse and Wetland Alteration Permit be obtained from the NB Department of Environment and Local Government prior to issuance of a building permit.

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. 65/23 to the satisfaction of the Development Officer;
- a) Lands for public purposes shall be taken generally in accordance with Map III attached to P.R. 65/23 following a delineation of the wetland to the satisfaction of the Development Officer;
- b) The Developer and their consultant are to meet with City staff following approval of the development to review expected timelines, design process, and any issues or concerns associated with the development; and
- c) All roadway and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project.

Discussion on the motion:

None

CARRIED unanimously

2. Heights Cold Brew Coffee Company – 364 Victoria Street

Consideration was given to an application submitted by Heights Cold Brew Café for a similar non-conforming use variance to permit a café to operate on property located at 364 Victoria Street.

Staff gave an overview of the planning report. It was mentioned by a member of the committee that Parking Enforcement staff must be diligent about enforcing parking in the area.

The applicants Promise & Sandi Mwenga had nothing to add.

It was moved by Councillor LeBlanc and seconded by Councillor Megarity that the application submitted by Heights Cold Brew Cafe for a similar non-conforming use variance to permit a café to operate on property located at 364 Victoria Street be approved, subject to the following terms and conditions:

Terms and Conditions:

- a) That the site be developed substantially in accordance with Map II attached to P.R. 66/23 to the satisfaction of the Development Officer;
- b) The use of the property be restricted to the use of a café;
- c) Changes to existing signage will require a separate sign permit subject to Section 6 of Zoning By-Law Z-5.

Discussion on the motion:

None

CARRIED unanimously

3. Mathers Project Management Consulting Inc. – 580 King Street

Consideration was given to an application submitted by Kyle Mathers of Mathers Project Management Consulting Inc. for a 1.1m storey height variance to allow construction of the performing arts centre building at 580 King Street.

Staff gave an overview of the planning report.

The applicant Kyle Mathers had nothing to add.

It was moved by Councillor Megarity and seconded by Melissa Dawe that the application submitted by Kyle Mathers of Mathers Project Management Consulting Inc. for a 1.1m storey height variance to allow construction of the performing arts centre building at 580 King Street be approved 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.67/23 to the satisfaction of the Development Officer;
- b) Final building design be substantially in accordance with Maps III to VI attached to P.R.67/23 to the satisfaction of the Development Officer;
- c) Sign permits be obtained prior to erecting any signage on the property.

Discussion on the motion:

None

CARRIED unanimously

OLD BUSINESS

None

NEW BUSINESS

1. PAC Bus Tour Date

Staff suggested scheduling the PAC bus tour the morning of Friday, October 27, 2023. This is an opportunity to showcase some of the more significant projects that have taken place. Members should let staff know if there are projects that they would be interested in visiting.

2. Bowers Construction NB Inc. (c/o Justin Bowers) – Proposed Street Name – Edith Way

Bowers Construction NB Inc. is proposing a street name for the private driveway that will provide access to a new 4-unit townhouse development on property off Astrid Way. The owners of the property, Tim and Theresa Tompkins, have requested that the name “**Edith Way**” be used.

Staff gave an overview of the report. Councillor Megarity mentioned the Inclusion Advisory Committee is working on a naming policy for streets and infrastructure. Staff explained that there is a vetting process for street names that typically go through Planning.

The applicant was not in attendance.

It was moved by Councillor LeBlanc and seconded by Fiona Hamilton that the driveway to be constructed as part of the townhouse development on property located off Astrid Way as shown on the attached Map be named "Edith Way" subject to Provincial approval (NB911).

Discussion on the motion:

None

CARRIED unanimously

BUILDING PERMITS

It was moved by Councillor LeBlanc and seconded by Melissa Dawe that the building permits for the month of August 2023 be received.

CARRIED unanimously

ADJOURMENT

It was moved by Councillor LeBlanc that the meeting of the PAC be adjourned at 8:24 pm.

CARRIED unanimously

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary



PLANNING REPORT

PAC – October 18, 2023

File No.: Z-25-23, S-20-2023, V-23-2023

P.R. No. 71/23

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Rezoning, Variance, and Tentative Plan of Subdivision for 17 R-1N lots on an extension of Draco Road

Property: **115 Draco Road (PID 01474725)**

OWNER: Fredericton Oromocto Development Ltd.
830 Hanwell Road, Suite #5
Fredericton, NB
E3B 6A2

APPLICANT: Colpitts Developments c/o Craig McElroy
830 Hanwell Road, Suite #5
Fredericton, NB
E3B 6A2

SITE INFORMATION:

Location: West side on the end of Draco Road

Context: Low rise residential area on Draco Road to the north, Experimental Farm to the west and south, NAV Canada property to the east

Ward No: 7

Municipal Plan: Established Neighbourhood

Zoning: Residential Zone Two (R-2), Agriculture Experimental Zone (AGX)

Existing Land Use: Vacant

Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant has applied for a rezoning, variance, and tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road. Staff consider the proposed rezoning and lot depth variances appropriate as they are consistent with the Municipal Plan, maintain the single detached dwelling form on Draco Road while providing for the efficient use of land, and the lots are approximately sized to accommodate the proposed development. The tentative plan of subdivision is required for the location of the Draco Road extension and future street and the 8% public land dedication is recommended to be taken as cash. Staff support the application subject to terms and conditions.

APPLICATION:

Colpitts Developments have made application on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), a lot depth variance for five of the R-1N lots (lots 23-90, 23-91, 23-92, 23-96 and 23-99), and a tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

PLANNING COMMENTS:

Proposal:

- The subject property is currently vacant and is approximately 1.24 hectares (3.07 acres) in size. Draco Road currently ends at 105 Draco Road with an access road extending further south to provide access to the Government of Canada property (NAV Canada), east of the subject property. There is also a watercourse that runs along the southern and western extend of the property as seen on Map II.
- The Applicant is proposing to extend Draco Road further south and alter the alignment to the west to create 17 Residential Zone One Narrow (R-1N) lots, one of which would be used as a stormwater attenuation pond lot (lot 23-92). The proposal also includes a future street that would be provided in lieu of the current documented access for the NAV Canada property; this would also provide a proper access to accommodate any future development on that property. Staff would note that there is a small remanent piece adjacent to the future street that would be conveyed to the City and likely added to the public right of way in the future. The proposed R-1N zone maintains the single detached dwelling form that is already permitted in the existing Residential Zone Two (R-2), while providing a more efficient use of land on smaller residential lots. The Applicant has outlined that there would be a variety of building designs, materials, and colours for the single detached dwellings as shown on Map III.

Municipal Plan:

- The subject property is designated Established Neighbourhood in the Municipal Plan, which permits a full range of residential dwellings. Lands within the Established Neighbourhood designation are expected to evolve slowly over time, with intensification being primarily through complementary and compatible development on vacant lots and minor infill development.
- The Established Neighbourhood designation looks to maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment. The Established Neighbourhood designation outlines the following policies:

2.2.1(18) The City shall support the stability of Established Neighbourhoods by:

- i. Encouraging the maintenance of the existing housing stock;*
- ii. Discouraging the encroachment of incompatible uses;*
- iii. Routing higher volume traffic along arterial and collector roads;*
- iv. Maintaining community services and facilities at a scale appropriate for the neighbourhood;*
- v. Encouraging the relocation of existing incompatible uses;*

- vi. *Enforcing by-laws to ensure acceptable maintenance and occupancy standards; and,*
- vii. *Requiring that new or infill development be compatible with adjacent properties.*

The proposal meets the intent of this policy through a compatible development with the adjacent properties by extending the existing single detached dwelling form. Single detached dwellings maintain the low-rise built form and the level of density is considered appropriate for the local road.

2.2.1(21) 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:

- i. *Any new lots are consistent with the lot pattern in the neighbourhood;*
- 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 whenever feasible.*

The proposal meets the intent of this policy by continuing the existing single detached lot pattern. Staff consider the proposed narrow lots in the R-1N zone a more efficient use of land that still provides consistent and compatible development with the abutting R-2 zone given the land use remains single detached dwellings. Adequate servicing and road infrastructure would also be readily and efficiently provided through the minor extension of Draco Road. A term and condition is being recommended to be included for the approval to ensure healthy, mature trees that are currently existing on site be protected wherever feasible.

- The Municipal Plan also includes policies related to housing diversity and intensification including:

3.1.1(1) Promote housing diversity by requiring a mix of housing types, sizes and densities that will accommodate changes in community needs over time. The City shall promote opportunities for increased housing densities and intensification for residential development.

The proposal meets the intent of this policy by recognizing that there is a need for more affordable home ownership, with the R-1N zone providing sensitive intensification and a more affordable product on a smaller lot.

Overall, the proposed development meets the intent of the Municipal Plan by providing:

- Compatible development and consistent lot pattern with the adjacent properties by extending the existing detached dwelling form;
- An efficient use of land with narrower lots where adequate servicing and road infrastructure is provided; and,
- Sensitive intensification that offers a more affordable home ownership option.

Rezoning:

- Staff would note that the current zoning lines run down the centre line of the existing access road, which has established the Residential Zone Two (R-2) on one side and the Agriculture Experimental Zone (AGX) zone on the other side. However, the access road is not a public street and is owned by Fredericton Oromocto Development Ltd., and so the R-2 zone should be to the extent of the property line and not the centreline of the access road. Staff consider the rezoning from the AGX zone administrative given the error in the current zoning lines. With respect to the rezoning from Residential Zone Two (R-2) to Residential Zone One Narrow (R-1N), staff consider the proposed rezoning appropriate as it maintains the single detached dwelling form on Draco Road while providing for the efficient use of land on smaller single detached dwelling lots. The R-1N zone provides for a more dense single detached layout on narrower lots, which provides a more affordable product when compared to the R-2 zone.

Subdivision & Lot Depth Variance:

- While the majority of the proposed R-1N lots comply with the minimum lot standards (lot area: 345m², lot frontage: 11.5m, lot depth: 30m), five of the proposed R-1N lots require a lot depth variance (as seen on Map II), including:
 - Lot 23-90: 29.91m lot depth
 - Lot 23-91: 24.74m lot depth
 - Lot 23-92: 29.12m lot depth
 - Lot 23-96: 27.01m lot depth
 - Lot 23-99: 27.29m lot depth
- Staff consider the proposed lot depth variances minor in nature and appropriate for the development on the R-1N lots. The lot depth variances are primarily a factor of the Draco Road extension alignment, and as the lots comply with the minimum lot area and lot frontage, staff are of the opinion that the lots are appropriate sized and would be able to accommodate the proposed single detached development.
- The 8% public land dedication is applicable for the proposed lots and staff are recommending that the dedication be taken in the form of cash.

Servicing, Stormwater & Traffic:

- Engineering staff have reviewed the proposal with the Applicant and their engineering consultant. The primary concern is to design the subdivision such that minimum grade and depth for the sanitary pipes can be achieved, in compliance with the City's "General Specifications for Municipal Services". Final servicing and lot grading plans and all construction design and inspection will need to be provided to the satisfaction of the Director of Engineering & Operations.
- The consultant has identified a parcel at the end of the bulb (Lot 23-92) to be used for a public stormwater attenuation pond lot. There may be a more optimal location for the stormwater attenuation pond lot that does not diminish the development potential on the Draco Road extension and staff with the Applicant and their engineering consultant during the detailed design to determine whether a more efficient location for the stormwater attenuation pond is feasible. The final size and shape of the pond will be determined during detailed design and following a stormwater management plan being completed by the

developer's consultant. The pond is to have an access road to any structures for maintenance purposes, and an outlet channel/pipe with a registered easement from the pond to the watercourse. The public stormwater attenuation pond will require landscaping elements to the satisfaction of both the Development Officer and the Director of Engineering & Operations. All construction work is to be inspected by the developer's consultant and record drawings are to be provided at completion of the project.

- The City Traffic Engineering has no issues with the application. Engineering & Operations are satisfied with the width and proposed location of the Draco Road extension. The width is to be 15 metres (standard width for courts) except for the short section from the current end of Draco Road to the proposed future street. This section will be 18 metres wide to accommodate a future sidewalk which will eventually connect the future street to Lincoln Road (there is no timeline for sidewalk construction on Draco Road). From this connection, residents will be able to connect to the Lincoln Trail. The tentative subdivision plan shows a future street to the property to the east. This is to provide a relocated access to the current Government of Canada property (NAV Canada) in lieu of the current documented access, and to accommodate any future development of the property. The future street will need to be built (services, asphalt, curbing) with the registration of the subdivision plan. There may be a more efficient location for the current access road/future street to the current NAV Canada property and staff will work with the Applicant to attempt to find the most efficient location to minimize the length and therefore cost of building it.

RECOMMENDATION:

1. It is recommended that the application submitted by Colpitts Developments on property located at 115 Draco Road to rezone the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), a lot depth variance for five of the R-1N lots (lots 23-90, 23-91, 23-92, 23-96 and 23-99), be approved subject to the following terms and conditions:

- a) A mix of R-1N building designs be provided on the Draco Road extension generally in accordance with Map III attached to P.R. 71/23 to the satisfaction of the Development Officer.

2. It is further recommended that the tentative plan of subdivision submitted by Colpitts Developments on property located at 115 Draco Road to create 17 R-1N lots on an extension of Draco Road be forwarded to City Council with a recommendation that a sum representing 8% of the market value of the land be taken in the form of cash and that the location of the public streets be approved as shown on Map II.


Additional Information

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

- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 71/23 to the satisfaction of the Development Officer;
- b) The Applicant shall obtain any applicable provincial approvals, including but not limited to a Watercourse and Wetland Alteration (WAWA) Permit from the NB Department of Environment & Local Government;

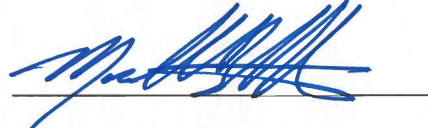
- c) Servicing, lot grading, and stormwater management plans and all construction design and inspection are to be provided to the satisfaction of the Director of Engineering & Operations;
- d) Local Government Services Easements (LGSE), Public Utility Easements (PUE), drainage easements and stormwater ponds are to be located/designed to the satisfaction of the Director of Engineering & Operations. LGSEs and stormwater pond lots are to be granted gratuitously to the City of Fredericton;
- e) The public stormwater attenuation ponds will require landscaping elements to the satisfaction of both the Development Officer and the Director of Engineering & Operations; and,
- f) Healthy, mature trees that are currently existing on site be protected wherever feasible.

Prepared by:



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

Approved by:

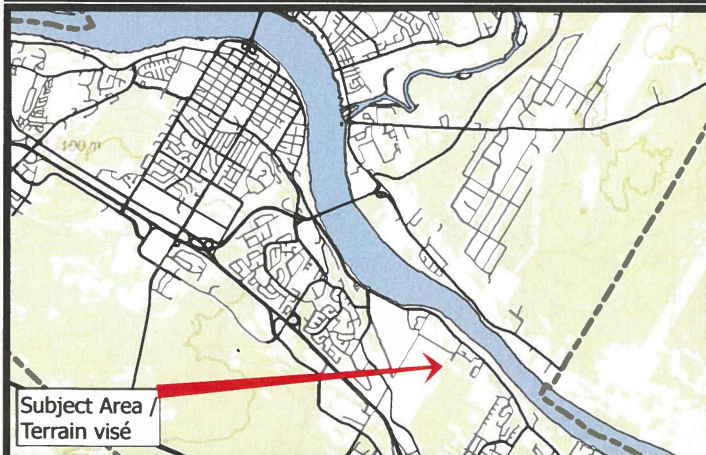
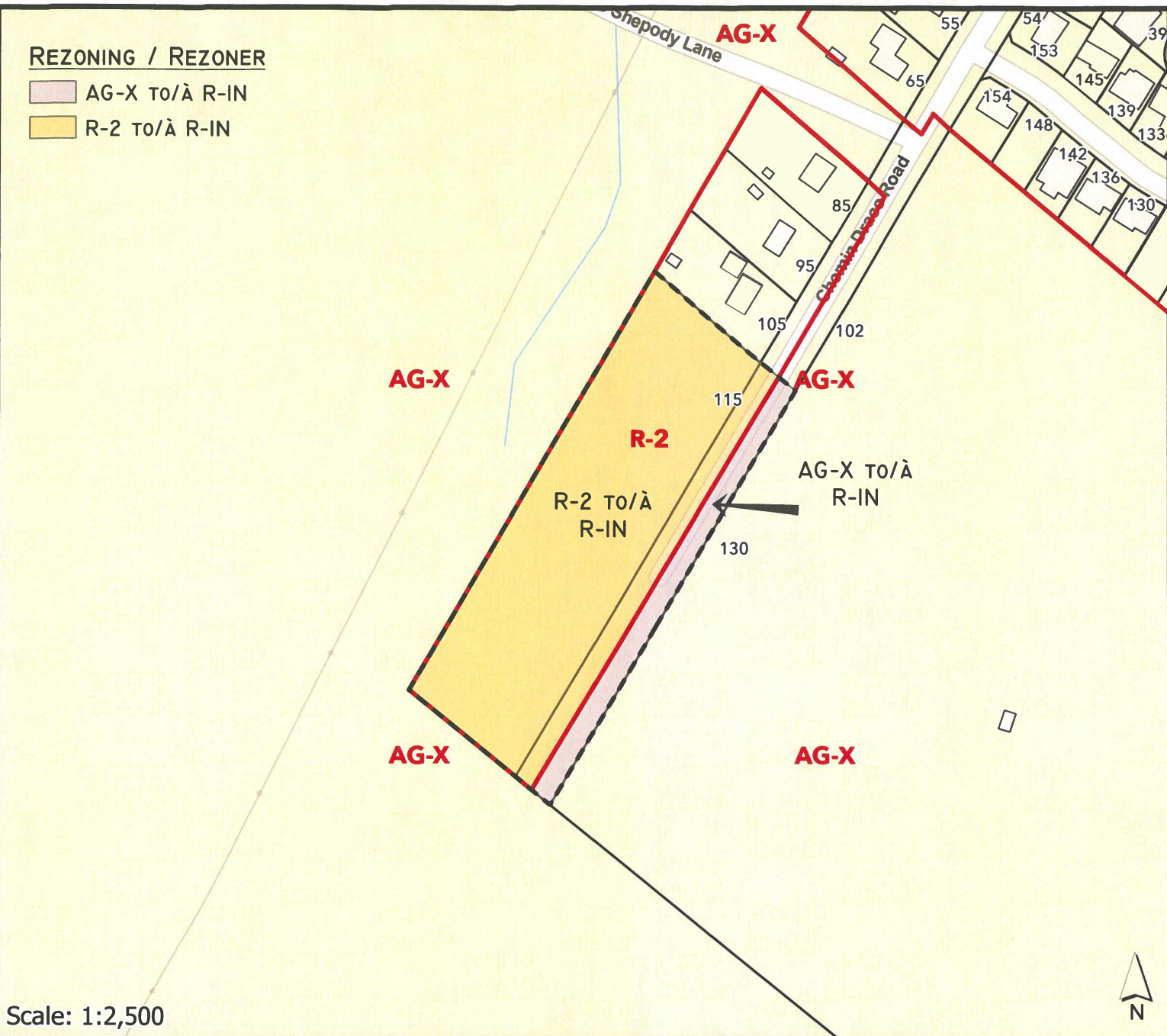


Marcello Battilana, RPP, MCIP
Assistant Director, Planning & Development

REZONING / REZONER

AG-X TO/À R-IN

R-2 TO/À R-IN



Subject Property / Propriété Visé

Rezoning the property from Residential Zone Two (R-2) and Agriculture Experimental Zone (AGX) to Residential Zone One Narrow (R-1N), lot depth variance, and a tentative plan of subdivision to create 17 R-1N lots on an extension of Draco Road.

Un rezonage de zone résidentielle deux (R-2) et zone expérimentale agricole (AGX) à zone résidentielle un sur terrains étroits (R-1N); Une dérogation de profondeur des lots; Un plan de lotissement provisoire visant à créer 17 lots R-1N dans un prolongement du chemin Draco.

Fredericton

Community Planning
Planification urbaine

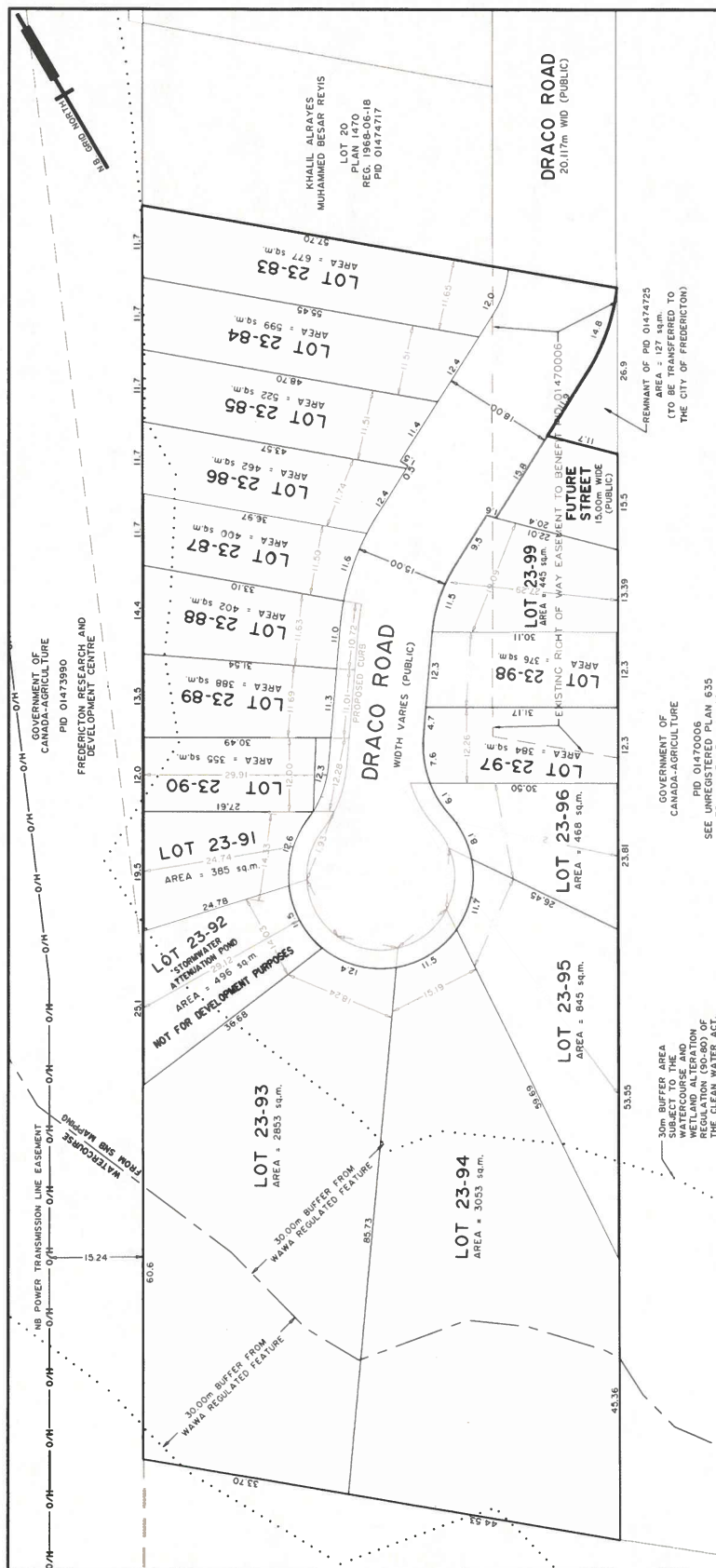
Map \ carte # I

File \ fiche: PR-71-2023

Date \ date: octobre \ Octobr 18, 2023

Subject \ sujet: chemin 115 Draco Road

Colpitts Developments
c/o Craig McElroy



Fredericton

Colpitts Developments
c/o Craig McElroy



Elevations / Élévations

Typical R-1N building designs / Conceptions typiques de bâtiments R-1N

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-71-2023

Date \ date: octobre \ Octobr 18, 2023

Subject \ sujet: chemin 115 Draco Road
Colpitts Developments
c/o Craig McElroy



PLANNING REPORT

PAC – October 18, 2023

File No.: P.R. No. 72/23

To: Planning Advisory Committee

From: Alicia Brown, Planner

Proposal: Subdivision to create one new R-1 building lot

Property: **31 Forest Acres Court (PID 01467315)**

OWNER: Joseph Donat Theriault
31 Forest Acres Court
Fredericton, NB
E3B 4L2

APPLICANT: Dany Theriault
Address as above

SITE INFORMATION:

Location: East side of Forest Acres Court

Context: Low density residential neighbourhood

Ward No: 8

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Single Detached Dwelling with an in-law suite

Previous Applications: PR. 25/16

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide property at 31 Forest Acres Court in order to create one new Residential Zone One (R-1) building lot. Both the new lot and the remnant lot will meet the lot area standards of the R-1 Zone. The proposal is consistent with Municipal Plan policy. Staff support the application subject to terms and conditions.

APPLICATION:

Dany Theriault has made application for a tentative plan of subdivision to create one new Residential Zone One (R-1) lot from property located at 31 Forest Acres Court.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to subdivide the property, creating one new R-1 lot. The remnant lot will contain the existing house, while the new lot will be for future development.

Municipal Plan:

- The proposal is consistent with the Established Neighbourhood Land Use Designation of the *Municipal Plan*. The proposal is in keeping with Section 2.2.1(18)(vii) with respect to the requirement that infill development be compatible with adjacent properties and Section 2.2.1(21)(i) which states that any new lots created are consistent with the lot pattern of the neighbourhood.
- Development along both sides of Forest Acres Court is single-family homes.

Zoning By-law:

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

Standard	Permitted	Proposed
Lot 23-78 (new lot)		
Lot Area (min)	630 m ²	959 m ²
Lot Frontage (min)	21 m	35.7 m
Lot Depth (min)	30 m	+/- 51 m
Remnant lot		
Lot Area (min)	630 m ²	1,321 m ²
Lot Frontage (min)	21 m	53.1 m
Lot Depth (min)	30 m	+/- 48.7 m ²
Required setback (sideyard)	2.5 m	2.5 m

- The proposed subdivision will not result in any lot dimension deficiencies. The property line will be positioned 2.5 metres from the side of the existing home, no setback variances will be required.

Public Land Dedication

- Public land dedication is required for the new lot. Staff recommends this be taken as 8% cash-in-lieu.

Access and Servicing

- Engineering and Operations have no issues with the proposal. Servicing and lot grading plans are to be provided to the satisfaction of the Director of Engineering & Operations at the time of building permit application.

RECOMMENDATION:

It is recommended that the application submitted by Dany Theriault for property located at 31 Forest Acres Court for a tentative plan of subdivision to create one new Residential Zone One (R-1) lot be forwarded to council with a recommendation that the public land dedication be taken as cash-in-lieu.

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. 72/23 to the satisfaction of the Development Officer;
- b) Access, servicing and lot grading plans are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application.

Prepared by:

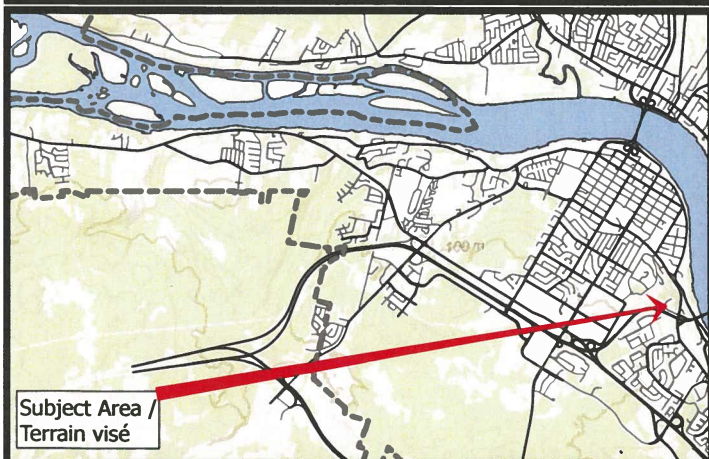
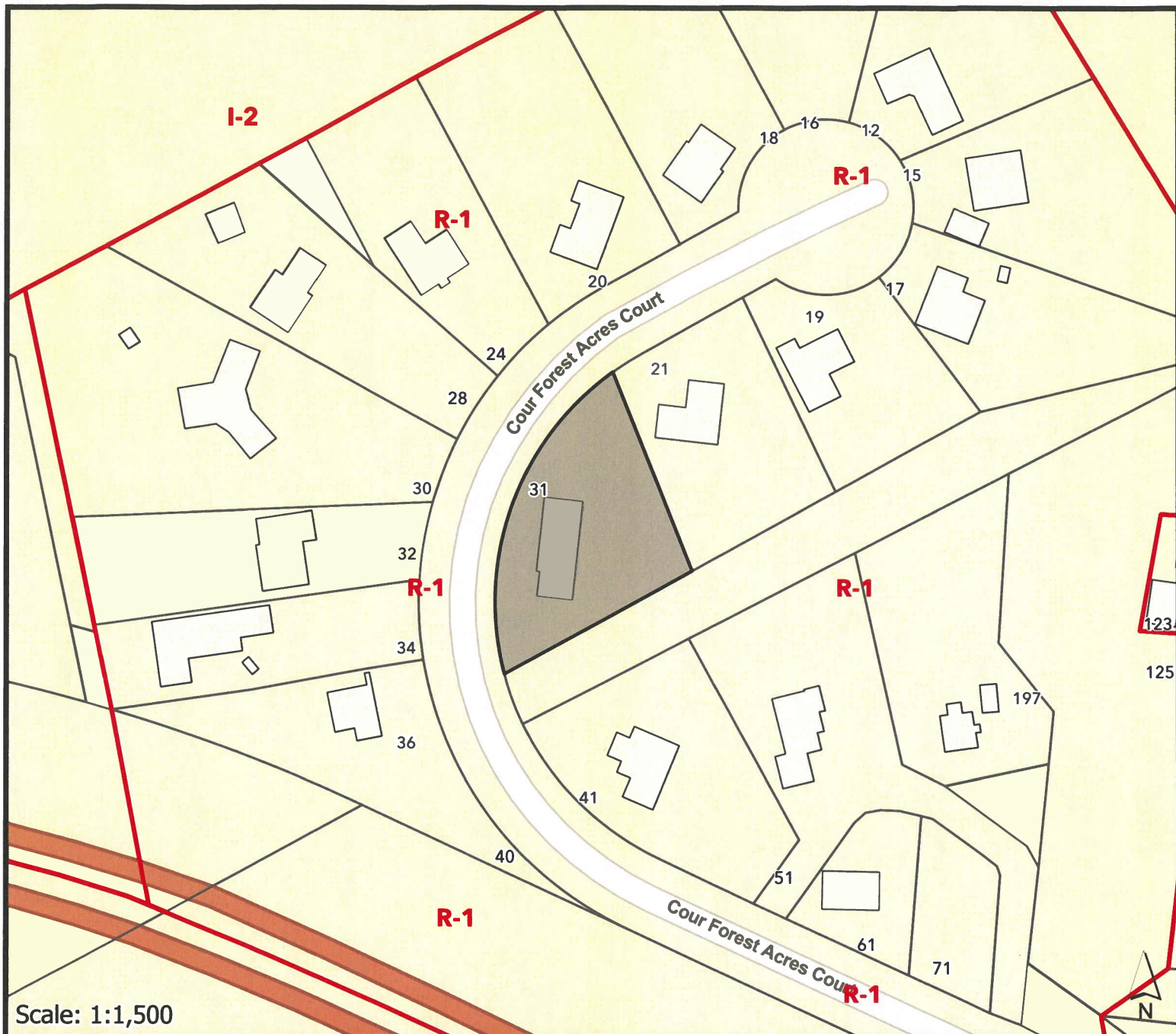



Alicia Brown, MCIP
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Community Planning



 Subject Property / Propriete Visé

Subdivision to create one new building lot in the R-1 Zone.

lotissement visant à créer un terrain à bâtir dans la zone R-1.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-72-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: cour 31 Forest Acres Court
Dany Theriault

PID 75323899

PID 75361113

CUL-DE-SAC

PID 75365031

INT

365023

FOREST ACRES COURT
20.117m WIDE
(PUBLIC)

75365015

FOREST HILL ROAD

N

6.00
SETBACK

CIVIC#27

LOT 23-78
AREA = 959m²

18.7

OVERHANG

HOUSE
CIVIC#31

**REMNAINT OF
PID 01467315**

FRANCES JUNE BLANCH-THERIAULT

JOSEPH DONAT THERIAULT

DEED/TRANSFER 39352530

REG. 2019-08-26

PLAN 829

REG. 1962-01-09

REMAINING AREA = 1321m²

WVA REGULATED
30.00m BUFFER
(SEE NOTE 1)

PID 30288047
DEED OF A PARTIAL INTEREST 36572536
REG. 2016-11-30
PLAN 829
REG. 1962-01-09

FLOW →
SILVER FALLS BROOK
(SEE NOTE 2)

JAMES H. MacLEAN
JOANNE E. MacLEAN
GULSHAN SAINI
ELLA SAVOY
RAYMOND SAVOY
ALBERT LIONEL SNELGROVE
WANDLYN MARGARET SNELGROVE
DANY DANIEL THERIAULT
RONALD TOMMY

PID 01

Tentative Plan of Subdivision/plan provisoire du lotissement

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-72-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: cour 31 Forest Acres Court
Dany Theriault

Murray, Elizabeth

From: Molly Furzer <furzer.molly@icloud.com>
Sent: Monday, October 9, 2023 3:41 PM
To: PLANNING AND DEVELOPMENT
Subject: PAC

[You don't often get email from furzer.molly@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

Hi,

We are in support of the subdivision of 31 Forest Acres Court.

Thank you,
Molly

Murray, Elizabeth

From: Matt O <matto1176@gmail.com>
Sent: Wednesday, October 11, 2023 11:07 AM
To: PLANNING AND DEVELOPMENT
Subject: 31 Forest Acres Court

[You don't often get email from matto1176@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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 support the subdivision of 31 Forest Acres Court & hope to see it approved!



PLANNING REPORT

PAC – October 18, 2023
File No.: V-21-2023 P.R. No. 73/23

To: Planning Advisory Committee

From: Melisa Tang Choy, Junior Planner

Proposal: Non-conforming use variance to permit new addition to existing accessory building for use related to the existing farm

Property: 577 Hillcrest Drive (PID 01422765)

OWNER: Estate of Mary Theresa Hayes c/o Ian Robertson
562 Hillcrest Drive, Fredericton NB
E3A 2X7

APPLICANT: As above

SITE INFORMATION:

Location: Interior lot on the north side of Hillcrest Drive between Clark Street and Cliffe Street

Context: Low density residential uses to the south and west, vacant lands to the east and north

Ward No: 4

Municipal Plan: New Neighbourhood

Zoning: Residential Zone Two (R-2) and Residential Zone Five (R-5)

Existing Land Use: Community garden and single-detached dwelling

Previous Applications: N/A

EXECUTIVE SUMMARY:

The subject property is zoned for residential uses but has historically been used as a farm, with the main building used as a dwelling. Since 2016, the subject property has been operating a community garden, where public workshops are held about community farming and gardening. The Applicant is proposing to construct an addition to an existing accessory building that is being used as a barn and given the residential zoning on the property, a variance to expand the non-conforming use to the proposed addition is required. The addition is minor and will not create any adverse impacts on adjacent properties. Staff support this application subject to terms and conditions.

APPLICATION:

Ian Robertson, on behalf of the Estate of Mary Theresa Hayes, has made application for a non-conforming use variance to permit the construction of an addition to the existing barn for uses related to the existing farm in the R-2 and R-5 zones as it relates to property located at 577 Hillcrest Drive.

PLANNING COMMENTS:

Proposal:

- The subject property is zoned for residential uses but has historically been used as a farm. The total lot area is more than 3 hectares, and there is a single-detached dwelling and an accessory building, the latter of which is a barn used for storage and for uses related to the activities of the farm. As shown on Maps II and III, the addition would be an unenclosed covered structure that would be attached to the barn located in the rear yard of the subject property. The roof of the addition would be 7.32 metres wide and 9.1 metres long, which is similar to the area covered by the existing barn, as shown on Map IV.
- The property is owned by the Estate of Mary Theresa Hayes, and the farm is operated by NB Community Harvest Gardens, a non-profit organization whose mission is to create community gardens and to offer learning opportunities on community farming and gardening. The Applicant is proposing an addition to the existing barn as shown on Map II and requires a variance to expand the non-conforming farm use. Section 60(3) of the *Community Planning Act* notes that additions or extensions to existing buildings on a property containing a non-conforming use need the consent of the Planning Advisory Committee to extend said use.
- The Applicant has indicated that the proposed addition will be for uses related to the community garden, including the storage of tools and to serve as shelter from inclement weather. No changes to the existing operations of the farm have been proposed.

Zoning By-law:

The proposal relates to the standards for the construction of accessory buildings in the R-2 and R-5 zone as follows:

Standard	Required	Provided	Variance
Distance from residential building	1 m	>10 m	n/a
Front yard setback	6 m	>80 m	n/a
Side yard setback	1.2 m	>30 m	n/a
Rear yard setback	1.2 m	>100 m	n/a

- The proposed addition meets the standards for accessory buildings in residential zones. Although the proposed addition measures 5.30 metres in height, the height of the existing barn is 6.20 metres, as shown on Map III. Thus, the height of the overall building would not increase, and no additional variance is required. Given the size and the height of the proposed addition, staff do not anticipate any negative impacts to neighbouring properties.

- The Estate of Mary Hayes has continued the use of the subject property as a farm, as per the will of the late property owner. The long-term intent for the subject property is to eventually transition to residential use, and the proposed addition will not impact the long-term residential redevelopment of this area as established by the R-5 zoning.

Access and Servicing

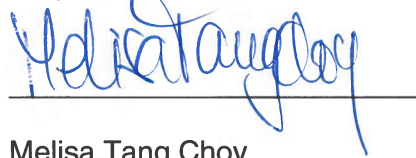
- Engineering & Operations has reviewed the proposal and has no issues with the addition.

RECOMMENDATION:

It is recommended that the application submitted by Ian Robertson, on behalf of the Estate of Mary Theresa Hayes, for a non-conforming use variance to permit the construction of an addition to the existing barn for uses related to the existing farm as it relates to property located at 577 Hillcrest Drive be approved subject to the following terms and conditions:

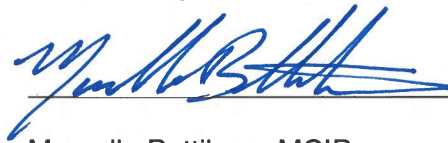
- a) The site be developed generally in accordance with Maps II and III attached to P.R. 73/23 to the satisfaction of the Development Officer; and,
- b) That a building permit be obtained prior to construction.

Prepared by:

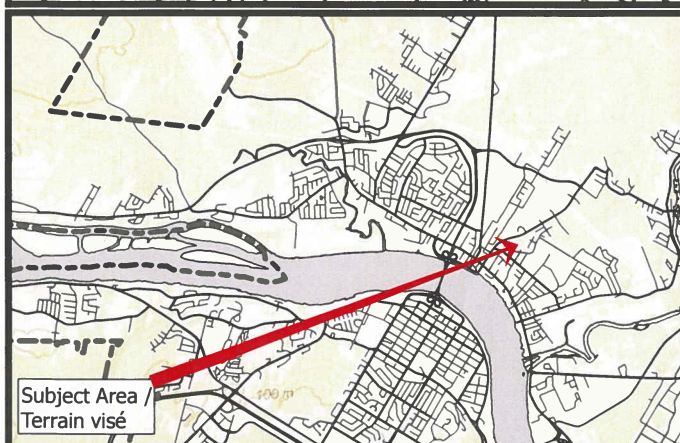
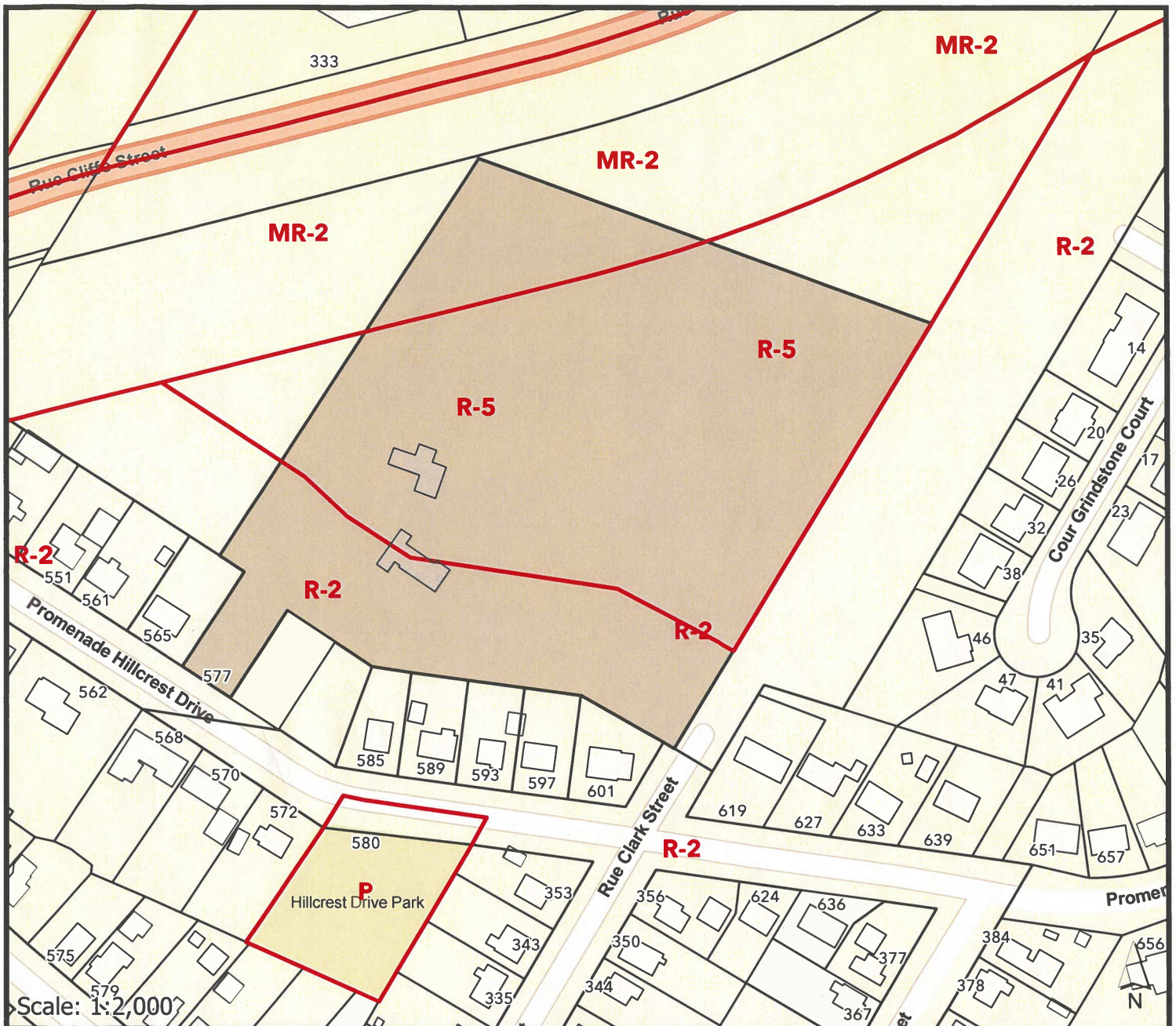


Melisa Tang Choy
Junior Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



 Subject Property / Propriété Visé

Non-conforming use variance to permit the construction of an addition to the existing barn.

Une dérogation de non-conformité visant à permettre la construction d'une annexe à la grange existante

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-73-2023

Date \ date: octobre \ October 18, 2023

Subject \sujet: promenade 577 Hillcrest Drive
Estate of Mary Theresa Hayes
c/o Ian Robertson



Site Plan / Plan du site

Fredericton

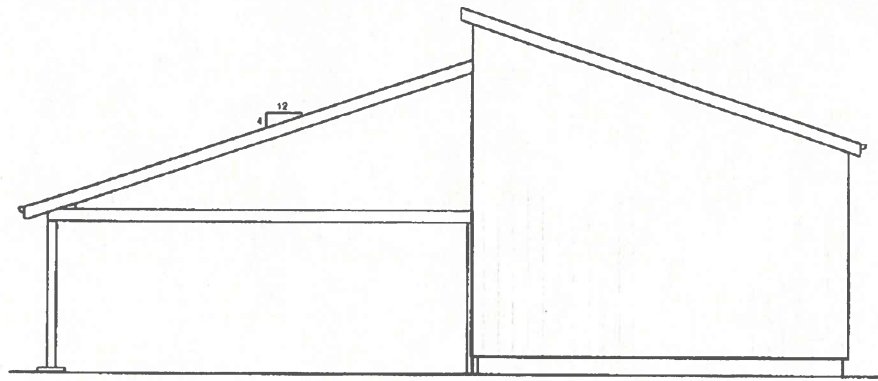
Community Planning
Planification urbaine

Map \ carte # II

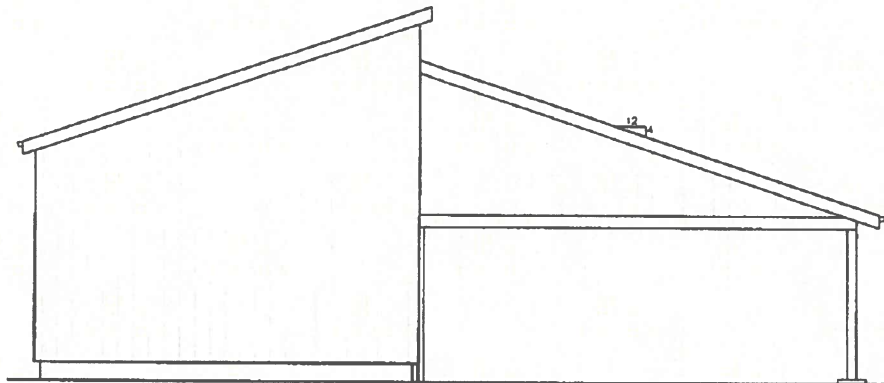
File \ fiche: PR-73-2023

Date \ date: octobre \ October 18, 2023

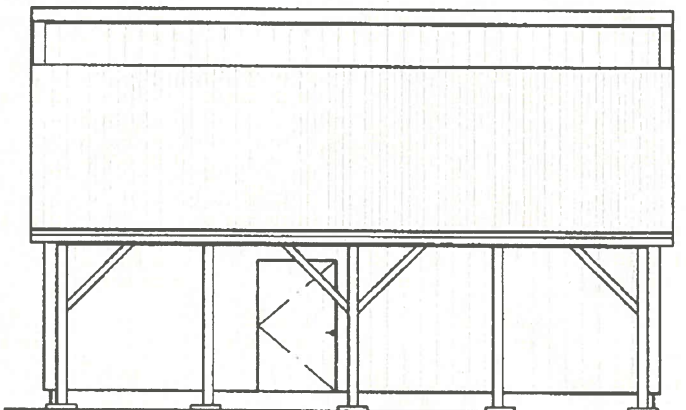
Subject \ sujet: promenade 577 Hillcrest Drive
Estate of Mary Theresa Hayes
c/o Ian Robertson



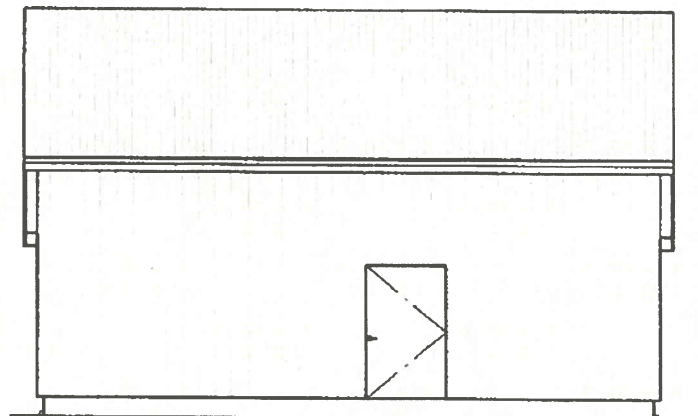
South / Sud



North / Nord



West / Ouest



East / Est

Elevations / Élévations

Fredericton

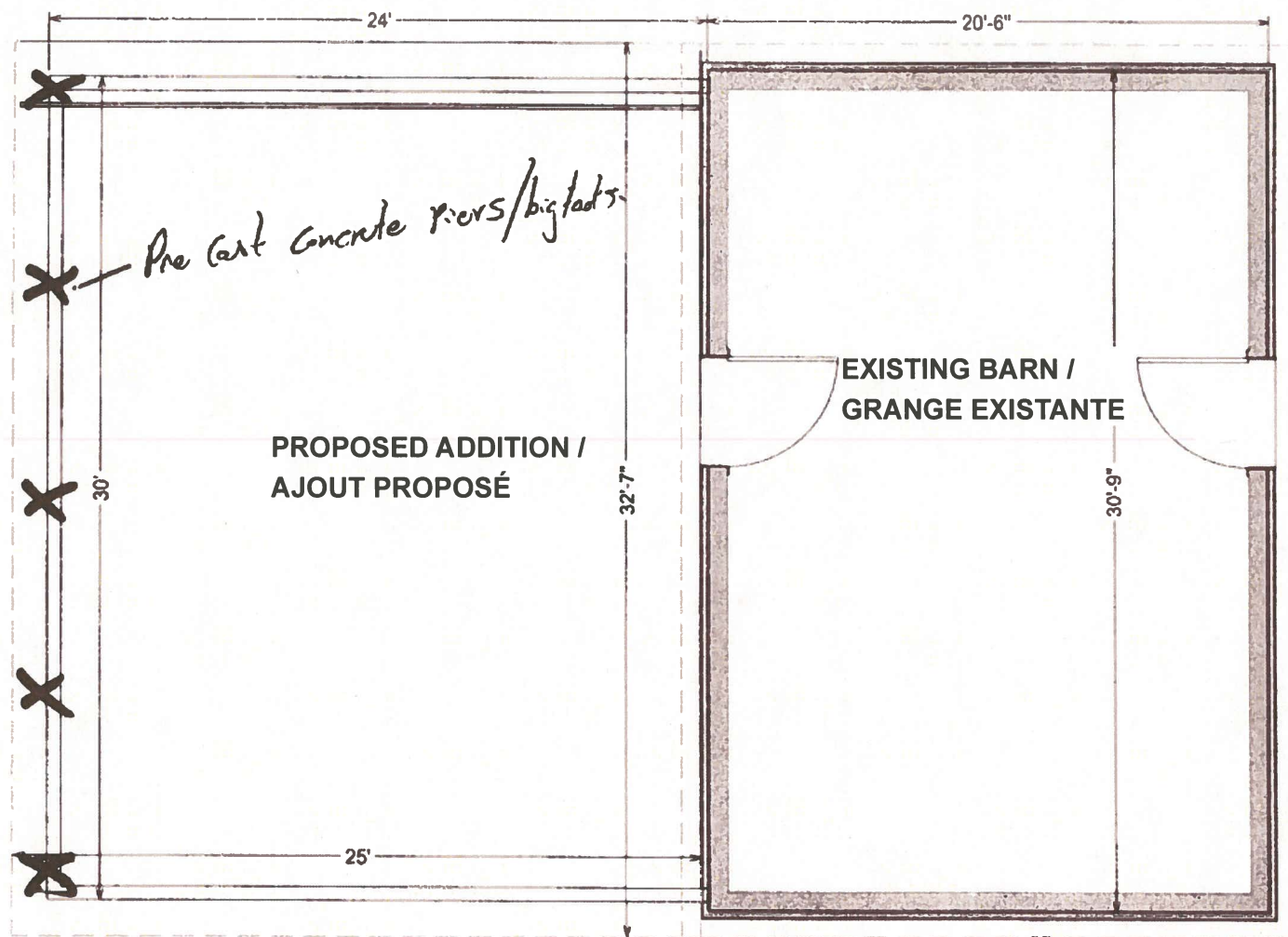
Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-73-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: promenade 577 Hillcrest Drive
Estate of Mary Theresa Hayes
c/o Ian Robertson



Main Floor Plan / Plan du niveau supérieur

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-73-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: promenade 577 Hillcrest Drive
Estate of Mary Theresa Hayes
c/o Ian Robertson

577 Hillcrest Drive

Murray, Elizabeth

From: Nicole Woodcock <nicolewoodcock@live.ca>
Sent: Thursday, October 12, 2023 8:29 AM
To: PLANNING AND DEVELOPMENT
Subject: Development Proposal at 577 Hillcrest Drive

You don't often get email from nicolewoodcock@live.ca. [Learn why this is important](#)

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.

Hi there,

I wanted to submit a comment in favour of the construction of an addition to the existing barn at 577 Hillcrest Drive. I am directly beside the farm and I do not see the addition affecting myself or my property at all.

Thank you for your time.

Nicole Woodcock

Murray, Elizabeth

From: Kenneth Pike <kennethpike72@gmail.com>
Sent: Monday, October 16, 2023 4:18 AM
To: PLANNING AND DEVELOPMENT
Subject: Non conforming use variance - 577 Hillcrest Drive

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 Planner:

My name is Kenneth Pike and I live at 14 Grindstone Court, Fredericton.

I have been a neighbour to Hayes Farm at 577 Hillcrest Drive since 2015 and have had no issues with the use of this property in that time.

I feel that the use of this farm and its training are invaluable to the community and I **support the variance application.**

Ken Pike




PLANNING REPORT

PAC – October 18, 2023
File No.: V-22-2023 P.R. No. 74/23

To: Planning Advisory Committee
From: Melisa Tang Choy, Junior Planner
Proposal: Conditional use variance to permit Automotive Commercial Garage use
Property: 103 Route 148, Killarney Road (PID 75144832)

OWNER: MDCMAC Construction Ltd. c/o Malcolm Cairns
46 Clara Drive
Killarney Road, NB E3A 9L5

APPLICANT: As above.

SITE INFORMATION:

Location: Interior lot on the west side of Killarney Road, south of Jenkins Drive
Context: Mix of commercial, light industrial and residential uses on the west side of Killarney Road, and primarily residential uses on the east side of Killarney Road
Ward No: 2
Rural Plan: Nashwaak Valley Rural Plan
Zoning: Light Industrial
Existing Land Use: Welding shop and single-detached dwelling
Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing a conditional use variance to permit automotive commercial garage use, to conduct motor vehicle inspections operations and minor vehicle servicing on the existing premises of the welding shop at 103 Route 148, Killarney Road. The Applicant owns a fleet of vehicle for his construction business, and the motor vehicle inspections would only be for his fleet and not be advertised to the public. No additions or modifications to the existing buildings are proposed.

The subject property is part of the areas that were amalgamated to the City of Fredericton in January 2023, and the Nashwaak Valley Rural Plan is still being implemented for the area that includes the subject property. To permit automotive commercial garage use in the Light Industrial zone, a conditional use variance is required. Staff is of the opinion that the proposed use does not substantially change the scale of the existing commercial operations on the subject property, is appropriate to the context of the area, and no negative impacts are anticipated. Staff support this application subject to terms and conditions.

APPLICATION:

Malcolm Cairns, on behalf of MDCMAC Construction Ltd., has made application for a conditional use variance to permit Automotive Commercial Garage use in the Light Industrial zone, on the premises of the existing welding shop on property located at 103 Route 148, Killarney Road.

PLANNING COMMENTS:

Background:

- In 2023, portions of several rural areas were amalgamated to the City of Fredericton, and land-use has been regulated by rural plans. Rural plans contain both the zoning standards and the policy direction for land-use related decisions. The City of Fredericton has continued to implement the rural plans for each respective area until they are amalgamated into the existing Municipal Plan by 2025. The subject property is under the Nashwaak Valley Rural Plan.

Proposal:

- The Applicant has applied for a conditional use variance to permit an Automotive Commercial Garage use in the Light Industrial zone in order to conduct motor vehicle inspections and minor vehicle servicing on the premises of the existing welding shop on the subject property. The Applicant has indicated that there will be no additions or modifications to any of the existing buildings on the property. The motor vehicle inspections and the welding shop would operate alongside each other in an open-shop format, and one vehicle bay would be used to inspect vehicles.
- The Applicant has indicated that the motor vehicle inspections would only serve the fleet vehicles from his own construction business, and that the proposed use would not be advertised to the general public. There is currently no signage for the existing welding shop, and no signage would be added for the vehicle inspections operations. Additionally, it is not expected that vehicles will be kept on the subject property overnight, as most are often at work site through the year.
- The proposed use would not change the current operating hours of the welding shop, from 9am to 5pm. There would be only one employee on site.

Nashwaak Valley Rural Plan:

- The property is zoned Light Industrial in the Nashwaak Valley Rural Plan. Motor vehicle inspections and minor vehicle servicing are encompassed under the definition of "Automotive Commercial Garage," which is a use subject to terms and conditions in the Light Industrial Zone. Thus, a conditional use variance is required in order to permit the motor vehicle inspections operations.
- The proposed use would not increase the scale of the commercial operations on the property, as the operations would not be open to the public and would use the existing welding shop. The parking space currently provided on the subject property has been able to accommodate the welding shop operations, and it will be able to accommodate the addition of one motor vehicle inspection technician on site.

- No changes to the exterior of the existing buildings on the subject property have been proposed, and there are no other requirements from the Nashwaak Valley Rural Plan.
- The single-detached dwelling on the property has existed before the area was amalgamated to the City of Fredericton. Single-detached dwellings are permitted as a secondary use in the Light Industrial zone. The residential use of the dwelling will continue, and it will not be part of the commercial operations.
- Additionally, policy related to Commercial and Industrial uses in the Nashwaak Valley Rural Plan contains the following relevant to this application:
 - *It is a policy to encourage land uses that create employment opportunities and provide access to goods and services.*

Access and Servicing:

- Engineering and Operations have no issues with the proposed use.

RECOMMENDATION:

It is recommended that the application submitted by MCDMAC Construction Ltd. for a conditional use variance to permit Automotive Commercial Garage use to conduct motor vehicle inspections within the Light Industrial Zone in the Nashwaak Valley Rural Plan as it relates to property located at 103 Route 148 be approved subject to the following terms and conditions:


- a) The Automotive Commercial Garage use only be permitted on the premises of the existing welding shop, as shown on Map II attached to P.R. 74/23 to the satisfaction of the Development Officer;
- b) The automotive commercial garage use be limited to the fleet of vehicles from the Applicant's construction business and not to the general public; and,
- c) The Applicant shall obtain any applicable provincial approvals, including a motor vehicle inspection license.

Prepared by:

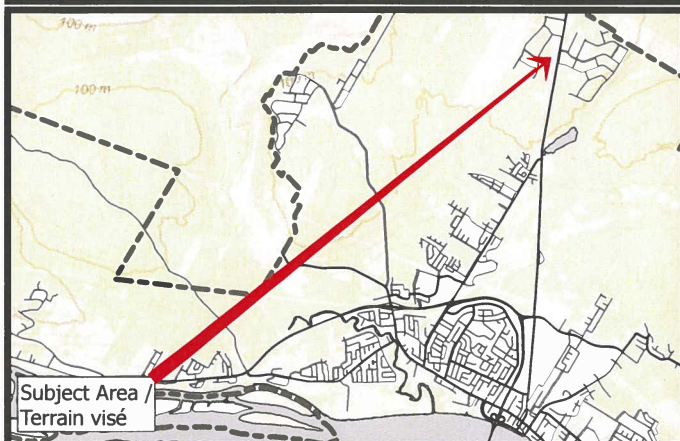
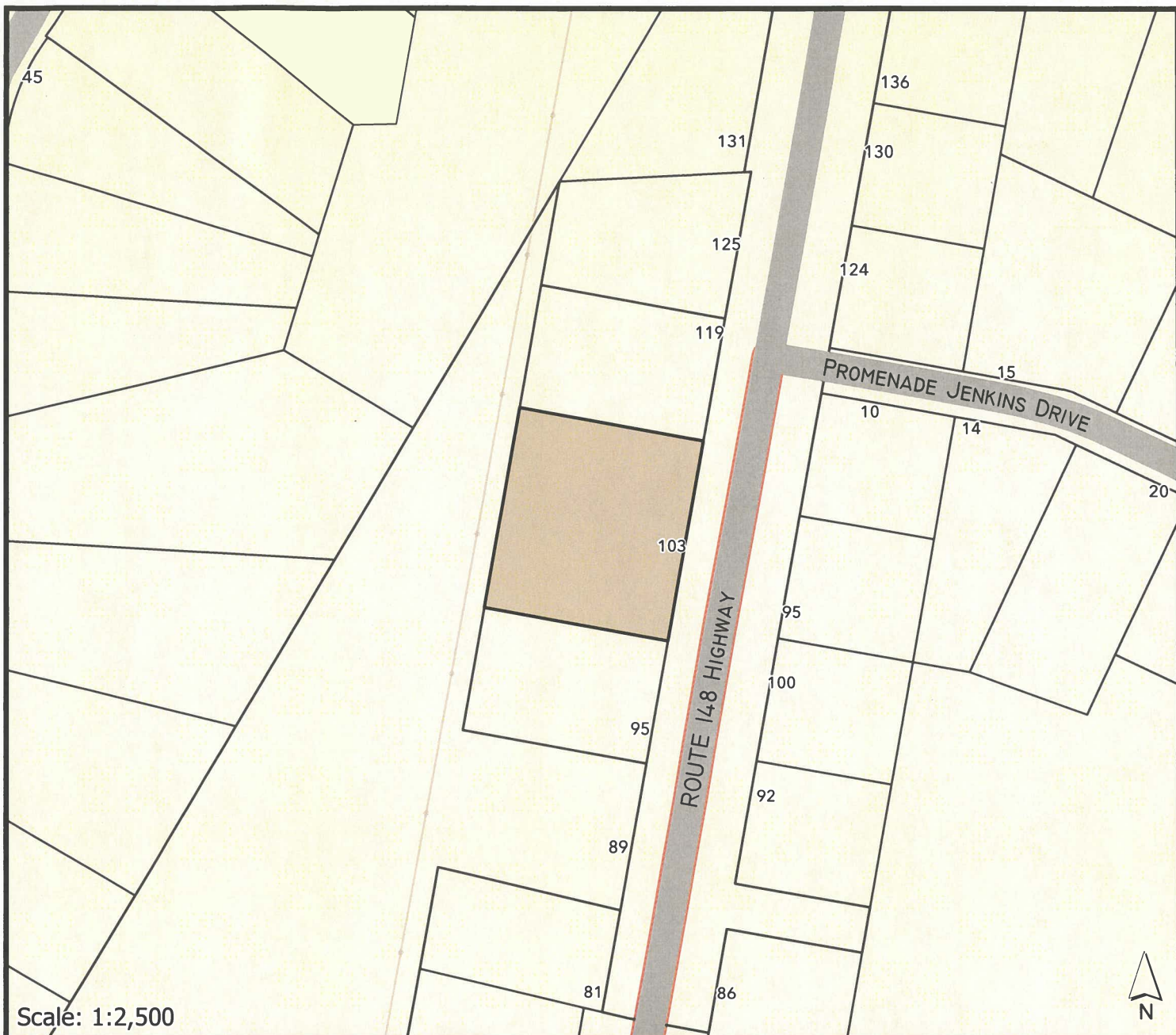


Melisa Tang Choy, Junior Planner
Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Property / Propriété Visé

Conditional use variance to permit automotive commercial garage use on the premises of the existing welding shop.

Une dérogation d'usage conditionnel visant à permettre l'inspection de véhicules à moteur et l'entretien léger de véhicules sur les lieux de l'atelier de soudure existant.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-74-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: 103 Route 148

MDCMAC Construction LTD.
c/o Malcolm Cairns



Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-74-2023
Date \ date: octobre \ October 18, 2023
Subject \ sujet: 103 Route 148
MDCMAC Construction LTD.
c/o Malcolm Cairns



East / Est



Northeast / Nord-Est



Southeast / Sud-Est

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-74-2023

Date \ date: octobre \ October 18, 2023

Subject \ sujet: 103 Route 148

MDCMAC Construction LTD.

c/o Malcolm Cairns

BUILDING INSPECTION REPORT FOR September 2023

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>RESIDENTIAL (SDD, SDD / APT)</u>				
<u>SINGLE UNITS</u>				
New	5	\$1,182,000	\$25,069,500	\$29,874,040
Additions	5	\$727,000	\$1,941,000	\$1,467,400
<u>TINY / MINI HOMES</u>				
New	3	\$300,000	\$1,868,000	\$1,131,000
Additions	-	-	\$40,000	-
<u>2 UNIT DWELLINGS (DUPLEX, SEMI)</u>				
New	-	-	\$4,546,000	\$3,665,000
Additions	-	-	-	-
<u>BASEMENT APTS</u>				
New	-	-	\$368,000	\$15,000
<u>TOWNHOUSES</u>				
New	-	-	\$20,013,360	\$9,983,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	1	\$6,200,000	\$84,290,000	\$86,334,250
Additions	-	-	\$225,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	7	\$61,400	\$356,069	\$309,258
Carport/Garage *	1	\$65,000	\$1,022,802	\$997,938
Swimming Pool	1	\$74,139	\$929,539	\$1,365,367
Deck	7	\$114,872	\$521,415	\$609,024
<u>RENOV/REPAIRS</u>				
	42	\$1,283,679	\$10,564,132	\$9,340,491
<u>TOTAL RESIDENTIAL</u>				
		\$10,008,090	\$151,754,817	\$145,091,768

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	2	\$2,375,000	\$8,440,000	\$10,932,540
Additions	-	-	\$720,000	\$1,531,000
Renov/Repairs	9	\$1,350,000	\$19,591,221	\$14,386,018
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	1	\$233,630	\$233,630	\$400,000
<u>GOVERN (Mun.)</u>				
New	-	-	\$3,227,000	-
Additions	-	-	-	-
Renov/Repairs	1	\$195,000	\$492,340	\$185,000
<u>GOVERN (Fed/Prov)</u>				
New	-	-	\$28,907,900	\$30,809,874
Additions	-	-	\$1,903,000	-
Renov/Repairs	-	-	\$6,222,245	\$13,081,770
<u>INSTITUTIONAL</u>				
New	-	-	\$130,000	-
Additions	-	-	\$17,954,000	\$7,148,000
Renov/Repairs	1	\$330,000	\$6,465,529	\$8,266,538
Others	-	-	-	\$3,000
<u>DEMOLITION</u>				
TOTALS	86	\$14,491,720	\$246,041,682	\$231,835,508

(50,150,241 September 2022)

DEMOLITIONS

NUMBER OF NEW DWELLING UNITS

	September 2023	THIS YEAR TO DATE	September 2022	SAME PERIOD LAST YEAR
SINGLE UNITS	5	72	7	79
2 UNIT DWELLINGS	0	16	0	15
TINY / MINI HOMES	2	35	47	74
BASEMENT APARTMENTS	0	13	0	4
APARTMENT UNITS	42	549	109	569
TOWNHOUSE UNITS	0	99	0	58
TOTAL	49	784	163	799

NUMBER OF PERMITS ISSUED**BUILDING PERMITS**

<u>September 2023</u>	<u>TO DATE</u>
79	715

PLUMBING PERMITS

<u>September 2023</u>	<u>TO DATE</u>
45	400

SIGN PERMITS

<u>September 2023</u>	<u>TO DATE</u>
6	55

DEVELOPMENT PERMITS

<u>September 2023</u>	<u>TO DATE</u>
7	52

FEES FOR BUILDING PERMITS ISSUED

<u>September 2023</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>SAME PERIOD LAST YEAR</u>
\$119,478.00	\$2,008,876.00	\$419,953.00	\$1,868,275.50

FEES FOR PLUMBING PERMITS ISSUED

<u>September 2023</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>SAME PERIOD LAST YEAR</u>
\$19,840.00	\$215,860.00	\$46,870.00	\$279,090.00

FEES FOR SIGN PERMITS

<u>September 2023</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>SAME PERIOD LAST YEAR</u>
\$600.00	\$5,400.00	\$475.00	\$5,400.00

FEES FOR DEVELOPMENT PERMITS

<u>September 2023</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>SAME PERIOD LAST YEAR</u>
\$450.00	\$4,600.00	-	-

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>September 2023</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>SAME PERIOD LAST YEAR</u>
\$140,368.00	\$2,234,736.00	\$467,298.00	\$2,152,765.50

SUBMITTED BY:

APPROVED BY:




September 2023

Permit #	Issue Date	PID	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee Value	Description
2023BP0719	Sep-14-23	75512939	383 Sunset Dr	Tri-Wire Line Construction	Ward 1	Accessory Building	New	\$2,250.00	Construct new 80' x 140' accessory building in rear yard of Tri Wire Line Construction as per plans submitted.
2023BP0480	Sep-28-23	01551175	76 River St	Van Wart Management Ltd.	Ward 5	Apartment Building	Renovation	\$210.00	Construct renovation to finish work under previous building permit#2020BP021 as per information submitted.
2023BP0601	Sep-11-23	75415836	51 Lian St	Prospect Building Contractors (2004) Ltd.	Ward 9	Apartment Building	Renovation	\$1,762.00	\$214,000.00 To reconstruct lower level balconies on apartment building as per information submitted.
2023BP0694	Sep-05-23	01450303	499 Ligar St	Kilam Apartment Relt	Ward 11	Apartment Building	Renovation	\$314.00	\$232,800.00 Construct renovation to unit #1, new kitchen/washroom including washer and dryer and to replace interior finishes as per plans submitted.
2023BP0697	Sep-15-23	01450303	487 Ligar St	Kilam Apartment Relt	Ward 11	Apartment Building	Renovation	\$314.00	\$232,800.00 Construct renovation to Unit #1 to include new kitchen/washroom with washer and dryer and replace interior finishes as per plans submitted.
2023BP0698	Sep-15-23	01449271	564 Venus Crt	Kilam Apartment Relt	Ward 11	Apartment Building	Renovation	\$314.00	\$232,800.00 Construct renovation to Unit #1 to include a new kitchen/washroom with washer and dryer and replace interior finishes as per plans submitted.
2023BP0703	Sep-07-23	75448167	37 Westbrook Ln	Tyran's Roofing Ltd	Ward 2	Apartment Building	Renovation	\$82.00	\$3,390.00 To replace asphalt shingles on unit 37 of condominium building.
2023BP0715	Sep-21-23	75441360	20 Tralisside Ln	Pinpoint Carpentry	Ward 4	Apartment Building	Renovation	\$130.00	\$10,000.00 To replace existing balcony (same size and location) on units 67-68 on condo building as per plans submitted.
2023BP0716	Sep-20-23	75441360	25 Tralisside Ln	Pinpoint Carpentry	Ward 4	Apartment Building	Renovation	\$130.00	\$10,000.00 To replace balcony (same size and location) on units 67-68 on condo building as per plans submitted.
2023BP0717	Sep-25-23	75441360	40 Tralisside Ln	Pinpoint Carpentry	Ward 4	Apartment Building	Renovation	\$370.00	\$40,000.00 To replace 4 balconies (same size and location) on units 23-29 on condo building as per plans submitted.
2023BP0718	Sep-27-23	75558445	100 Attenborough Dr	First Line Properties Inc.	Ward 2	Apartment Building	New	\$49,650.00	\$6,200,000.00 Construct new 42-unit apartment building as per plans submitted.
2023BP0723	Sep-13-23	75427765	161 Greenfields Dr	Ground Control Property Services	Ward 9	Apartment Building	Renovation	\$170.00	\$15,000.00 To replace interior finishes in suite #29 (no new plumbing fixtures) in apartment building as per plans submitted.
2023BP0724	Sep-13-23	75002014	210 Parkside Dr	Ground Control Property Services	Ward 9	Apartment Building	Renovation	\$170.00	\$15,000.00 Construct renovation to suite 23 in apartment building as per information submitted
2023BP0742	Sep-20-23	75002063	270 Parkside Dr	KWB Construction Ltd.	Ward 9	Apartment Building	Renovation	\$210.00	\$20,000.00 Construct renovation to suite 2 in apartment building as per floor plan submitted - new washer connection.
2023BP0744	Sep-14-23	01450303	511 Ligar St	Kilam Apartment Relt	Ward 11	Apartment Building	Renovation	\$314.00	\$32,800.00 Construct interior renovation including new washer and dryer in Unit #1 of existing apartment building as per information submitted.
2023BP0750	Sep-20-23	01430974	141 Nail St	Target's Windows and Doors	Ward 4	Apartment Building	Renovation	\$106.00	\$7,000.00 Replace 2 doors between porch and apartment units and 1 door to apartment unit on driveway side in apartment building as per information submitted.
2023BP0496	Sep-14-23	01436716	984 Prospect St	Belastate Construction Inc.	Ward 9	Commercial Building	Renovation	\$810.00	\$95,000.00 Construct new demising walls in existing commercial building in preparation for fit-ups as per plans submitted
2023BP0537	Sep-15-23	01462670	1133 Regent St	Bennett Design Associates	Ward 11	Commercial Building	Renovation	\$6,850.00	\$850,000.00 Construct renovation to existing suite #405 (IG Weather) as per plans submitted.
2023BP0676	Sep-05-23	75361030	640 Prospect St	Southside Pharmachoice	Ward 9	Commercial Building	Renovation	\$66.00	\$2,000.00 Construct renovation and expansion to suite #108 for fit-up of salon in commercial building. Former doctor's office.
2023BP0681	Sep-13-23	75554501	575 Two Nations Cross	Cogitsu Developments	Ward 4	Commercial Building	New	\$16,850.00	\$2,100,000.00 Construct new Commercial building as per plans submitted.
2023BP0688	Sep-21-23	01458850	408 Regent St	RCS Construction	Ward 11	Commercial Building	Renovation	\$1,490.00	\$180,000.00 Construct interior fit-up for new FYI Doctors in commercial building as per information submitted.
2023BP0689	Sep-11-23	01458132	65 Regent St	Marshall Doucette	Ward 11	Commercial Building	Renovation	\$106.00	\$7,000.00 Construct interior fit-up for Topsy Musa Cafe in suite 100 of commercial building as per plan submitted to former Rise suite.
2023BP0708	Sep-13-23	01446558	404 Queen St	Capital City Roofing (2007) Ltd.	Ward 11	Commercial Building	Renovation	\$642.00	\$74,000.00 To install new 2-ply modified blumen roofing on commercial building as per information submitted.
2023BP0714	Sep-29-23	01433333	752 Union St	Ducks Unlimited Canada	Ward 6	Commercial Building	Renovation	\$810.00	\$95,000.00 Construct renovation to convert Ducks Unlimited to geothermal heating including air handling units, geothermal pump and necessary ductwork as per plans submitted
2023BP0734	Sep-20-23	01479716	1012 Prospect St	J. A. Guillon	Ward 11	Commercial Building	Renovation	\$290.00	\$30,000.00 Construct interior renovation to unit G in commercial building due to vehicle impact. Replace interior finishes as per information submitted.
2023BP0748	Sep-19-23	01458850	408 Regent St	R. L. Ruson Construction	Ward 9	Commercial Building	Renovation	\$186.00	\$17,000.00 To replace flat roofing on commercial building as per information submitted.
2023BP0561	Sep-29-23	01460989	105 Liverpool St	T. Nielsen Carpentry and Renovations	Ward 8	Deck	New	\$162.00	\$14,000.00 Construct new front deck and accessible ramp on front of SDD as per plans submitted.
2023BP0682	Sep-25-23	75314880	535 Douglas Ave	Sharon Supplies	Ward 3	Deck	New	\$242.00	\$23,514.00 Construct replacement 12' x 24 deck in the rear yard of SDD as per plans submitted. Same location.
2023BP0690	Sep-01-23	01478072	42 Colonial Ave	Renovations Plus 2012 Inc.	Ward 12	Deck	New	\$226.00	\$22,000.00 To replace attached deck on SDD as per plans submitted.
2023BP0709	Sep-14-23	75484196	31 Riba Cies	Benchmark Building and Renovations	Ward 2	Deck	New	\$210.00	\$19,650.00 Construct new 18' x 18' deck extension in rear yard of SDD as per plans submitted.
2023BP0739	Sep-14-23	01454412	625 Aberdeen St	Carol Dobbelaelyn	Ward 11	Deck	New	\$98.00	\$3,500.00 Construct a 15' x 16' deck onto SDD as per plans submitted.
2023BP0759	Sep-25-23	75307116	99 Bailey Ave	Benchmark Building and Renovations	Ward 1	Deck	New	\$242.00	\$23,422.00 Construct new rear yard deck on SDD as per plan submitted.
2023BP0765	Sep-25-23	75498893	272 Clark St	Randy Movehouse	Ward 4	Deck	New	\$108.00	\$7,000.00 Construct a 14' x 14' free-standing deck for existing rear yard pool as per plans submitted.
2023BP0738	Sep-20-23	75384727	458 Gibson St	J. Ruson Construction Ltd.	Ward 6	Detached Garage	New	\$570.00	\$65,000.00 Construct new 26' x 28' detached garage as per plans submitted - Existing shed to be removed.
2023BP0691	Sep-05-23	01470202	374 Charlotte St	Susan O'Donnell	Ward 10	Duplex	Renovation	\$82.00	\$3,500.00 To construct new roof over existing entrance to duplex as per plans submitted.
2023BP0710	Sep-13-23	01475227	490 Wilsey Rd	ATech Roofing Ltd.	Ward 7	Industrial	Renovation	\$1,922.00	\$233,630.00 Construct renovation to roof on industrial building as per information submitted.
2023BP0574	Sep-06-23	01554641	7 Lawerman St	Birt Construction Group	Ward 5	Institutional	Renovation	\$2,690.00	\$330,000.00 Construct renovations to convert church into office space + child care and cultural / community center for First Nations Community as per plans submitted.
2023BP0706	Sep-06-23	75527234	439 Osmond Ln	Kent Homes	Ward 12	Mini Home	New	\$1,090.00	\$130,000.00 To remove existing mini home and place new 16' x 64' mini home as per information submitted.
2023BP0730	Sep-25-23	75527234	289 Magnolia Ln	Dan Holmes	Ward 12	Mini Home	New	\$450.00	\$50,000.00 To install a used 14' x 55' minihome, replace vinyl siding, construct front and rear decks as per plans submitted.
2023BP0774	Sep-29-23	75553461	137 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00 To place new 16' x 74' mini home as per information submitted.
2023BP0707	Sep-06-23	75401612	470 Saint Mary's St	The City of Fredericton	Ward 4	Municipal	Renovation	\$1,610.00	\$195,000.00 Construct upgrades to HVAC system, heating and controls for Maintenance Depot (City of Fredericton) as per information submitted.
2023BP0758	Sep-25-23	75543066	90 Bancroft Dr	Luis Rivasos	Ward 12	Pool	New	\$650.00	\$74,139.00 To place a 30' x 14' inground pool in the rear yard of SDD as per plan submitted.
2023BP0390	Sep-08-23	75330223	3465 Woodstock Rd	Jenny Ma	Ward 12	Single Detached Dwelling	New	\$2,506.00	\$307,000.00 Construct new SDD as per plans submitted.
2023BP0619	Sep-05-23	01431246	270 Nail St	WJF Glenwright	Ward 6	Single Detached Dwelling	Addition	\$690.00	\$80,000.00 Construct sunroom and master bedroom additions and new side yard deck onto SDD as per information submitted.
2023BP0641	Sep-22-23	01510734	24 Day St	Patrick Bading	Ward 12	Single Detached Dwelling	Addition	\$1,426.00	\$172,000.00 Construct detached garage with additional living space above and to renovate existing SDD as per plans submitted.
2023BP0644	Sep-18-23	01434067	172 Charlotte St	Target's Windows and Doors	Ward 10	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00 Replace 10 windows (no bedroom windows) on left side of SDD - 5' from property line.
2023BP0669	Sep-07-23	75454090	81 Vanderbeck St	Service Master	Ward 2	Single Detached Dwelling	Renovation	\$850.00	\$100,000.00 Construct renovation to SDD due to fire damage - roof structure replacement. Main floor finishes removed down to framing, new plumbing, electrical, ventilation, w/r
2023BP0670	Sep-16-23	01468378	48 Manchester Crt	Aaron Saunders Carpentry	Ward 8	Single Detached Dwelling	Addition	\$306.00	\$32,000.00 Construct exterior renovation to SDD as per information submitted.
2023BP0673	Sep-12-23	01470442	190 Surrey Cres	637548 NB Inc	Ward 8	Single Detached Dwelling	Addition	\$850.00	\$100,000.00 Demolish existing carport and construct 2 story addition as per plans submitted.
2023BP0680	Sep-20-23	01437656	38 Woodbine Crt	Browns A+ Renovations	Ward 10	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00 Construct renovation to install vinyl siding c/w 1.5" rigid insulation beneath and 7 bedroom windows on SDD.
2023BP0686	Sep-25-23	01557057	20 Carman Ave	Michelle Morris	Ward 6	Single Detached Dwelling	Renovation	\$474.00	\$52,690.00 Construct renovation to SDD, upgrade electrical/plumbing, replace windows/doors, interior finishes due to vandalism and to construct a new washroom on second l
2023BP0687	Sep-25-23	75492785	62 Halsey's Way	Rob Casa Homes	Ward 8	Single Detached Dwelling	Renovation	\$514.00	\$58,000.00 To finish basement and construct new washroom in SDD as per plan submitted.
2023BP0696	Sep-21-23	75134445	21 Saklik Cres	Solar Guru Inc.	Ward 12	Single Detached Dwelling	Renovation	\$306.00	\$31,395.00 To install roof mounted solar array onto SDD as per information submitted.
2023BP0699	Sep-20-23	01512599	25 Mountain Dr	Benchmark Building and Renovations	Ward 12	Single Detached Dwelling	Renovation	\$346.00	\$36,355.00 To construct new 16' x 24' deck in rear yard and to replace rear window with new patio door on SDD as per information submitted.
2023BP0701	Sep-05-23	75134347	1055 Woodstock Rd	Holland Home Renovations	Ward 12	Single Detached Dwelling	Renovation	\$250.00	\$25,000.00 Demolish attached garage and remove all interior finishes to prepare for additions and full renovation of SDD.
2023BP0702	Sep-07-23	01435247	115 Inglewood Dr	682446 NB Inc	Ward 10	Single Detached Dwelling	Renovation	\$530.00	\$60,000.00 Replace 7 windows (2 br), 2 exterior doors and siding c/w with clapboards & rainscreen for SDD.
2023BP0705	Sep-27-23	75515267	115 Esley Ln	Bidsaye Custom Carpentry Ltd	Ward 3	Single Detached Dwelling	Addition	\$1,210.00	\$145,000.00 Construct renovation to SDD and to construct new rear addition as per information submitted
2023BP0711	Sep-25-23	01437722	35 Woodfield Cres	Laura Ross	Ward 10	Single Detached Dwelling	Addition	\$1,890.00	\$230,000.00 Construct addition and attached garage to SDD as per plans submitted.
2023BP0713	Sep-19-23	75546879	99 Malibu St	Kevin Moore	Ward 5	Single Detached Dwelling	New	\$1,642.00	\$198,000.00 Construct new SDD as per plans submitted.
2023BP0721	Sep-15-23	01437615	35 Woodbine Crt	H & R Renovations	Ward 10	Single Detached Dwelling	Renovation	\$282.00	\$29,000.00 To replace vinyl siding c/w 1" rigid foam and replace 11 windows (6BR) and 2 entry doors on SDD as per information submitted.

2023BP0726	Sep-25-23	01482348	165 Southampton Dr	Frieda Brown	Ward 8	Single Detached Dwelling	Renovation	\$346.00	\$36,696.00	Construct renovation to SDD as per information submitted.
2023BP0732	Sep-25-23	75551887	181 Highpoint Blvd	Copitts Developments	Ward 12	Single Detached Dwelling	New	\$1,810.00	\$220,000.00	Construct new SDD with unfinished basement as per plans submitted.
2023BP0733	Sep-25-23	75297655	65 Spencer St	G Moorcroft Construction Ltd.	Ward 1	Single Detached Dwelling	New	\$2,050.00	\$250,000.00	Construct new SDD as per plans submitted.
2023BP0735	Sep-20-23	01441617	324 Smythe St	Benjamin Hayward	Ward 10	Single Detached Dwelling	Renovation	\$90.00	\$4,450.00	Construct renovation to remove existing window and to replace cladding with metal c/w 2" rigid insulation on north facing wall on SDD as per information submitted.
2023BP0736	Sep-20-23	01441617	324 Smythe St	Renovations Plus 2012 Inc.	Ward 10	Single Detached Dwelling	Renovation	\$194.00	\$18,000.00	Construct additional living space on second level of SDD as per information submitted.
2023BP0740	Sep-14-23	75342931	219 Manresa Dr	Vertex Solar Solutions Inc.	Ward 1	Single Detached Dwelling	Renovation	\$354.00	\$38,000.00	Construct roof mounted solar array on SDD as per plans submitted.
2023BP0741	Sep-20-23	75005173	18 Talisman Cres	Vertex Solar Solutions Inc.	Ward 12	Single Detached Dwelling	Renovation	\$394.00	\$43,000.00	Construct roof mounted solar array on SDD as per plans submitted.
2023BP0745	Sep-20-23	01427665	431 Gibson St	Andy McMullen	Ward 6	Single Detached Dwelling	Renovation	\$602.00	\$68,272.00	Construct renovation to kitchen and main floor washroom as per information submitted.
2023BP0749	Sep-20-23	75484147	35 Mitchell Wayne Dr	Targett's Windows and Doors	Ward 2	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Replace front and rear doors in SDD as per information submitted.
2023BP0756	Sep-25-23	01492362	87 Linden Cres	Eugenia Dietrich	Ward 3	Single Detached Dwelling	Renovation	\$154.00	\$12,731.00	Construct renovation to restore water damaged rear wall of SDD, replace 2 bedroom windows, house wrap and vinyl siding c/w 1" rigid insulation as per information submitted.
2023BP0760	Sep-25-23	75330639	16 Veterans Crt	Targett's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	\$122.00	\$9,000.00	Replace 7 windows (3 tr) in SDD as per information submitted.
2023BP0761	Sep-26-23	75502062	26 Cromford Crt	Epe Energy	Ward 5	Single Detached Dwelling	Renovation	\$322.00	\$33,300.00	Construct installation of roof mounted solar array on SDD as per information submitted.
2023BP0768	Sep-26-23	75502567	28 Summerhill Row	Lovely Investments Inc	Ward 2	Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Construct renovation to finish unfinished portion of basement in SDD as per floor plan submitted.
2023BP0770	Sep-29-23	75544437	94 Malibu St	Oakhill Homes	Ward 5	Single Detached Dwelling	New	\$1,698.00	\$206,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2023BP0772	Sep-28-23	75343103	228 Manresa Dr	Trevor Driedelle	Ward 1	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Replace vinyl siding on SDD.
2023BP0776	Sep-29-23	01453208	265 Stanley St	Krystal Sader Laplante	Ward 9	Single Detached Dwelling	Renovation	\$74.00	\$2,500.00	To replace portion of drainile and apply waterproof membrane on foundation of SDD basement apartment.
2023BP0752	Sep-29-23	75508218	60 Mahsaus Lane	Skigin Elnhoog	Ward 2	Townhouse	Renovation	\$114.00	\$7,200.00	Design change to 2023BP0231, dwelling units to receive washer and dryer connections as per plans submitted.
2023BP0753	Sep-29-23	75508218	57 Mahsaus Lane	Skigin Elnhoog	Ward 2	Townhouse	Renovation	\$98.00	\$6,000.00	Design change to 2023BP0232, dwelling units to receive washer and dryer connections as per plans submitted.
2023BP0773	Sep-28-23	75505698	185 Biggs St	J315 Construction Ltd.	Ward 8	Townhouse	Renovation	\$106.00	\$7,000.00	Construct replacement deck for suite 8 at townhouse as per plans submitted.
TOTALS									\$119,478.00	\$14,430,320.00