

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, June 18, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – May 21, 2025

2. ZONING APPLICATIONS

2.1 Go-Go Preschool c/o Kara Angus - 150 Woodside Lane

- Zone amendment application to permit a Child Care Centre – Large in the Commercial Corridor Zone Two (COR-2).
- The Applicant had previously been granted a temporary use variance to operate a commercial daycare centre. The Applicant is now proposing to make the change permanent.

2.2 705421 NB Inc c/o John Cushnie - 877 Charlotte Street

Rezoning from R-3 to TP-4. Requires a 103.6 sqm lot area variance and a 5 m lot frontage variance to permit a converted 3-unit building and a garden apartment on the subject property.

3. SUBDIVISION APPLICATIONS

3.1 Heron Heights Ltd. and ChippinsLtd. - Heron Drive Extension

Tentative plan of subdivision to create 26 residential building lots on an extension of Heron Drive and Lunney Street.

3.2 GIY Architecture Inc. - 380 Goodine Street

- Tentative plan of subdivision to create three Residential Zone One (R-1) lots;
- The following variances for the proposed single detached dwelling on the proposed corner lot:
- 103 square metre lot area variance, 3 metre lot frontage variance, 1.76 metre flankage yard setback variance, and 3.2 metre driveway location variance

4. VARIANCE APPLICATIONS

4.1 Bella Properties Inc. - 175 Main Street

Temporary use variance to permit a temporary vending facility (food truck) on the vacant property.

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for May 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 18 juin 2025, 19 h 00**

Endroit : **salle du conseil municipal et participation via conférence web**

1. **ADOPTION DE PROCÈS-VERBAL**

Séance ordinaire – 21 mai 2025

2. **DEMANDES DE ZONAGE**

2.1 Go-Go Preschool a/s de Kara Angus - 150, allée Woodside

- Demande de modification de zone visant à permettre l'exploitation d'une garderie de grande taille dans une Zone de corridor commercial 2 (COR-2).
- Le demandeur avait déjà obtenu une dérogation temporaire pour exploiter une garderie commerciale. Il propose maintenant de rendre le changement permanent.

2.2 705421 NB Inc a/s de John Cushnie - 877, rue Charlotte

Rezonage de Zone résidentielle trois (R-3) à Zone résidentielle quatre (TP-4). Dérogation requise de la superficie du terrain de 103,6 m² et de la façade de 5 m, pour permettre la conversion d'un immeuble de trois logements et d'un pavillon-jardin.

3. **DEMANDE DE LOTISSEMENT**

3.1 Heron Heights Ltd. et Chippins Ltd. - de la promenade Heron

Plan provisoire de lotissement en vue de créer 26 lots résidentiels dans le prolongement de la promenade Heron et de la rue Lunney.

3.2 GIY Architecture Inc. - 380, rue Goodine

- Plan provisoire de lotissement visant la création de trois lots en Zone résidentielle un (R-1);
- Les dérogations suivantes concernant l'habitation unifamiliale proposée sur le lot de coin proposé :
- Dérogation à la superficie du lot de 103 mètres carrés, dérogation à la façade du lot de 3 mètres, dérogation à la marge de recul de la cour latérale de 1,76 mètres et dérogation relative à l'emplacement de l'allée de 3,2 mètres.

4. DEMANDE DE DÉROGATION

4.1 Bella Properties Inc. - 175, rue Main

Dérogation pour permettre une installation temporaire de vente (camion de nourriture) sur la propriété vacante.

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de mai

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date:	Wednesday, May 21, 2025, 7:00 p.m.
Location:	Council Chamber and Via Web Conferencing
Members:	Neill McKay (Vice-Chair) Councillor Greg Ericson Councillor Margo Sheppard Councillor Mark Peters Melissa Dawe Anna Patterson Scott McConaghy
Members Absent:	Rodney Blanchard Julie Baker
Staff:	Marcello Battilana Tony Dakiv Fredrick Vanrooyen Harris, Helen Sean Lee Jody Boone Bri Benson Ryan Seymour Annick Blizzard Dane Frenette Felix McCarthy Elizabeth Murray

The regular meeting of the Planning Advisory Committee was called to order at 7:00 p.m.

APPROVAL OF MINUTES

Regular Meeting – March 19, 2025

Regular Meeting – April 16, 2025

Special Meeting - April 30, 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Mark Peters

CARRIED

(Councillor Margo Sheppard was not present for the vote)

Councillor Sheppard arrived at 7:01 p.m. and was not present for the Approval of Minutes.

ZONING APPLICATIONS

More Housing Options in the College Hill Neighbourhood

- Municipal Plan Amendments & Rezoning

Public Hearing

- David Clark spoke in opposition of the application.
- Joseph Haché spoke in opposition of the application.
- Cathy MacLaggan spoke in opposition of the application.
- Lucia Scalco spoke in opposition of the application.

Moved by: Councillor Mark Peters

Seconded by: Scott McConaghy

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated May 22, 2025, recommending:

- A. That By-law Z-9, A By-law to Adopt the College Hill Secondary Municipal Plan, be repealed in its entirety.**
- B. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by making the following modifications to the Urban Structure Map (Schedule 1):**
 - i. Removing ‘5 – College Hill’ from the list of Secondary Municipal Plans in the legend; and**
 - ii. Removing the College Hill Secondary Municipal Plan Area boundary on the map.**
- C. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by adding new subparagraphs 2.2.1(44) and 2.2.1(45) and 2.2.2(10) as outlined in the attached Schedule A and renumbering the remaining sections as required accordingly.**

- D. That By-law Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing subparagraph 3.1.1(3) and 3.1.1(6) and replacing with new subparagraphs as outlined in the attached Schedule A.**
- E. That By-law Z-5, A Zoning By-law for the City of Fredericton, be amended by rezoning the properties shown on Map I attached to PR-12-2025.**

CARRIED

Sherico Developments Ltd - 642-652 Union Street

- Rezone PID 75511055 from Mixed Use Zone Two (MX-2) to Multi-Residential Zone Two (MR-2); and
- 2.97m front yard setback variance,
- To permit the construction of a 13 unit apartment building.

Public Hearing

- The application Eric Price spoke on the development and was available to respond to questions.
- Nancy McIntosh spoke in opposition to Eric Price's comments.
- Judith Tompkins spoke in opposition to Eric Price's comments and to the application.
- Adam Flanagan spoke in opposition to the application.
- Mary Brawley spoke in opposition to the application.
- Bob Chisholm spoke in opposition to the application.

Moved by: Scott McConaghy

Seconded by: Councillor Mark Peters

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated May 22, 2025;

- 1. Recommending approval of an application submitted by Sherico Developments Ltd. to rezone property located at 642-652 Union Street from Mixed Use Zone Two (MX-2) to Multi-Residential Zone Two (MR-2) and a 2.97m front yard setback variance, to allow construction of a 13 unit apartment building, subject to terms and conditions.**
- 2. It is further recommended that By-law No. Z-5.29 be rescinded in its entirety upon registration of the development agreement required by the Terms and Conditions in Recommendation #1 above.**

CARRIED

North Edge Properties Ltd. - 808 Saint Mary's Street

- Rezone portion of 808 Saint Mary's Street from Business Industrial Holding (BI(H)) to Business Industrial (BI) to permit a new warehouse building.

Public Hearing

- The applicant Jody Hanson was available to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Anna Patterson

BE IT RESOLVED THAT the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated May 22, 2025, recommending approval of an application submitted by Jody Hanson, on behalf of Hanson Group of Companies, to rezone a portion of property located at 808 St Mary's Street from Business Industrial Holding Zone (BI(H)) to the Business Industrial Zone (BI) to permit a warehouse-wholesale use, subject to terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

Exp Services Inc. - Shannon Street

- Tentative plan of subdivision to create 5 Residential Mini-Home (RMH) lots on an extension of Shannon Street.

Moved by: Scott McConaghy

Seconded by: Melissa Dawe

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated May 22, 2025, in relation to an application submitted by Exp Services Inc., on behalf of Northrup Holdings Ltd, for a tentative plan of subdivision to create 5 Residential Mini Home Zone (RMH) lots on an extension of Shannon Street, with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public street be approved as shown on Map II.

CARRIED

City of Fredericton - 400-450 Rainsford Lane

- Tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PID 01501964 and 01501477.

Public Hearing

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

Moved by: Melissa Dawe

Seconded by: Councillor Greg Ericson

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated May 22, 2025, in relation to an application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to add a 76 square metre parcel of land to the Rainsford Lane right-of-way from a portion of PIDs 01501964 and 01501477 be forwarded to City Council with a recommendation the location of the public street be approved as shown on Map II.

BE IT FURTHER RESOLVED THAT the final plan of subdivision prepared by Housing New Brunswick entitled Tentative Plan of Subdivision on lands designated as PIDs 01501964 and 01501477, located on Rainsford Lane, City of Fredericton, County of York, Province of New Brunswick, receive Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

CARRIED

VARIANCE APPLICATIONS

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for April 2025

Moved by: Scott McConaghy

Seconded by: Melissa Dawe

That the building permits for the month April 2025 be received.

CARRIED

ADJOURNMENT

Moved by: Melissa Dawe

Seconded by: Anna Patterson

That the meeting of the PAC be adjourned at 8:46 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

PROCÈS-VERBAL D'UNE RÉUNION DU COMITÉ CONSULTATIF SUR L'URBANISME

Date : mercredi 21 mai 2025 à 19 h
Lieu : salle du conseil municipal et conférence en ligne

Membres : Neill McKay (vice-président)
Greg Ericson
Margo Sheppard
Mark Peters
Melissa Dawe
Anna Patterson
Scott McConaghy

Membres absents : Rodney Blanchard
Julie Baker

Membres du personnel : Marcello Battilana
Tony Dakiv
Fredrick Vanrooyen
Harris, Helen
Sean Lee
Jody Boone
Bri Benson
Ryan Seymour
Annick Blizzard
Dane Frenette
Felix McCarthy
Elizabeth Murray

La réunion régulière du Comité consultatif sur l'urbanisme est déclarée ouverte à 19 h.

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 19 mars 2025

Réunion ordinaire – 16 avril 2025

Séance extraordinaire – 30 avril 2025

Proposé par : Greg Ericson

Appuyé par : Mark Peters

ADOPTÉ

(La conseillère Margo Sheppard est absente au moment du vote)

La conseillère Margo Sheppard est arrivée à 19 h 1 et n'est pas présente pour l'approbation du procès-verbal.

DEMANDES DE CHANGEMENT DE ZONAGE

Plus d'options de logement dans le quartier College Hill

- Modifications au plan municipal et changements de zonage

Audiences publiques

- David Clark s'exprime en défaveur de la demande
- Joseph Haché s'exprime en défaveur de la demande
- Cathy MacLaggan s'exprime en défaveur de la demande
- Lucia Scalco s'exprime en défaveur de la demande

Proposé par : Mark Peters

Appuyé par : Scott McConaghy

IL EST RÉSOLU que le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme daté du 22 mai 2025, recommandant :

- A. Que l'Arrêté Z-9, Arrêté relatif à l'adoption d'un plan municipal secondaire de College Hill, soit abrogé en entier.**
- B. Que l'Arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour la ville de Fredericton, soit modifié par les changements suivants à la carte de la structure urbaine (Annexe 1) :**
- i. Retirer « 5 – College Hill » de la liste des Plans municipaux secondaires dans la légende;**
 - j. Retirer la délimitation du secteur du Plan municipal secondaire de College Hill sur la carte.**
- C. Que l'Arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'ajout des nouveaux sous-alinéas 2.2.1(44), 2.2.1(45) et**

2.2.2(10), conformément à l'Annexe A jointe, et que la numérotation des articles restants soit rectifiée en conséquence.

D. Que l'Arrêté Z-6, Arrêté relatif à l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation des sous-alinéas 3.1.1(3) et 3.1.1(6), remplacés par de nouveaux sous-alinéas comme le précise l'Annexe A jointe.

E. Que l'Arrêté Z-5, arrêté de zonage de la Ville de Fredericton, soit modifié par le rezonage des propriétés indiquées sur le plan I joint au rapport d'urbanisme PR-12-2025.

ADOPTÉ

Sherico Developments Ltd – 642-652, rue Union

- Rezonage du NID 75511055 de Zone à usages mixtes 2 (MX-2) à Zone multirésidentielle 2 (MR-2)
- Dérogation à la marge de retrait avant de 2,97 m
- Pour permettre la construction d'un immeuble de 13 logements

Audience publique

- Le requérant Éric Price prend la parole au sujet du projet de construction et répond aux questions.
- Nancy McIntosh s'oppose aux propos d'Éric Price.
- Judith Tompkins s'oppose aux propos d'Éric Price ainsi qu'à la demande.
- Adam Flanagan s'oppose à la demande.
- Mary Brawley s'oppose à la demande.
- Bob Chisholm s'oppose à la demande.

Proposé par : Scott McConaghy

Appuyé par : Mark Peters

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme daté du 22 mai 2025;

- 1. Recommande l'approbation de la demande présentée par Sherico Developments Ltd. visant un changement de zonage de la propriété située au 642-652, rue Union, pour la faire passer Zone à usages mixtes 2 (MX-2) à Zone multirésidentielle 2 (MR-2), ainsi que d'une dérogation pour un retrait avant de 2,97 m, afin de permettre la**

construction d'un immeuble de 13 logements, sous réserve des modalités et conditions.

- 2. Recommande également que l'Arrêté no Z-5.29 soit abrogé en entier dès l'enregistrement de l'entente de développement requise selon les modalités et conditions mentionnées à la recommandation 1 ci-dessus.**

ADOPTÉ

North Edge Properties Ltd. – 808, rue Saint Mary

- Rezoning d'une portion du 808, rue Saint Mary, de Zone d'aménagement différé industrielle et commerciale (BI[H]) à Zone industrielle et commerciale (BI) pour permettre la construction d'un nouvel entrepôt.

Audience publique

- La requérante, Jody Hanson, est présente pour répondre aux questions.

Proposé par : Greg Ericson

Appuyé par : Anna Patterson

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme daté du 22 mai 2025, recommandant l'approbation de la demande présentée par Jody Hanson, au nom de Hanson Group of Companies, pour rezoner une portion de la propriété située au 808, rue St Mary, de Zone d'aménagement différé industrielle et commerciale (BI[H]) à Zone industrielle et commerciale (BI) afin de permettre un usage d'entrepôt et de commerce de gros, sous réserve des modalités et conditions.

ADOPTÉ

DEMANDES DE LOTISSEMENT

Exp Services Inc. – rue Shannon

- Plan provisoire de lotissement visant à créer cinq lots en Zone résidentielle de maisons préfabriquées mobiles (RMH) dans le prolongement de la rue Shannon.

Proposé par : Scott McConaghy

Appuyé par : Melissa Dawe

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme daté du 22 mai 2025, concernant la demande présentée par Exp Services Inc., au nom de Northrup Holdings Ltd., pour un plan provisoire de lotissement visant à créer cinq lots en Zone résidentielle de maisons préfabriquées mobiles (RMH) dans le prolongement de la rue Shannon, avec la recommandation que la cession de terrain public de 8 % soit prise sous forme de terrain et que l'emplacement de la rue publique soit approuvé tel qu'indiqué sur le plan II.

ADOPTÉ

Ville de Fredericton – 400-450, allée Rainsford

- Plan provisoire de lotissement visant à ajouter une parcelle de terrain de 76 mètres carrés à la servitude de passage de l'allée Rainsford, provenant d'une portion des NID 01501964 et 01501477.

Audience publique

- Le requérant, Ryan Seymour, représentant la Ville de Fredericton, est présent pour répondre aux questions.

Proposé par : Melissa Dawe

Appuyé par : Greg Ericson

IL EST RÉSOLU QUE le conseil municipal de la Ville de Fredericton reçoive le rapport du Comité consultatif sur l'urbanisme daté du 22 mai 2025, concernant la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, pour un plan provisoire de lotissement visant à ajouter une parcelle de terrain de 76 mètres carrés à la servitude de passage de l'allée Rainsford, issue d'une portion des NID 01501964 et 01501477, et qu'il soit transmis au conseil municipal avec la recommandation d'approuver l'emplacement de la rue publique comme indiqué sur le plan II.

QUE le plan final de lotissement préparé par Housing New Brunswick, intitulé *Plan provisoire de lotissement sur les terrains désignés sous les NID 01501964 et 01501477*, situés sur l'allée Rainsford, Ville de Fredericton, comté de York, province du Nouveau-

Brunswick, reçoive l'approbation du conseil municipal conformément à l'article 88(4) de la *Loi sur l'urbanisme*.

ADOPTÉ

DEMANDES DE DÉROGATION

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Recevoir les permis de construire d'avril 2025

Proposé par : Scott McConaghy

Appuyé par : Melissa Dawe

Recevoir les permis de construire pour le mois d'avril 2025.

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Melissa Dawe

Appuyé par : Anna Patterson

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 20 h 46.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire



PLANNING REPORT

PAC – June 18, 2025
File No.: P.R. No. 47/25

To: Planning Advisory Committee
From: Alicia Brown, Planner
Proposal: Zone Amendment to permit a Child Care Centre - Large in the COR-2 Zone
Property: 150 Woodside Lane (PID 75401372)

OWNER: Go-Go Preschool (c/o Kara Angus)
80 Two Nations Crossing
Upper Kingsclear NB, E3A 0W7

APPLICANT: As above

SITE INFORMATION:

Location: North side of Woodside Lane, at corner of Woodside Lane and Serenity Lane
Context: Mix of vehicle-oriented commercial, office and light industrial uses along Woodside Lane and Hanwell Road, low and mid-rise residential uses southwest on Serenity Lane.
Ward No: 9
Municipal Plan: Commercial Centres and Corridors
Zoning: Commercial Corridor Zone Two (COR-2)
Existing Land Use: Commercial Office Building, Large Equipment, Truck & Trailer Rentals
Previous Applications: PR 30/24

EXECUTIVE SUMMARY:

The Applicant is seeking zoning approval to permit a commercial child care centre on property at 150 Woodside Lane. The property is zoned Commercial Corridor Zone Two (COR-2) which does not list a Child Care Centre – Large as a permitted use. In May 2024, the Planning Advisory Committee granted a temporary use variance to permit the use in the interim while the Applicant sought permanent zoning approval.

The proposal is consistent with the Municipal Plan and the requirements for child care centres in the commercial and institutional sections of the Zoning By-law. The child care centre has been operational for approximately 4 months and Staff have not received any complaints. No further changes will be made to its operations and staff do not anticipate any negative land use impacts. Staff support this application subject to terms and conditions.

APPLICATION:

Kara Angus, on behalf of Go-Go Preschool, has made an application for a zone amendment to permit a Child Care Centre – Large on property located at 150 Woodside Lane.

PLANNING COMMENTS:

Proposal:

- In May 2024, the Planning Advisory Committee granted a temporary use variance to allow Go-Go Preschool to pilot a commercial childcare program at this location as Go-Go Preschool in partnership with Horizon Health and the Chalmer's Foundation launched an initiative to expand child care access for healthcare professionals and families in the surrounding community.
- The Applicant is now making application to amend the Commercial Core Two Zone at this location and is proposing to operate a preschool centre for 60 children from ages 12 months to 5 years old. United Rentals will continue to operate on the property. The proposed child care use is well buffered from the rental business.
- Although situated in a location with a significant amount of both new and existing residential development, Staff's primary concern of the 2024 application was focused on the commercial/industrial nature of the site. To deal with this concern, the Applicant has provided safe and secure play areas making use of the green areas on the site. The play areas are equipped with appropriate play structures and safety measures, ensuring a secure and enjoyable space for physical activities. Furthermore, the Department of Education and Early Childhood Development has reviewed and approved the location of the playground areas.
- The compound area for United Rentals is gated and fenced, rentals are driven off the property and equipment is not used on site. The Applicant has indicated that there is not a lot of traffic on and off the site during the day and that the Go-Go Preschool portion of the building and site is well buffered from the rental traffic. Photos attached as Map III and IV show both the playgrounds and a recently installed fence providing a buffer from the United Rentals operations.

Municipal Plan:

- The property is designated Commercial Centres and Corridors in the Municipal Plan. As per subsection 2.2.1(29) "*Lands within the Commercial Centres and Corridors Designation may include a full range of retail, commercial, institutional, small-scale office and service industry uses, and other uses deemed compatible with commercial uses.*" The proposed use falls into the category of institutional.
- Staff would also note that the area is in transition, with a substantial amount of new residential development proposed for the surrounding area and in particular, Serenity Lane.
- As part of the implementation of the Affordable Housing Strategy, this area was identified as an area of the City that could support workforce housing – encouraging residential intensification along with mixed use development. Staff are of the opinion that the

proposed child care facility is an amenity that will be well received in this area as the City works towards establishing more liveable and accessible communities.

Zoning By-law:

- Section 53(2)(i) of the *Community Planning Act* enables the Planning Advisory Committee to contemplate the temporary establishment of a use not permitted by the *Zoning By-law* for a temporary period not exceeding one year.
- A Child Care Centre - Large is a permitted use in several commercial zones but not in the Commercial Corridor Two Zone (COR-2) which accommodates commercial development along major roads. Staff would note that child care centres are identified as compatible uses in commercial areas and this type of use has been operating successfully on similar COR-2 commercial sites within the City, such as Brookside Drive, Prospect Street and Main Street.

The proposal complies with the standards of the COR-2 Zone as follows:

	<u>Standard</u>	<u>Proposed</u>
Lot Area	1,000 m ²	20,042 m ²
Lot Frontage	18 m	103 m
Lot Depth	30 m	103 m
<u>Parking</u>		
Daycare (8 employees & 60 children)	14 spaces	14 spaces
Offices	4 spaces	4 spaces

- *Zoning By-law Z-5* requires one parking space per ten children and one parking space for each employee. Assuming maximum enrollment of 60 children and eight staff, a total of 14 spaces is required and can be accommodated on the site. The parking area for the GoGo child care centre is indicated on Map II. Two outdoor play spaces have been created – one for infants and one for toddlers. Both are located in grassy, secure locations and are indicated on the attached Maps II and III.
- The Engineering and Operations Department have not identified any issues with the proposal. The subject property is located at the intersection of a major collector (Woodside Lane) and a residential local road (Serenity Lane). There is both sufficient parking and queuing space within the property, with access from both Woodside Lane and Serenity Lane.
- In summary, it is Staff's position that the proposed use is compatible with the surrounding residential and commercial uses. Staff feel that the Applicant has addressed the concerns with respect to the existing commercial rental business on the site and that there is sufficient safe and secure play area on the site. The facility is licensed in accordance with the requirements of the New Brunswick Department of Education and Early Childhood Development.

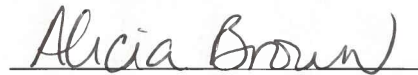
- Overall, staff do not anticipate any negative land use impacts and support the application subject to terms and conditions.

RECOMMENDATION:

It is recommended that the application submitted by Kara Angus on behalf of Go-Go Preschool for a zone amendment to permit a Child Care Centre – Large on property located at 150 Woodside Lane be approved subject to the following terms and conditions:

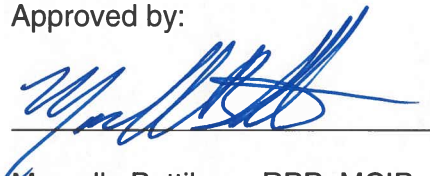
- a) The site, including landscaping and parking, be developed generally in accordance with Map II attached to P.R. 47/25 to the satisfaction of the Development Officer;
- b) The Applicant obtain all necessary licensing for operation of the child care centre from the New Brunswick Department of Education and Early Childhood Development;
- c) All exterior signage comply with the requirements of Section 6 of *Zoning By-law Z-5* and requires a sign permit;
- d) The pre-school program be limited to a maximum of 60 children;

Prepared by:

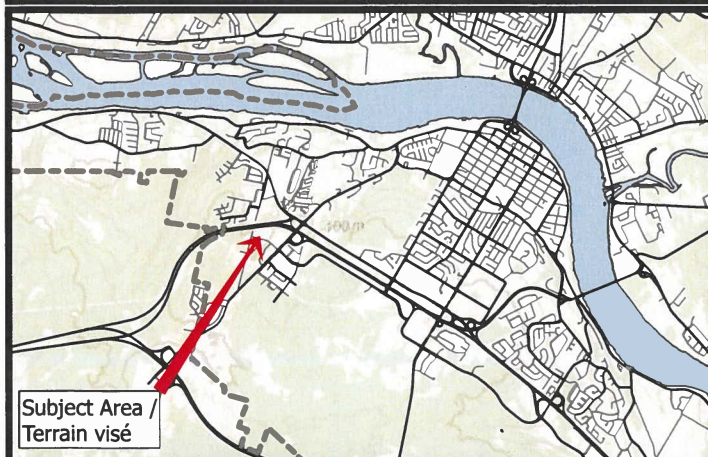
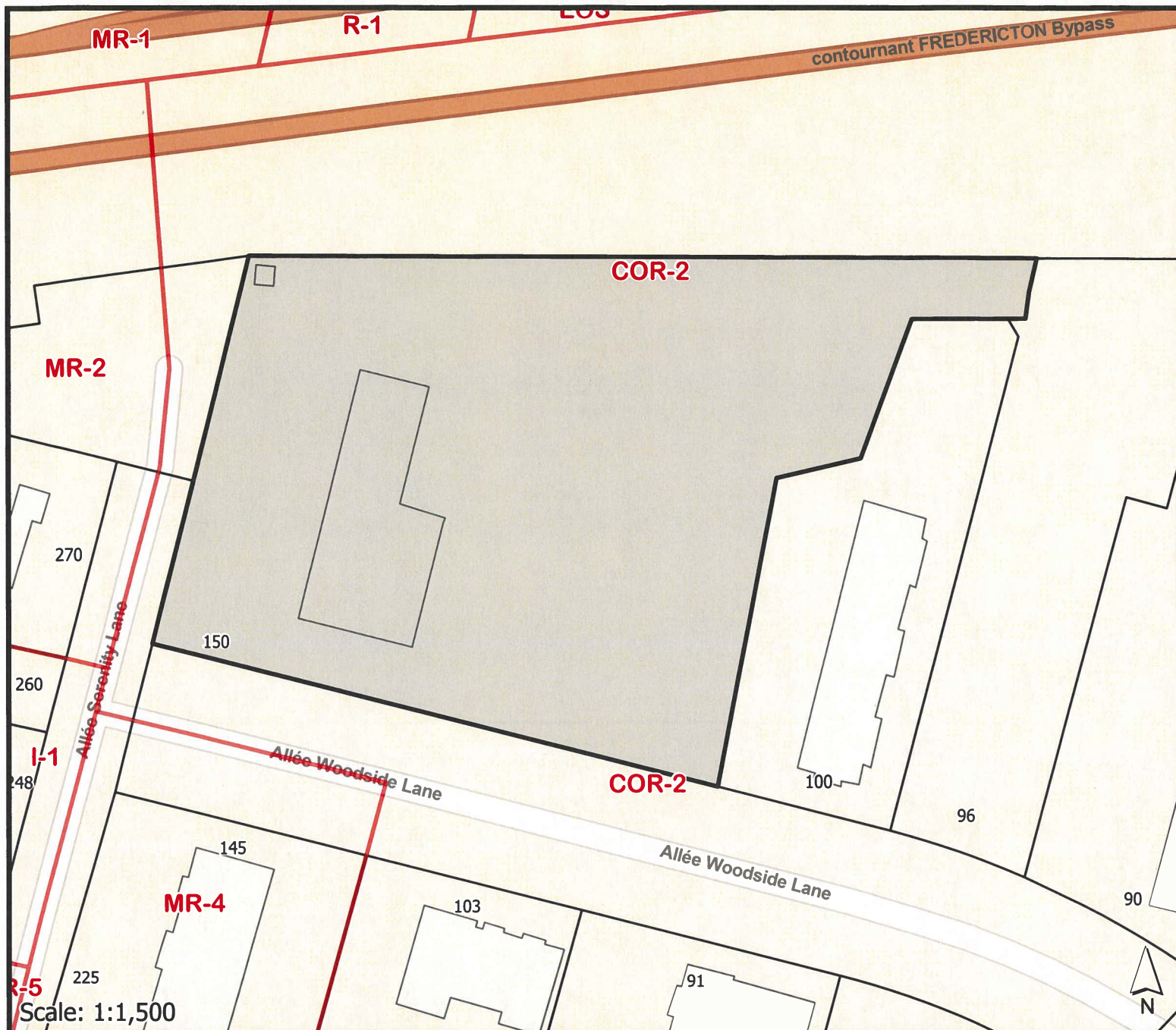


Alicia Brown, RPP, MCIP
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



 Subject Area / Point d'intérêt

Zone amendment to permit a Child Care Centre —
Large in the Commercial Corridor Zone Two (COR-2).

Modification de zone visant à permettre l'exploitation
d'une garderie de grande taille dans une Zone de
corridor commercial 2 (COR-2).

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-47-2025

Date \ date: juin \ June 18, 2025

Subject \ sujet: allée 150 Woodside Lane

Go-Go Preschool
(c/o Kara Angus)

150 Woodside, Fredericton



Zone amendment to permit a Child Care Centre — Large in the Commercial Corridor Zone Two (COR-2).

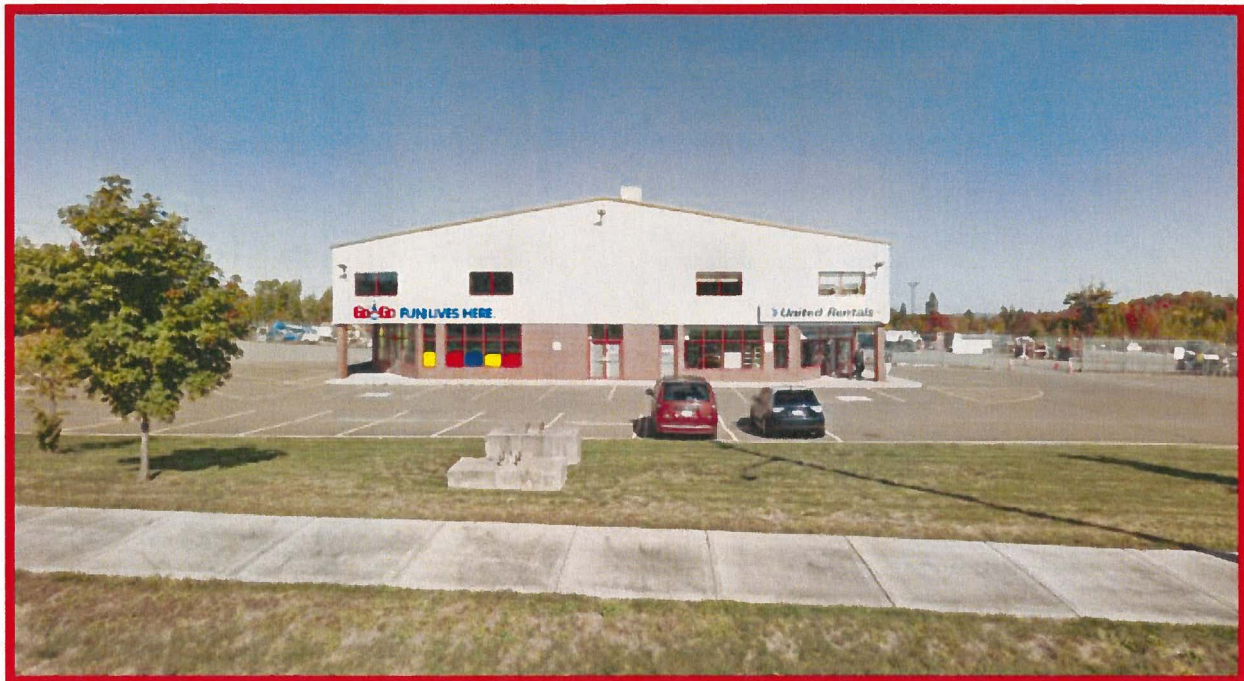
Modification de zone visant à permettre l'exploitation d'une garderie de grande taille dans une Zone de corridor commercial 2 (COR-2).

Site plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-47-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: allée 150 Woodside Lane
Go-Go Preschool
(c/o Kara Angus)



Exterior Elevation / Élévation extérieure



Playground / Aire de jeux

Elevation and Playground / Élévation et Aire de jeux



Cedar Fence between United Rentals / Clôture en cèdre entre United Rentals



Interior / Intérieur

Fence and Interior / Clôture et intérieur

PLANNING REPORT



PAC – June 18, 2025
File No.: Z-21-2025 P.R. No. 52/25

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Rezoning from R-3 to TP-4, lot area and lot frontage variances to permit the existing 3-unit building and a garden apartment

Property: **877 Charlotte Street (PID 01466267)**

OWNER: 705421 NB Inc (c/o John Cushnie)
1-76 Coburg Street
Saint John, NB E2L 3J7

APPLICANT: Same as above.

SITE INFORMATION:

Location: Interior lot on north side of Charlotte Street, east of the Lincoln Trail

Context: Mix of low and medium density residential uses, with Lincoln Trail to the west, the Bill Thorpe Walking Bridge to the north and Queen Square Park to the south

Ward No: 11

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone Three (R-3)

Existing Land Use: Three-unit dwelling with garden apartment

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone the subject property from Residential Zone Three (R-3) to Town Plat Zone Four (TP-4) in order to legalise the existing three-unit dwelling and a garden apartment. The R-3 zone permits up to a two-unit dwelling, and thus a rezoning is required. While the subject property is not within the current Residential Town Plat Municipal Secondary Plan, it is within the plan area for the new South Core Secondary Municipal Plan. Additionally, variances for the lot area (103.6 m²) and the lot frontage (5 m) are required in order to accommodate the uses.

The Applicant purchased the property nine years ago and was unaware that the additional units had been built without the proper permissions. The rezoning would allow the applicant to access financing to make further improvements to the subject property, bring the existing units to Code and not have to evict the current tenants. While no changes to the exterior of the buildings are being proposed, the subject property is located within the St. Anne's Heritage Preservation Area, so any future exterior changes would require a Certificate of Appropriateness.

Staff are of the opinion that the proposal is in line with upcoming proposed changes to the Zoning By-law that would result from the new South Core Secondary Municipal Plan process and is in keeping with similar densities on this block of Charlotte Street. Staff support this application subject to terms and conditions.

APPLICATION:

John Cushnie has made application for the following as it relates to property located at 877 Charlotte Street:

- Rezoning from Residential Zone Three (R-3) to Residential Town Plat Zone Four (TP-4);
- 103.6 m² lot area variance; and,
- 5 m lot area variance

to permit a 3-unit dwelling and a garden apartment.

PLANNING COMMENTS:

Proposal:

- The Applicant is looking to formalise an existing three-unit building with a garden apartment on the subject property. The Applicant purchased the subject property 9 years ago. He has noted that he was unaware that, prior to his tenure, the conversion of the main building from a duplex into a three-unit dwelling and that of the detached garage into a garden apartment had take place without the necessary approvals and permits. Staff have conducted a review of the property file, which showed that the two-unit dwelling had existed since at least 1989 and that subsequent building permits had been issued for a two-unit dwelling.
- The subject property is zoned R-3, which does not permit three-unit dwellings, and thus the Applicant is proposing to rezone the subject property to TP-4 in order to permit the existing residential uses. As the TP-4 zone requires a 675 m² lot area for a 3-unit dwelling, a 148.6 m² lot area variance is being requested.
- The main dwelling is currently composed of one studio and one 1-bedroom unit on the ground floor, and one 2-bedroom unit on the second floor, as seen on Maps V and VII. The Applicant is proposing an internal change to convert the studio unit to a one-bedroom unit, as shown on Map IV. Staff would note that "Unit 3" on Map IV is labelled "Kitchen + Bedroom", but the Applicant has confirmed that there will only be one bedroom. No changes are being proposed for the exterior of the buildings, except for finalising the replacement of the roof. As shown on Map II, two parking spaces are shown.
- The Applicant has noted that formalising the three-unit building and the garden apartment would allow him to access financing to make repairs and maintenance to the current building, without having to evict existing tenants in order to comply with the current zoning.

Municipal Plan:

- The property falls within the Established Neighbourhood Land Use Designation of the *Municipal Plan*. The proposal is in keeping with Section 2.2.1(18)(i) which encourages the maintenance of existing housing stock. The area is a mix of single-family homes and multi-unit dwellings, including converted dwellings.
- The subject property is within the new South Core Secondary Municipal Plan area, which will replace the existing Town Plan Secondary Municipal Plan and expand the plan area. The new South Core Plan aims to achieve significant intensification, given the limited capacity for residential growth in the City Centre. As part of the South Core Plan process, changes will be made to the Zoning By-law in order to meet the policy direction in the Plan.

Zoning By-law:

The proposal complies with the standards of the TP-4 zone as follows:

Standard	Required	Provided	Variance
Lot Area (3-unit converted dwelling)	630 m ²	526.4 m ²	103.6 m²
Lot Frontage	21 m	16 m	5 m
Lot Coverage (including SDU)	45%	28.2%	n/a
Landscaping	45 m ² per unit (180 m ²)	70 m ² per unit (280 m ²)	n/a
Parking	3	2*	n/a*

- Staff would note that the Residential Town Plat (TP) zones have been typically applied to low-rise residential lots within the Town Plat Plan area. The TP zones recognize the historic characteristics of lots in the original Town Plat, which are generally deep, narrow lots where converted dwellings are encouraged in order to maintain the existing housing stock. While the subject property was part of the original Town Plat grid, it was not included as part of the Residential Town Plan Secondary Municipal Plan area. However, the subject property is within the new South Core Secondary Municipal Plan area, and the proposed rezoning to a TP zone would be in line with the proposed Zoning By-law changes that would result from the South Core Plan process. Specifically, the changes would include the rezoning of the subject property to a TP zone.
- As part of the permitted uses in the TP-4 zone, 3-unit dwellings and secondary dwelling units are allowed, to a maximum of 4 dwelling units on the lot. As the garden apartment would be considered the only secondary dwelling unit on the lot, the proposal would be compliant with the ownership requirements regarding secondary dwelling units. Staff are not concerned with the proposed density, as there is a mix of single-detached dwellings and multi-unit dwellings on this block of Charlotte Street, including a four-unit dwelling across the street from the subject property. Additionally, Staff have not received complaints about the existing residential uses on the property.
- As shown on the table above, the proposal meets all the standards of the TP-4 zone, except for the lot area. The TP-4 zone requires a minimum lot area of 630 m² for a three-unit dwelling and 345 m² lot area for one secondary dwelling unit. Staff would note that, while the lot is undersized, the lot area coverage for all buildings on the property is 28.2%, which is less than the maximum 45% allowed. While the lot frontage is also deficient by 5

metres, adequate access can still be provided. Map II shows 2 parking spaces being provided, though 3 spaces are required. However, the Applicant has demonstrated that the required parking can be met on the subject property, given the width of the existing driveway. Staff will continue to work with them on a final parking plan at the building permit stage.

- The subject property is in the St. Anne's Point Preservation Area and that a Certificate of Appropriateness would be required for any exterior changes to any buildings and structures on the subject property. A Certificate of Appropriateness was issued in 2023 to replace the metal roof. The Applicant is aware that the Manager of Heritage and Urban Design will need to be contacted for any further changes to the exterior of the buildings.
- In summary, while Staff would typically be hesitant to support unauthorised conversions, the proposal would be in line with upcoming proposed changes to the Zoning By-law that result from the South Core Plan process. Although lot area and lot frontage variances are required, the Applicant has demonstrated that the proposal is well under the maximum lot area coverage and adequate access can be provided. The rezoning would also allow for the applicant to submit the appropriate permits to bring the units up to Code and apply for the appropriate permits, and not have to evict the current tenants. Staff are of the opinion that the proposal is in keeping with the intent of the Zoning By-law and future proposed changes that result from the South Core plan. Staff support the application, subject to terms and conditions.

Engineering & Operations

- Records show that the property had a water service renewal in 1998 to a 25 mm copper lateral. With the zoning and variance approval, any outstanding building permits will be required to be completed.

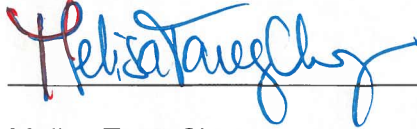
RECOMMENDATION:

It is recommended that the application submitted by John Cushnie for a rezoning from Residential Zone Three (R-3) to Residential Town Plat Zone Four (TP-4) and a 148.6 m² lot area variance to permit a converted 3-unit building and a garden apartment on property located at 877 Charlotte Street, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 52/25 to the satisfaction of the Development Officer;
- b) A building permit is issued for any internal changes to the main residential dwelling and to verify that all of the three units in the main dwelling comply with the National Building Code, as per the submitted floor plans on Maps IV and VII attached to P.R. 52/25;
- c) A development permit is issued for the garden apartment;
- d) The total number of dwelling units on the lot is limited to 4;
- e) A final parking plan be provided prior to the issuance of a building permit, to the satisfaction of the Development Officer; and,

- f) A Certificate of Appropriateness be obtained prior to the issuance of a building or development permit for any exterior changes to any buildings or structures on the lot.

Prepared by:

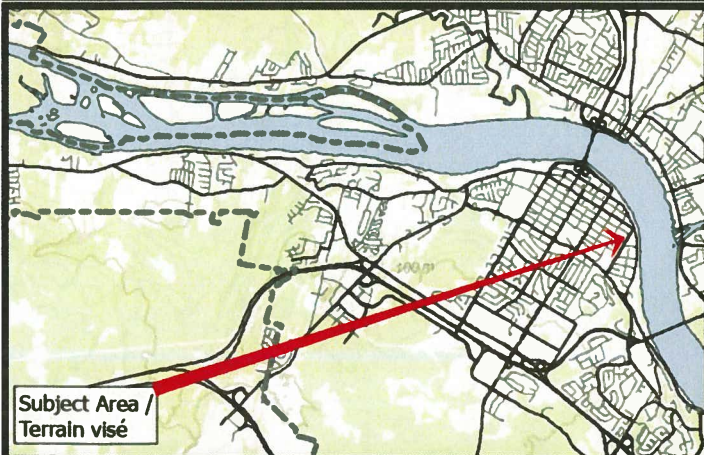
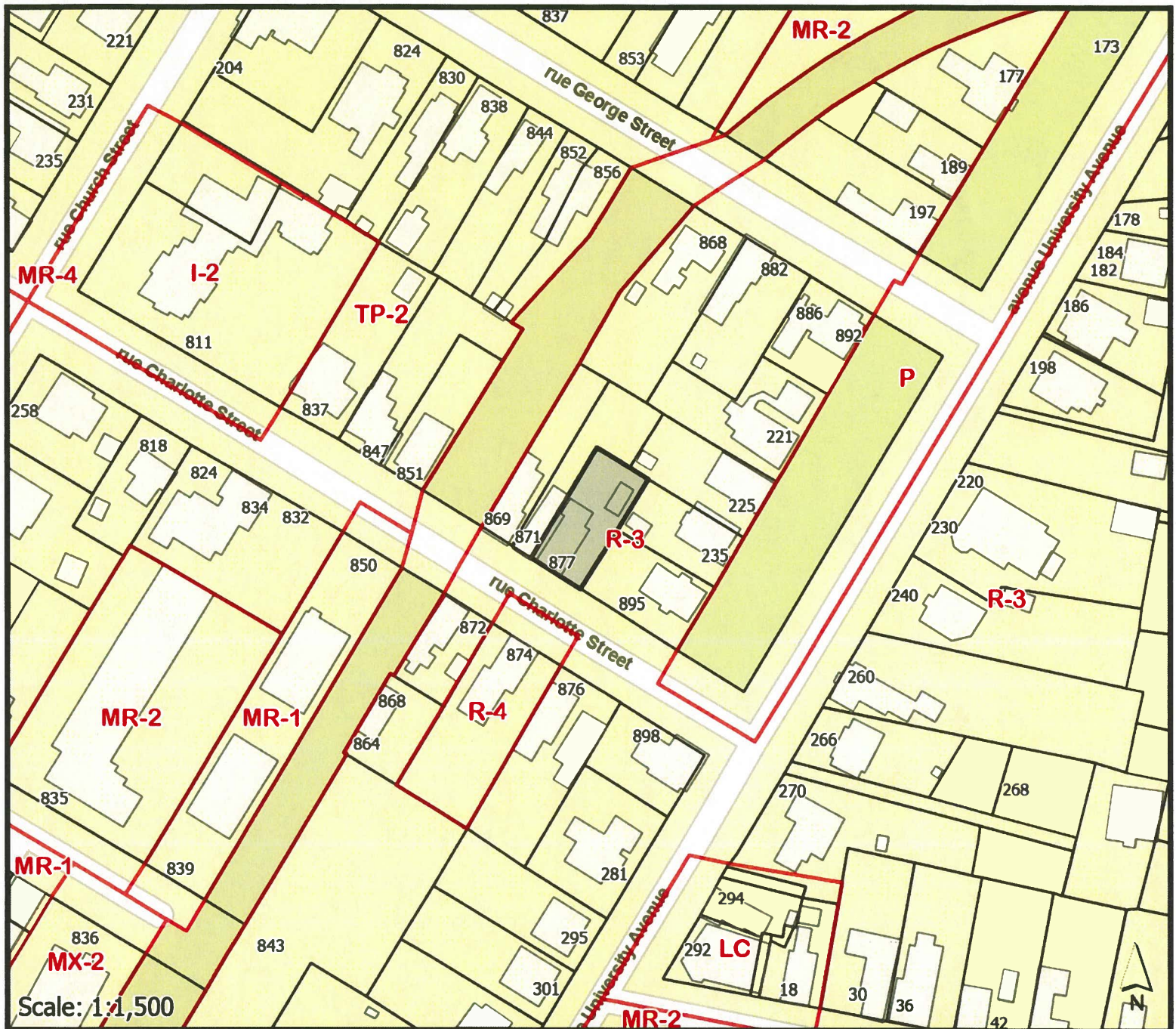


Melisa Tang Choy
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director, Planning & Development



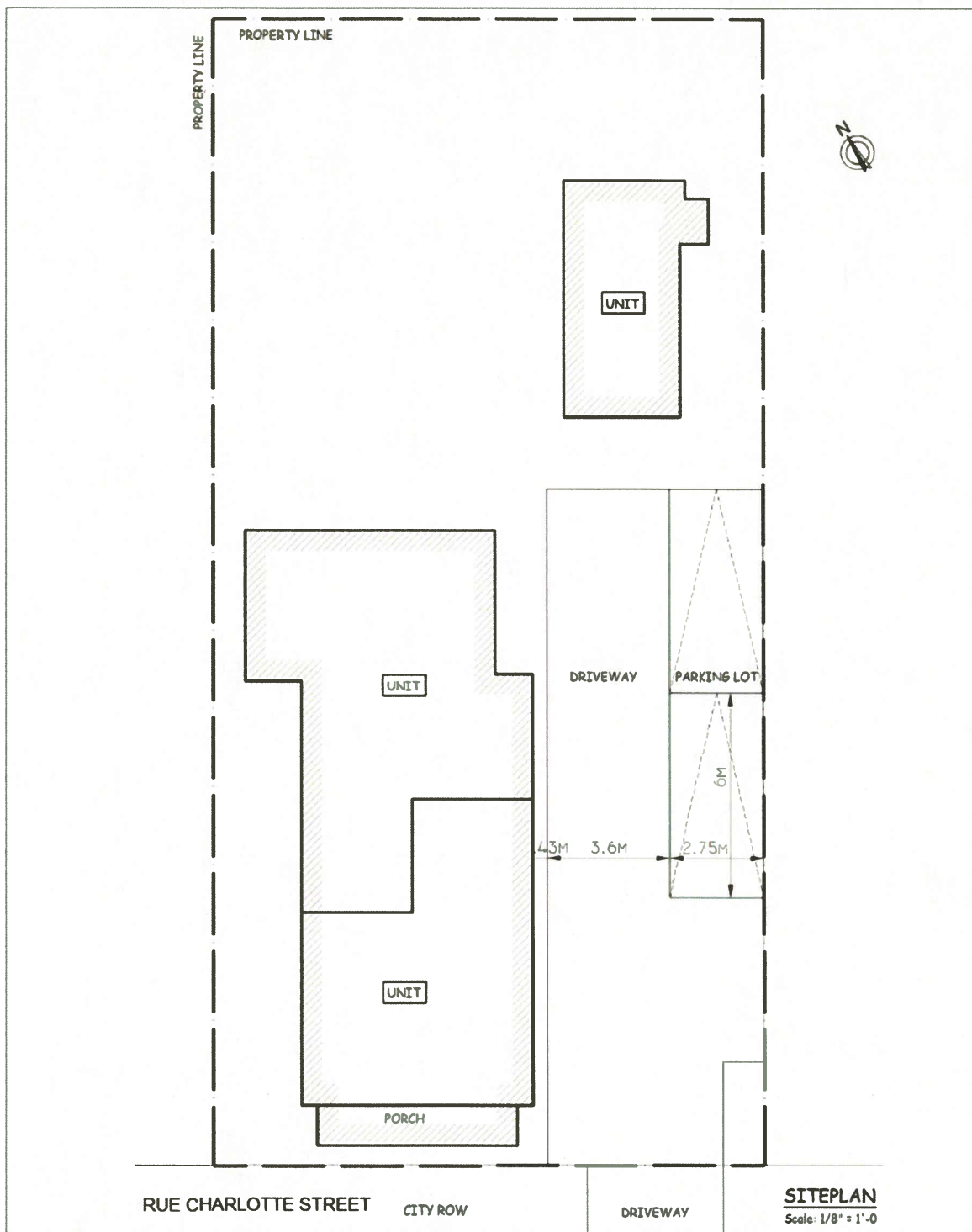
Subject Property / Propriété visée
 Rezoning from R-3 to TP-4. Requires a 103.6 sqm lot area variance and a 5 m lot frontage variance, to permit a converted 3-unit building and a garden apartment on the subject property.

Rezoning de Zone résidentielle trois (R-3) à Zone résidentielle quatre (TP-4). Dérogation requise de la superficie du terrain de 103,6 m² et de la façade de 5 m, pour permettre la conversion d'un immeuble de trois logements et d'un pavillon-jardin.

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-52-2025
 Date \ date: juin \ June 18, 2025
 Subject \ sujet: rue 877 Charlotte Street
 705421 NB Inc.
 (c/o John Cushnie)



Rezoning from R-3 to TP-4. Requires a 103.6 sqm lot area variance and a 5 m lot frontage variance to permit a converted 3-unit building and a garden apartment on the subject property.

Rezonage de Zone résidentielle trois (R-3) à Zone résidentielle quatre (TP-4).
Dérogation requise de la superficie du terrain de 103,6 m² et de la façade de 5 m, pour permettre la conversion d'un immeuble de trois logements et d'un pavillon-jardin.

Site Plan / Plan du site

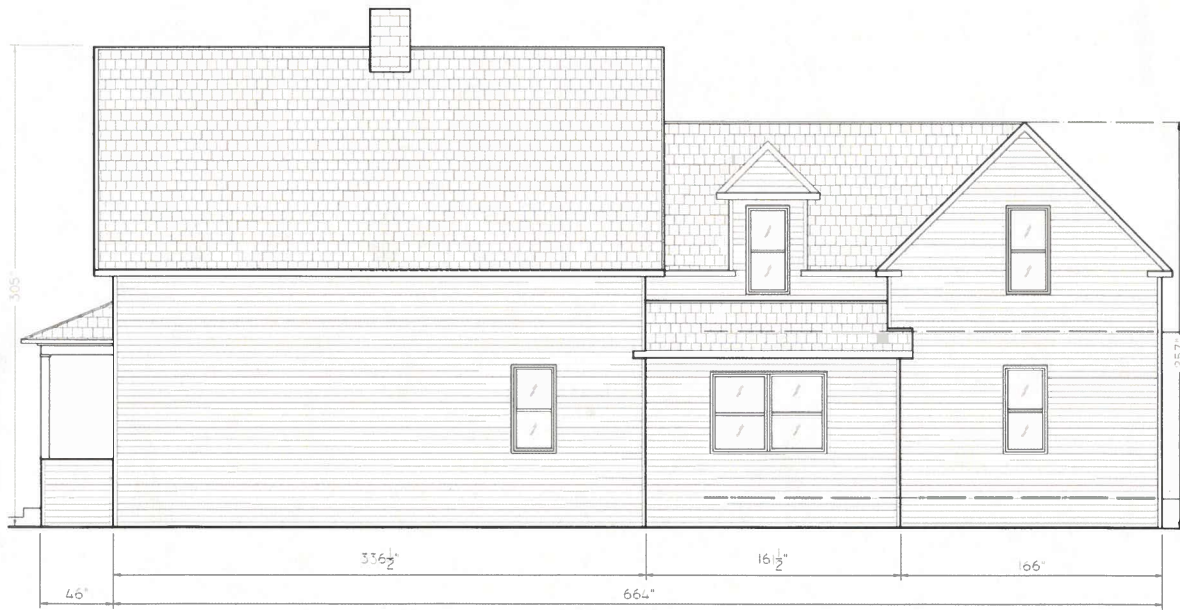
Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie)



Existing Front (Charlotte St) / Façade existante (rue Charlotte)



East / Est

Elevations / Élévations



Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie)



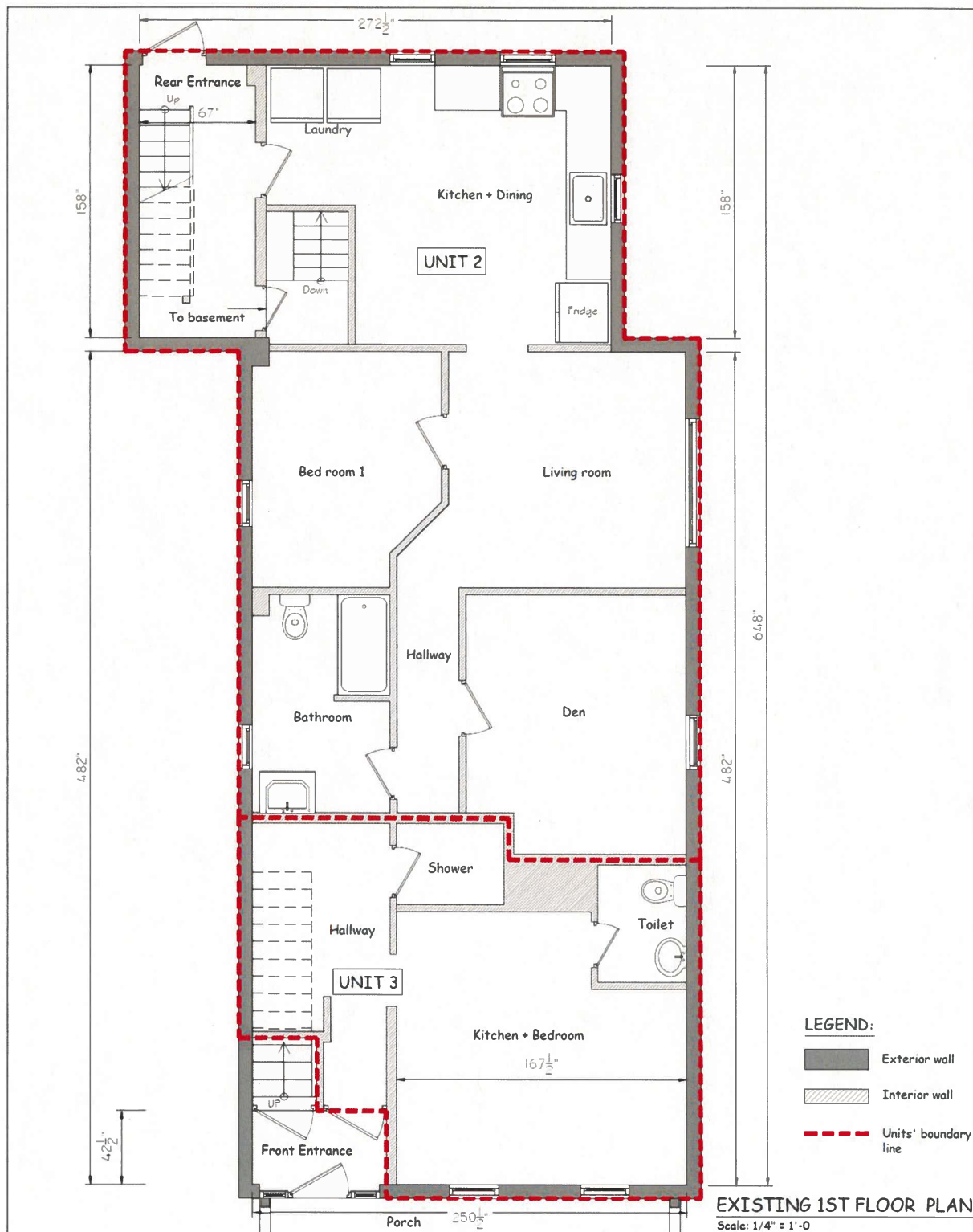
Proposed 1st Floor Plan / Plan proposé du premier étage

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie) 33



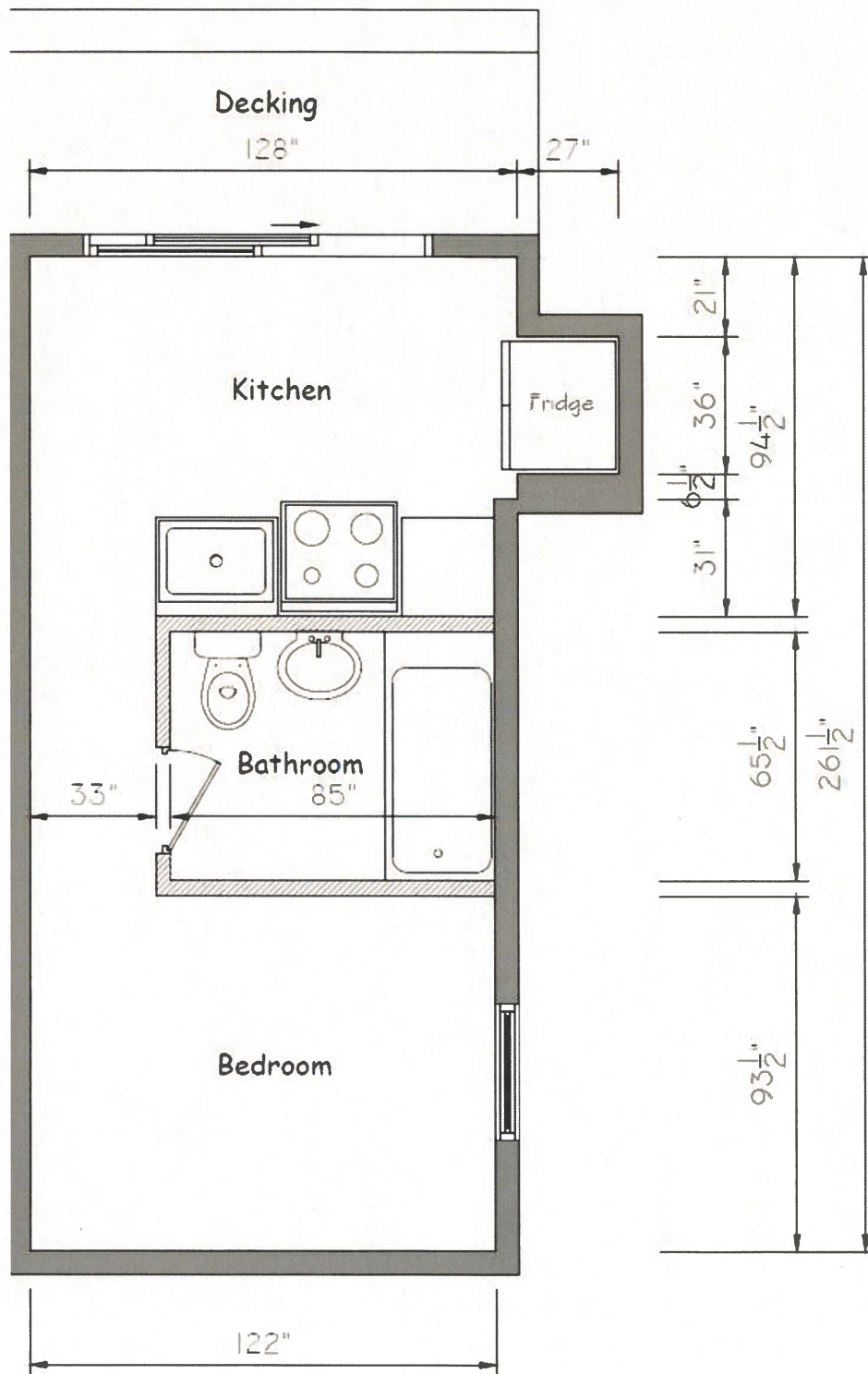
Existing 1st Floor Plan / Plan existante du premier étage

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie)



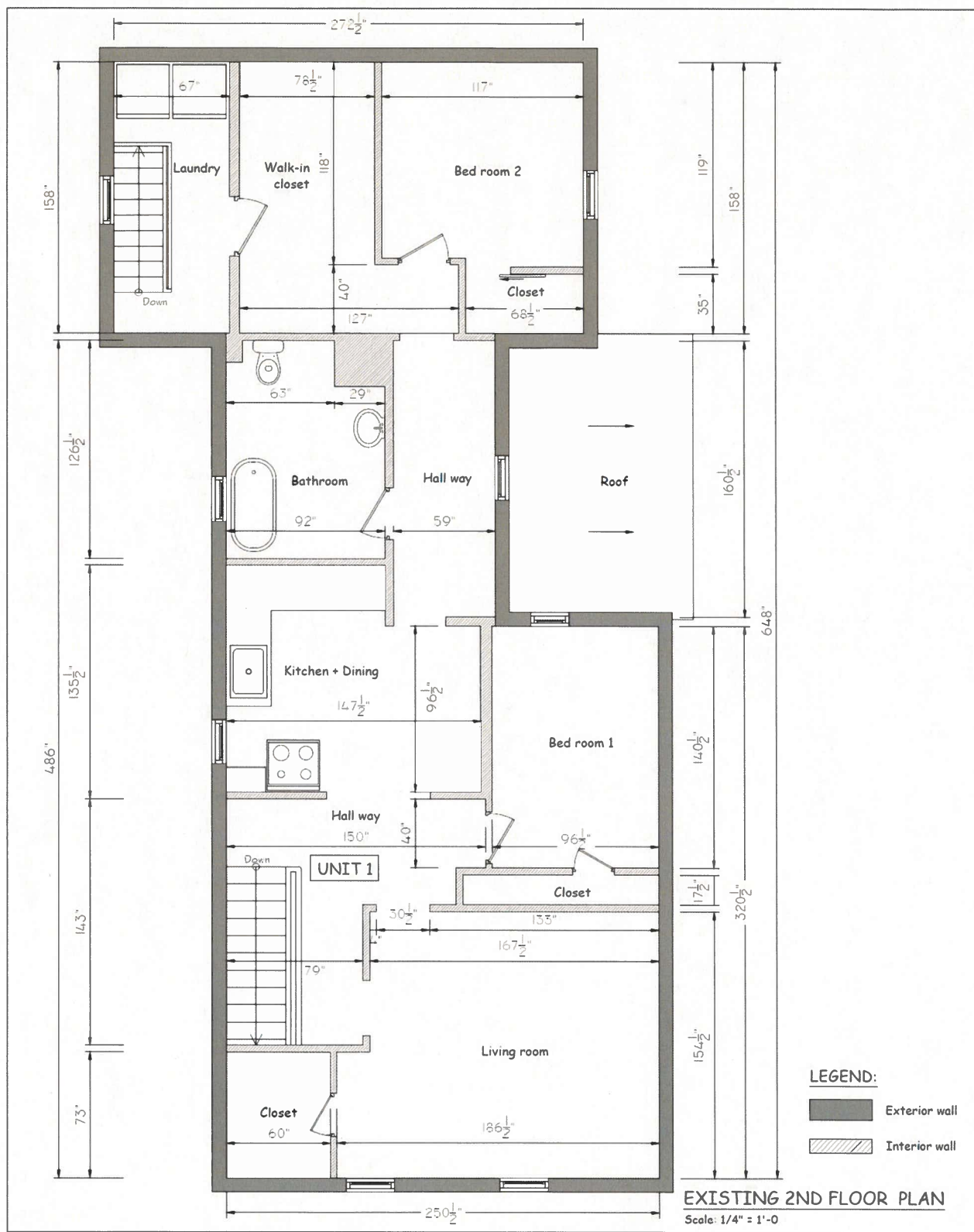
Existing Garden Unit / Unité de jardin existante

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # VI
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie) 35



Existing Second Floor / Deuxième étage existant

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # VII
File \ fiche: PR-52-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: rue 877 Charlotte Street
705421 NB Inc.
(c/o John Cushnie) 36

PLANNING REPORT



PAC – June 18, 2025
File No.: S-10-2025; P.R. No.51/25

To: Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Proposal: Tentative Plan of Subdivision to create 26 residential building lots
Property: Heron Drive and Lunney Street

OWNER: Chippins Ltd.
89 York Street
Fredericton, NB, E3B 3N4

APPLICANT: Same

SITE INFORMATION:

Location: Extension of Heron Drive and Lunney Street
Context: Single detached dwellings to the east and vacant land
Ward No: 2
Municipal Plan: New Neighbourhoods
Zoning: Residential Zone Five (R-5)
Existing Land Use: Vacant land
Previous Applications: Z-26-2003, S-40-2003, S-7-2021

EXECUTIVE SUMMARY:

- The proposal is to create 26 new residential building lots on the extensions of Heron Drive and Lunney Street. The proposed subdivision complies with the requirements of the Zoning By-law and generally meets the intent of the Municipal Plan's New Neighbourhood design policy criteria.
- The proposed subdivision is a logical extension of the existing residential area and street network, and is consistent with the existing lot pattern. Staff do not anticipate any negative impacts and recommend in support of this application subject to terms and conditions.

APPLICATION:

Chippins Ltd. has made application for a tentative plan of subdivision to create 26 residential building lots on an extension of Heron Drive and Lunney Street.

PLANNING COMMENTS:

Background:

- The Brookside West subdivision is proceeding westward on two fronts, one is the extension of Peter's Drive and Heron Drive and the other is the extension of Vanderbeck Street and Randolph Street farther south. A concept plan was prepared to generally guide future road network and lotting pattern which was considered with a previous phase of the Brookside West subdivision. A portion of the concept plan for the Heron Drive area is shown on Map III and outlines how the subject property fits into the overall scheme.
- A tentative plan of subdivision to create 40 residential building lots was approved in 2021 representing the previous phase of this subdivision and included the extension of Heron Drive and the creation of Donmac Court and a portion of Lunney Street.

Proposal:

- The proposal would create 26 single detached dwelling lots on an extension of Heron Drive and Lunney Street as shown on Map II. All of the proposed lots meet the minimum standards of the R-5 zone which references the lot standards of the R-1 zone for single detached dwelling development.
- The concept plan mentioned above shows Lunney Street connecting to the future collector road that will ultimately connect with McLeod Hill Road. Due to existing provincially significant wetlands in the area of where these streets would have ultimately intersected, this roadway connection is not possible. As a result, the proposal shows Lunney Street ending in a cul-de-sac while Heron Drive will ultimately connect with the future collector street. A 6m wide pedestrian access at the end of the Lunney Street cul-de-sac will be required to maintain connectivity with the future collector road.
- Staff would note that the extension of Lunney Street does exceed the two hundred metre second access requirement albeit only marginally at approximately 220 metres. Staff have no concerns with this minor overage as two means of access/egress will be provided for Lunney Street to Donmac Court and north to Heron Drive or, in case of an emergency, south on Donmac Court to the City owned utility parcel that connects with the 6m wide pedestrian access to Reba Crescent.
- The 8% public land dedication applies to all newly created lots in the City. The Parks and Trees Division recommends the dedication be taken in the form of land as the intent is to acquire land to create future public park space and pathway connections as the Brookside West subdivision proceeds. Since the 8% public land dedication has to be taken at the time of the subdivision (or phase of subdivision), the City must acquire the land with that phase even if a park is not contemplated within that particular phase. The intent is that as each future phase proceeds, the public land dedication will "follow along" increasing in area until a particular phase is in an area earmarked for parkland or can be used in another portion of the development. Based on this protocol, the tentative plan of subdivision includes a 3985m²

parcel of land at the end of Heron Drive to satisfy the 8% public land dedication applying to this and the previous phase.

Growth Strategy

- The subject property is within the Brookside future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's future residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. Brookside in particular is planned to grow by 6,000 to 7,000 people since the introduction of the Growth Strategy. The proposed development helps support the density targets and is consistent with the policy aspirations of the Growth Strategy for this area.

Municipal Plan:

- The subject property is designated New Neighbourhoods in the Municipal Plan. The New Neighbourhoods designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developed neighbourhoods, providing a range of housing types that meet a variety of needs.
- The proposal is generally consistent with the Municipal Plan policy criteria for the design of new neighbourhoods. Section 2.2.1(24) which states:

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

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

Access and Servicing

- Engineering & Operations will work with the Developer and their Engineering Consultant to ensure that the servicing and stormwater design for the parcels being created are compatible with future development of the entire property and future proposed road network layout.
- This development is in line with the anticipated growth from a traffic perspective.

- Due to a deviation from the original conceptual layout, City Staff will work with the Developer to ensure a 6-metre wide pedestrian access is made between Lunney Street and the future collector road.
- The existing watercourse and wetland (and 30-meter buffer) are shown on the conceptual plan, based on SNB mapping. Any work within 30 meters of a watercourse or wetland requires a permit from Department of Environment and Local Government (DELG). Surface water runoff must be managed during all phases of construction so as not to negatively impact adjacent properties, or water quality of downstream wetlands/watercourses.
- There are no stormwater management facilities identified in the tentative subdivision plan, but there are available downstream ponds that may require re-design to receive the flows from the anticipated development.
- Municipal servicing design, stormwater management plan, and street design (including street widths and pedestrian connections) are to be provided to the satisfaction of the Director of Engineering & Operations.
- Following approval of this application, E&O staff will meet with the applicant's consultant to review sanitary & water servicing, and storm water management to ensure that there are no issues.

RECOMMENDATION:

It is recommended that the tentative plan of subdivision to create 26 residential building lots on an extension of Heron Drive and Lunney Street be forwarded to City Council with a recommendation that the 8% public land dedication be taken in the form of land and the location of the public streets be approved as shown on Map II.

Additional Information:

Pursuant to Section 44(1) of the Community Planning Act, the following terms and conditions will be imposed upon the subdivision by the Development Officer:

- (a) A final plan of subdivision be submitted substantially in accordance with Map II attached to PR 51/25 and 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;
- (c) Servicing, access, lot grading and storm water management plans to be provided to the satisfaction of the Director of Engineering & Operations;
- (d) Final plan of subdivision to incorporate a 6-metre wide pedestrian access from the from the bulb on Lunney Street, northwest toward the future collector road to the satisfaction of the Director of Engineering & Operations;

- (e) All road 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;
- (f) 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. Easements, streets, infrastructure lots and stormwater pond lots are to be granted gratuitously to the City of Fredericton;
- (g) The Developer is required to obtain a Watercourse and Wetland Alteration (WAWA) permit from the Department of Environment and Local Government

Prepared by:

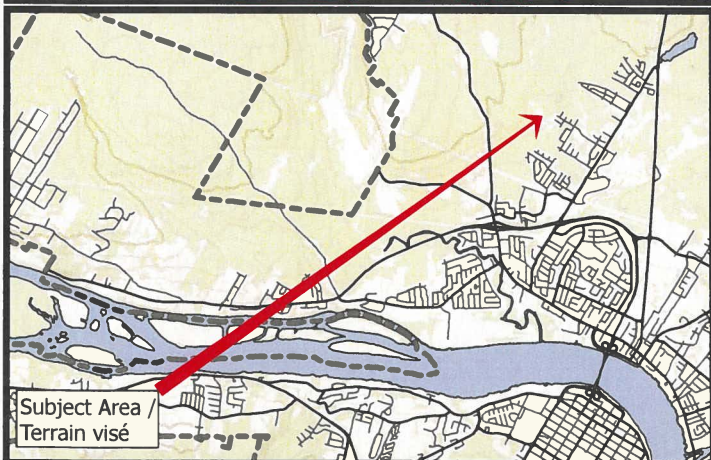
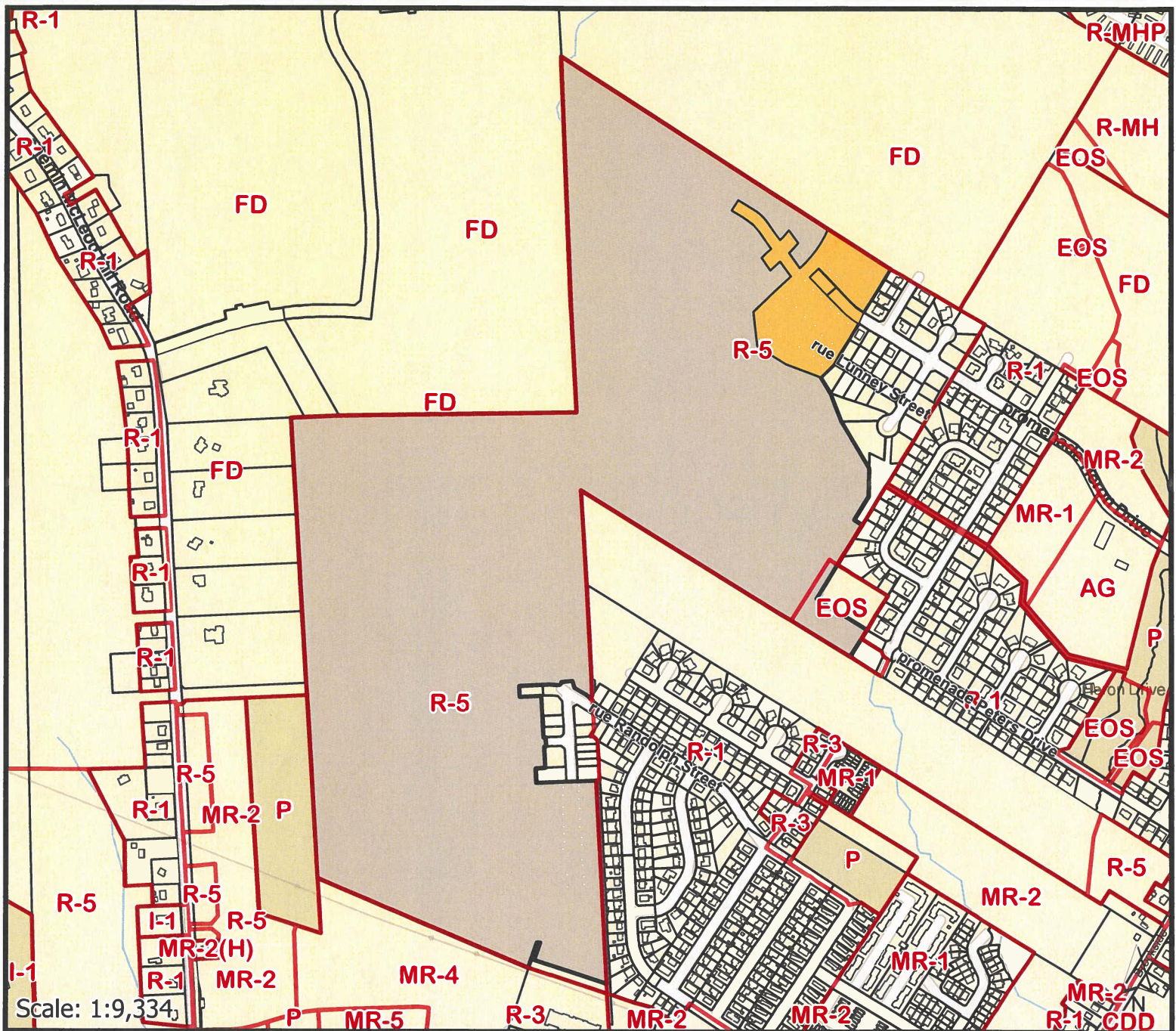
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Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:

A handwritten signature in blue ink, appearing to be 'MB', is written over a horizontal line.

Marcello Battilana, MCIP
Manager, Community Planning



Subject Property / Propriété visée

Subject Area / Point d'intérêt

Tentative Plan of Subdivision to create 26 residential building lots.

Plan de lotissement provisoire visant à créer 26 terrains résidentiels.

Fredericton

Community Planning
Planification urbaine

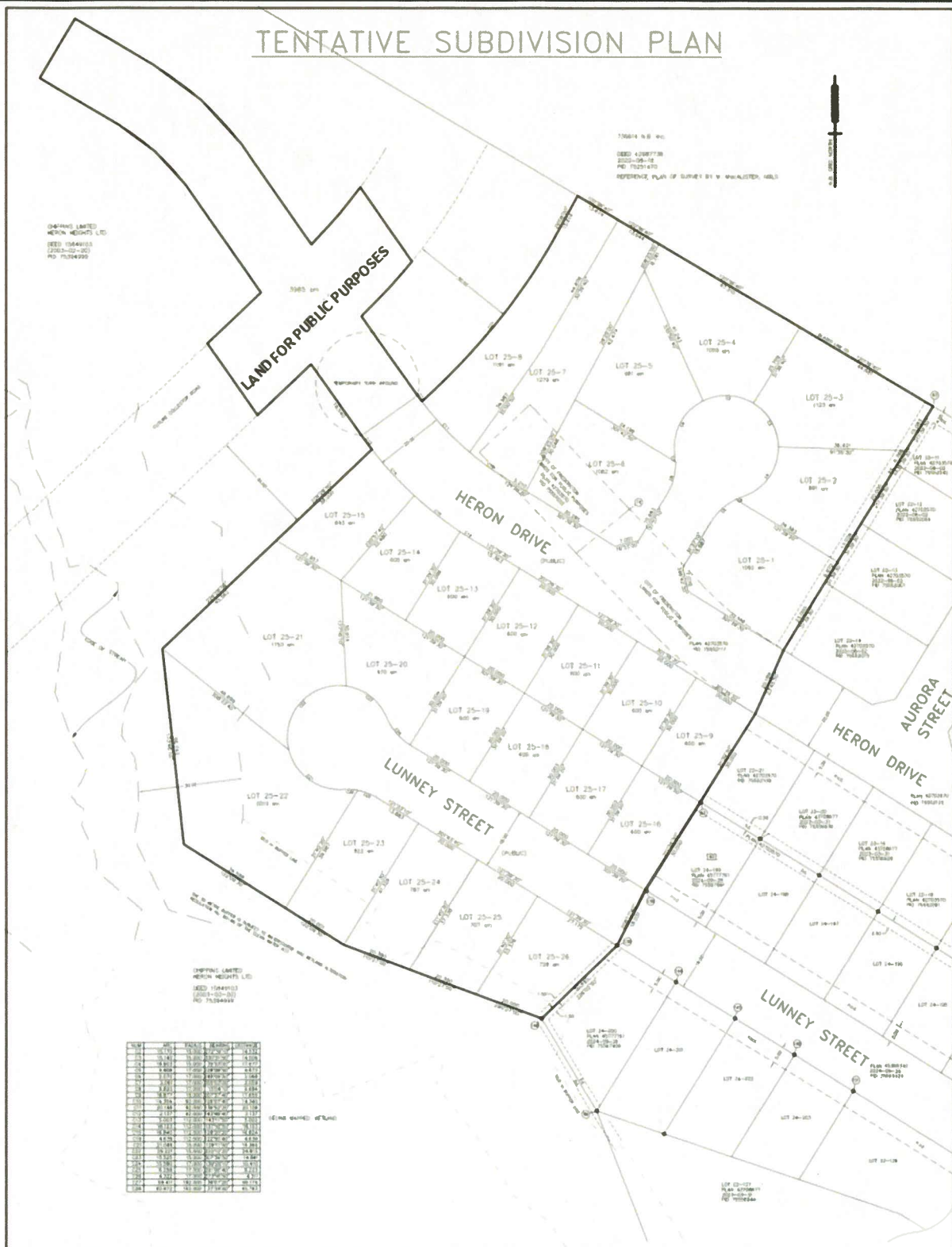
Map \ carte # I

File \ fiche: PR-51-2025

Date \ date: juin \ June 18, 2025

Subject \ sujet: Heron Dr and Lunney St extensions
Prolongements de l'avenue Heron et de la rue Lunney
Heron Heights Ltd. and Chippins Ltd.

TENTATIVE SUBDIVISION PLAN



THE PURPOSE OF THIS PLAN

1. TO CREATE LOTS 25-1 TO 25-26 FROM A PORTION OF PID 75394899.
2. TO CREATE LUNNEY STREET (PUBLIC), HERON STREET (PUBLIC) AND VEST IN THE CITY OF FREDERICTON PURSUANT TO SECTION 88 (6)(a) OF THE COMMUNITY PLANNING ACT, R.S.N.B., 2017 C19.
3. TO CREATE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" AND VEST IN THE PUBLIC UTILITY, N.B. POWER CORPORATION, BELL CANADA INC. AND ROGERS COMMUNICATIONS LTD. AS INDICATED PURSUANT TO REGULATION 2021-83 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.

DRAINAGE EASEMENT RESTRICTIONS

1. THE LOTS ON THIS SUBDIVISION PLAN THAT ARE BENEFITTED OR BURDENED BY A DRAINAGE EASEMENT ARE SUBJECT TO THE DRAINAGE EASEMENT RESTRICTIVE COVENANT FILED WITH SERVICE NEW BRUNSWICK AS C-961.
2. THE CITY OF FREDERICTON IS NOT RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE DRAINAGE SWALES LOCATED ON THE DRAINAGE EASEMENTS.
3. THE CITY OF FREDERICTON ASSUMES NO OBLIGATION TO ENFORCE COMPLIANCE WITH THE DRAINAGE EASEMENT RESTRICTIVE COVENANT.

Tentative Plan of Subdivision / Plan provisoire de lotissement

Fredericton

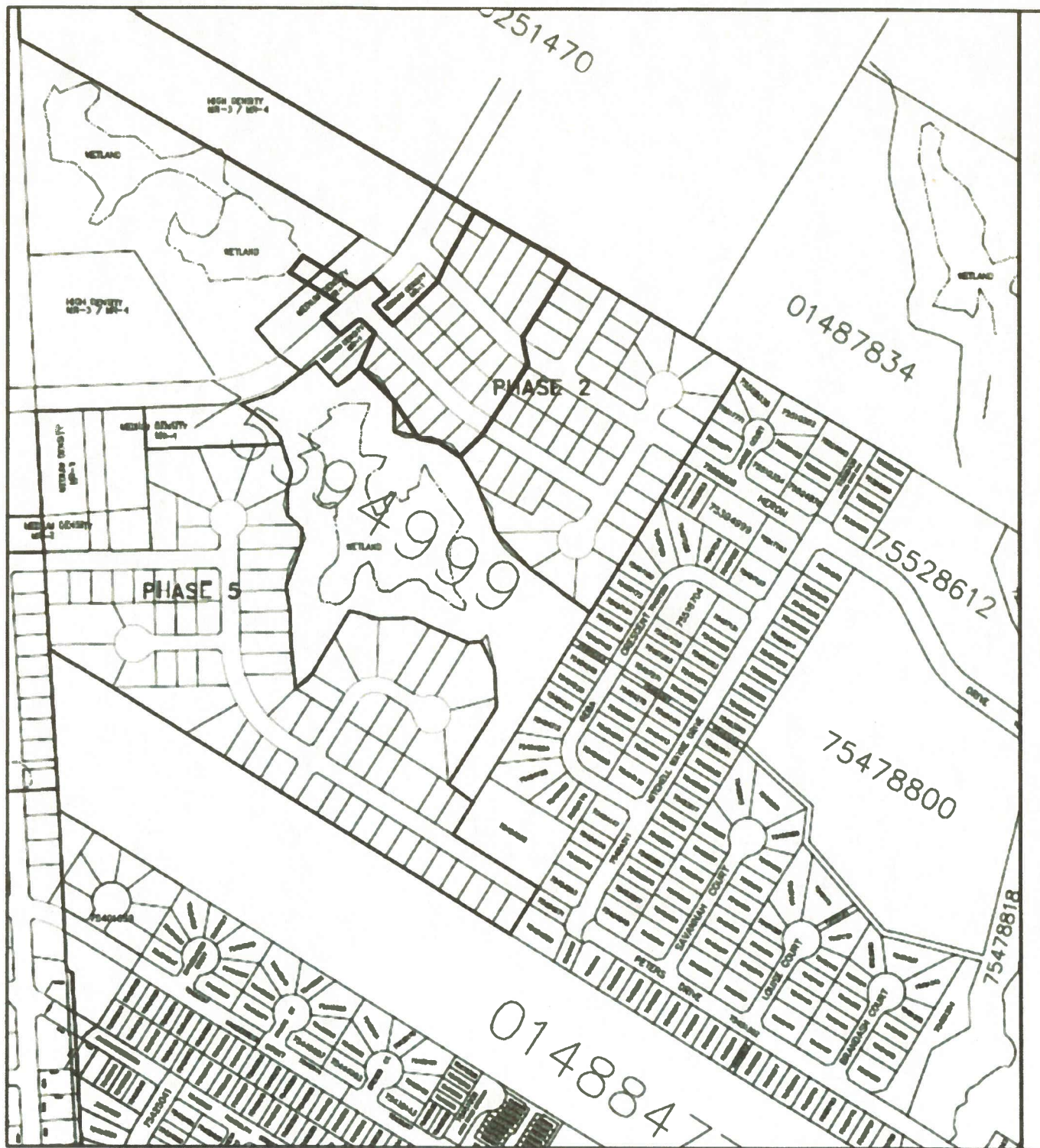
Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-51-2025

Date \ date: juin \ June 18, 2025

Subject \ sujet: Heron Dr and Lunney St extensions
Prolongements de l'avenue Heron et de la rue Lunney
Heron Heights Ltd. and Chippings Ltd.



Previous Concept Plan / Plan conceptuel précédent

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-51-2025

Date \ date: juin \ June 18, 2025

Subject \ sujet: Heron Dr and Lunney St extensions
Prolongements de l'avenue Heron et de la rue Lunney
Heron Heights Ltd. and Chippins Ltd.

Murray, Elizabeth

From: Travis Burnside [REDACTED]
Sent: Wednesday, June 18, 2025 9:13 AM
To: PLANNING AND DEVELOPMENT
Subject: Heron Drive Extension - PID 75394999 - File 51/25

External email: Do not follow instructions, click links, open attachments, forward or respond to the email unless you recognize the sender and know the content is safe.

Good Morning

We received the notice regarding the proposed subdivision plan and want to start off by saying we are very much in support of development proceeding in this area.

I am part of the group that owns the lands to the north of the proposed subdivision plan. We have met with City staff to discuss our development and one item we discussed was sanitary sewer servicing along the future collector/arterial road. We would like to ensure that necessary provisions are being taken to ensure that an appropriately sized sanitary sewer is installed through the proposed development to Reynolds Street and out to McLeod Hill Road.

Thanks
Travis

To: Planning Advisory Committee

From: Helen Harris, Planner

Proposal: Tentative plan of subdivision to create three R-1 zone lots, and the following variances for the proposed single detached dwelling on the corner lot: 1.76 metre flankage yard setback variance, 103 square metre lot area variance, 3m lot frontage variance, and 3.2 metre driveway location variance.

Property: 380 Goodine Street (PID 75542670)

OWNER: Ishaque Noory
306-50 Boyne Court
Fredericton, NB
E3B 0S5

APPLICANT: GIY Architecture Inc.
358 King Street
Suite 201 Fredericton, NB
E3B 1E3

SITE INFORMATION:

Location: Eastern side of Goodine Street.

Context: Low density residential, predominantly comprising of single-family detached dwellings.

Ward No: 7

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Vacant Residential Building Lot

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide their property to create three Residential Zone One (R-1) lots. A number of variances are required, specifically in relation to the corner lot, including a 1.76 metre flankage yard setback variance, 103 square metre lot area variance, 3 metre lot frontage variance and a 3.2 metre driveway location variance. The proposal is considered to be appropriate for the development of the land, complies with the majority of the zoning standards and meets the intent of the Established Neighbourhood designation. Accordingly, staff support the application subject to terms and conditions.

APPLICATION:

GIY Architecture Inc, on behalf of Ishaque Noory, has made application on property located at 380 Goodine Street for the following:

- Tentative plan of subdivision to create three Residential Zone One (R-1) lots; and
- Variances for the single detached dwelling on the corner lot:
 - 1.76 metre flankage yard setback variance;
 - 103 square metre lot area variance;
 - 3m lot frontage variance; and
 - 3.2m driveway location variance.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to subdivide the subject property in order to create three new R-1 lots (Lots 25-1, 25-2 and 25-3). The existing property has a lot area of 1,075 square metres, over 30 metres of lot frontage along Goodine Street and 30 metres of lot depth. The Applicant has indicated that the lots would each contain a single family detached dwelling (see Map II). Each detached dwelling would be two-storeys and comprise four-bedrooms, three and a half bathrooms and an attached garage (see Map III, IV, V & VI). The overall design for the three proposed detached buildings would comprise a pitched roof, a projecting porch, and a mix of materials and colours to break up the massing of the buildings.

Municipal Plan:

- The site is designated “Established Neighborhood” in the Municipal Plan. Within the Established Neighborhood designation, intensifications are intended to be limited and will be primarily through complementary and compatible development on vacant lots, minor infill development and accessory units. The Municipal Plan contains the following relevant policies:
 - Section 2.2.1(18) The City shall support the stability of Established Neighborhoods 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.
 - Section 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.
- Section 2.2.1 (22) Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.
 - Section 3.1.1 (1) promotes housing delivery 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.

Overall, the proposal meets the objectives of the Established Neighbourhood designation by providing:

- Infill development which is compatible with adjacent properties, adhering to Section 2.2.1 (18);
- Building design is compatible with the surrounding area and positively contributes to the neighbourhood, in accordance with Section 2.2.1 (21);
- Infill development is appropriately scaled in relation to its site and the proposed dwellings are orientated such that the primary entrances face onto the public street, in line with Section 2.2.1 (22);
- A development which puts forward a change in housing density from the existing prevailing large lot context in the form of three R-1 building lots utilizing and responding positively to a housing delivery opportunity, in accordance with Section 3.1.1 (1).

Zoning By-Law:

The property is zoned R-1 in *Zoning By-law Z-5*. The proposal complies with the R-1 lot standards as follows:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
<u>Lot 25-3 (Interior Lot)</u>			
Lot Area (min)	345m ²	345m ²	-
Lot Frontage (min)	11.5 m	11.5m	-
Lot Coverage (max)	50%	40%	-
Building Setbacks (min)			
Front Property Line	6m	6m	-
Side Property Line	1.2m	1.2m	-
Rear Property Line	6m	6m	-
<u>Lot 25-2 (Interior Lot)</u>			
Lot Area (min)	345m ²	345m ²	-
Lot Frontage (min)	11.5m	11.5m	-
Lot Coverage (max)	50%	40%	-
Building Setbacks (min)			
Front Property Line	6m	6m	-
Side Property Line	1.2m	1.2m	-
Rear Property Line	6m	6m	-
<u>Lot 25-1 (Corner Lot)</u>			
Lot Area (min)	480m ²	377m² *	103m²
Lot Frontage (min)	16m	13m*	3m
Lot Coverage (max)	50%	40%	-
Building Setbacks (min)			
Front Property Line	6m	6m	-
Side Property Line	6m	4.24m*	1.76m
Rear Property Line	6m	6m	-
Driveway (Corner Lot)	11m	7.8m*	3.2m

***Variances required**

- It is important to remember that the size of a variance is to be considered based upon its impact rather than any particular number of variances required. As per the *Community Planning Act*, a variance is considered reasonable if it is desirable for the development of a parcel of land, building or structure and is in keeping with the general intent of the by-law and any plans applicable to the development.

Flankage Yard Setback Variance

- The Applicant proposes a 1.76 metre flankage yard setback variance to the proposed corner lot (Lot 25-1), which would result in a 5-metre setback along the frontage to the future street. On a corner lot abutting a public street, no building or structure shall be erected within 6 metres of the point of intersection of the property lines so as not to obstruct the view of a driver of a vehicle approaching the intersection. The intent of the setback in the flankage yard is primarily to ensure that any structure does not negatively impact upon the corner and any sight lines at the intersection. Given the relatively minor 1.76m setback variance proposed, taking into consideration the element of encroachment pertains to a front porch and a sight triangle would still be achieved, Staff do not consider the variance would generate a materially harmful impact to the appearance of the corner. Notwithstanding, the Applicant would be expected to work with Staff at the building permit stage to shift the dwelling back further in the lot to optimize the layout of the corner lot as much as practicable. Overall, this variance is considered acceptable.

Lot Area Variance

- The Applicant proposes a 103 square metre lot area variance to the proposed corner lot (Lot 25-1), as part of the application. Staff acknowledge that the corner lot would be undersized, however, it is noted that the proposal maintains more than adequate yard and amenity space, as well as a dedicated area for the driveway. Therefore, Staff do not hold any concerns regarding the requested lot area variance.

Lot Frontage Variance

- The Applicant proposes a 3m lot frontage variance to the proposed corner lot (Lot 25-1). This is considered to be reasonable, in this instance, given that the lot is sufficiently able to accommodate the proposed dwelling and associated parking and landscaping.

Driveway Location Variance

- The driveway location for the corner lot has been reviewed by the City's Traffic Engineer and the proposed location is acceptable.

Building Design and Layout

- Maps III, IV, V and VI illustrate the concept and design for the three single family detached dwellings. The proposed intention is for three detached dwellings, which would be two-storeys in height with pitched roofs, projecting front gable and integral garages. The proposed corner lot dwelling would be a slightly different design than the two interior lots with natural wood siding to part of the upper level and an open front porch. Staff will work with the Applicant at the building permit stage to ensure a mix of materials and colours to help break up the massing.
- The proposal is considered to be compatible with the variety of housing forms in the neighbourhood and the proposed use is not anticipated to give rise to any adverse impacts upon adjacent properties or the wider surrounding area.

- The submitted floorplans on Maps VII, VIII and IX illustrate that the ground floor would be given over to an open-plan kitchen, dining and living room, toilet facilities and storage cupboards. To the upper floor, there would be 3 good-sized bedrooms (one with en-suite bathroom), den space, as well as a family bathroom, together with small laundry room and ample closet space. The basement would be partly unfinished, with a further bedroom, bathroom and living room. Thus, Staff are of the view that the proposed development would provide good-sized accommodation, with a logical layout to the floorspace, which would ultimately meet the needs of future occupiers.

Tentative Plan of Subdivision

- The 8% land dedication is not applicable in this instance, as it was already taken as per the original subdivision.

Engineering & Operations

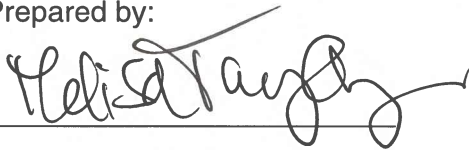
- The proposed driveway location has been reviewed by the City's traffic engineer who finds the proposed variance acceptable. The Lincoln Heights subdivision is nearing the end of its development potential and when looking at the future street layout and current zoning, this end of Goodine Street would still be considered a relatively low volume street with the future road servicing the southwestern most portion of the Lincoln Heights neighborhood. Given the nature of the proposed development being very low intensity and the street being relatively low traffic, it is not anticipated that the proposed driveway variance would result in adverse conditions to highway safety that would not be reasonably expected, otherwise, in a residential neighborhood. Adequate sight distance from the intersection to the driveway would continue to be met due to the 20m right of way and stop control condition of the future street.
- Regarding street parking, Goodine street is currently by-lawed as no parking on the southerly portion up to Mavis Street. As the area continues to grow city staff will monitor for parking issues and will extend the parking restriction along the frontage of the proposed development.
- A stamped engineered site plan is required to reflect site servicing requirements, reinstatement and curb cuts, and grading required to construct the lots. The Applicant is responsible for the costs of any applicable driveway curb cuts, curb re-instatement and sidewalk replacement. Curb and sidewalk work is to be undertaken by the City of Fredericton.
- Drainage easements are to be located/designed to the satisfaction of the Director of Engineering & Operations. In addition, MSE, ROW's and Stormwater Pond Lots are to be granted gratuitously to the City of Fredericton.

RECOMMENDATION:

It is recommended that the application submitted by GIY Architecture Inc, on behalf of Ishaque Noory, on property located at 380 Goodine Street, for the tentative plan of subdivision to create three R-1 zone lots, and the following variances for the proposed single detached dwelling on the corner lot: 1.76 metre flankage yard setback variance, 103 square metre lot area variance, 3m lot frontage variance, and 3.2 metre driveway location variance, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 53/25, to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps III, IV, V and VI including a variety of building materials and colours to reduce a monotonous design to the satisfaction of the Development Officer;
- c) The final plan of subdivision be submitted substantially in accordance with Map II attached to PR 53/25 to the satisfaction of the Development Officer;
- d) Servicing, access, lot grading and storm water management plans be provided to the satisfaction of the Director of Engineering & Operations; and,
- e) All 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.

Prepared by:

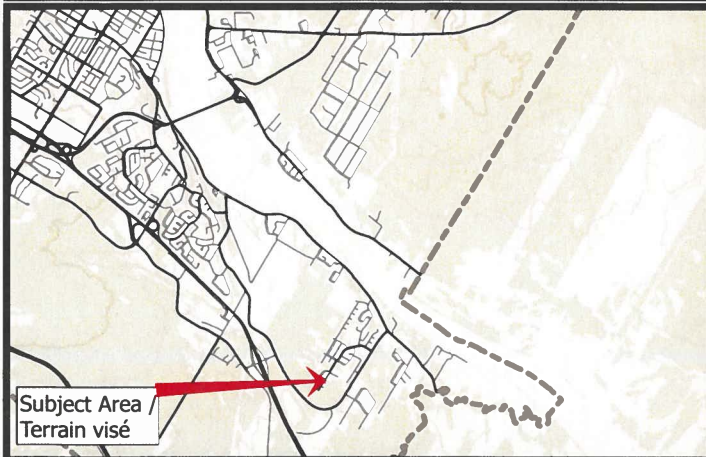
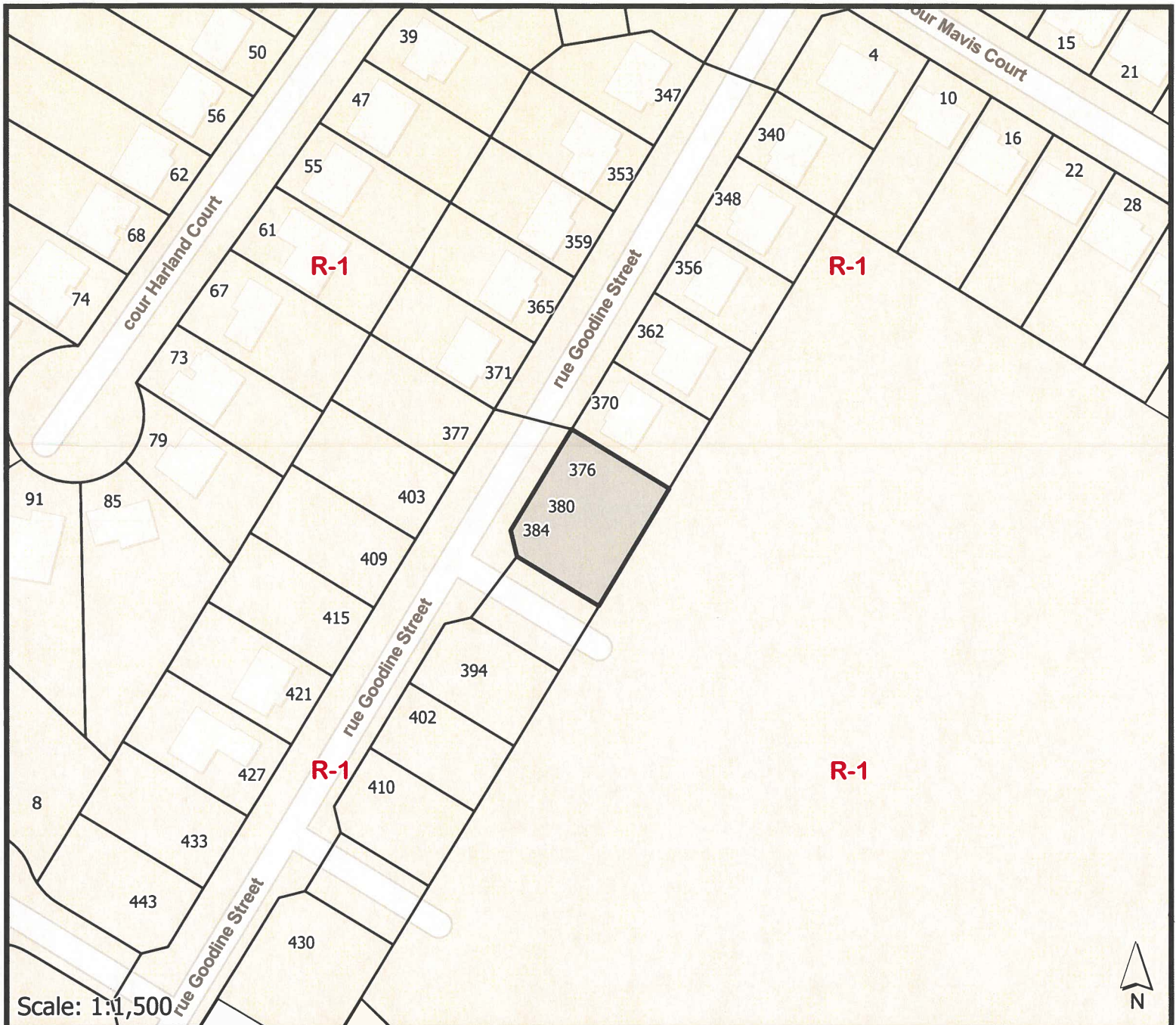
For 

Helen Harris MRTPI, AssocRICS
Planner, Community Planning

Approved by:



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



 Subject Property / Propriété visée

Tentative plan of subdivision to create three R-1 lots and the following variances for the proposed single detached dwelling on the proposed corner lot: 103 sq.m. lot area variance, 3m lot frontage variance, 1.76m flankage yard setback variance, and 3.2m driveway location variance.

Plan provisoire de lotissement visant la création de trois lots en Zone résidentielle un (R-1). Les dérogations suivantes concernant l'habitation unifamiliale proposée sur le lot de coin proposé : Dérogation à la superficie du lot de 103 mètres carrés, dérogation à la façade du lot de 3 mètres, dérogation à la marge de recul de la cour latérale de 1.76 mètres et dérogation relative à l'emplacement de l'allée de 3,2 mètres.

Fredericton

Community Planning
Planification urbaine

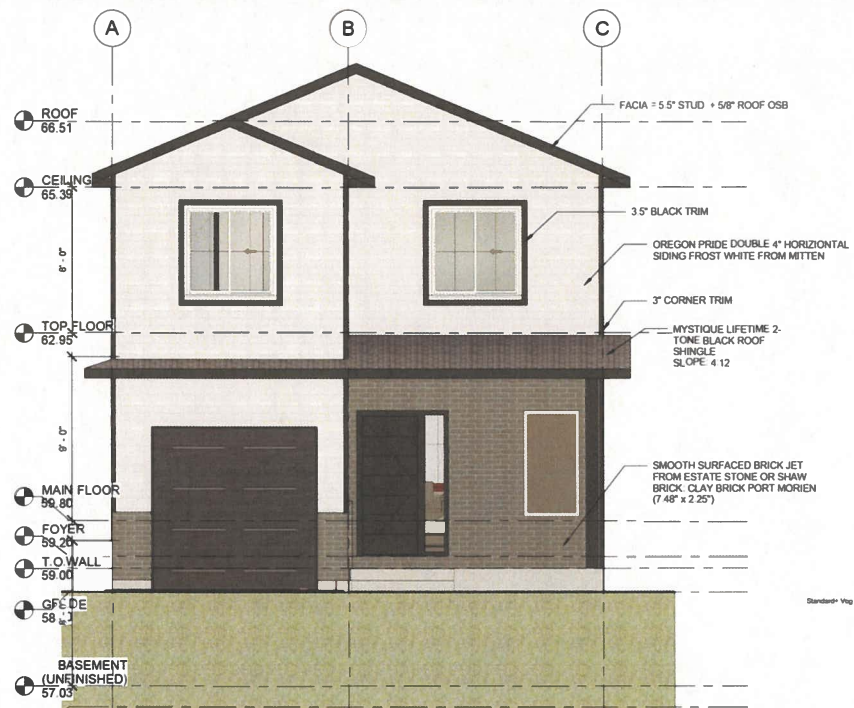
Map \ carte # I

File \ fiche: PR-53-2025

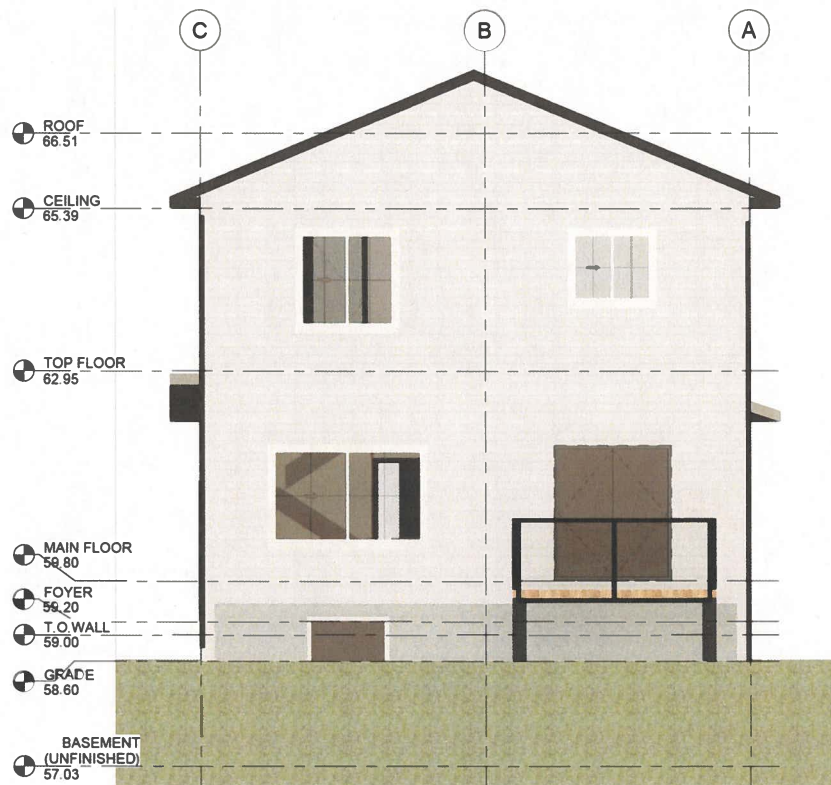
Date \ date: juin \ June 18, 2025

Subject \sujet: 380 Goodine Street

GIY Architecture Inc. 53



West (Goodine St) / Ouest (rue Goodine)



East / Est

Elevations / Élévations

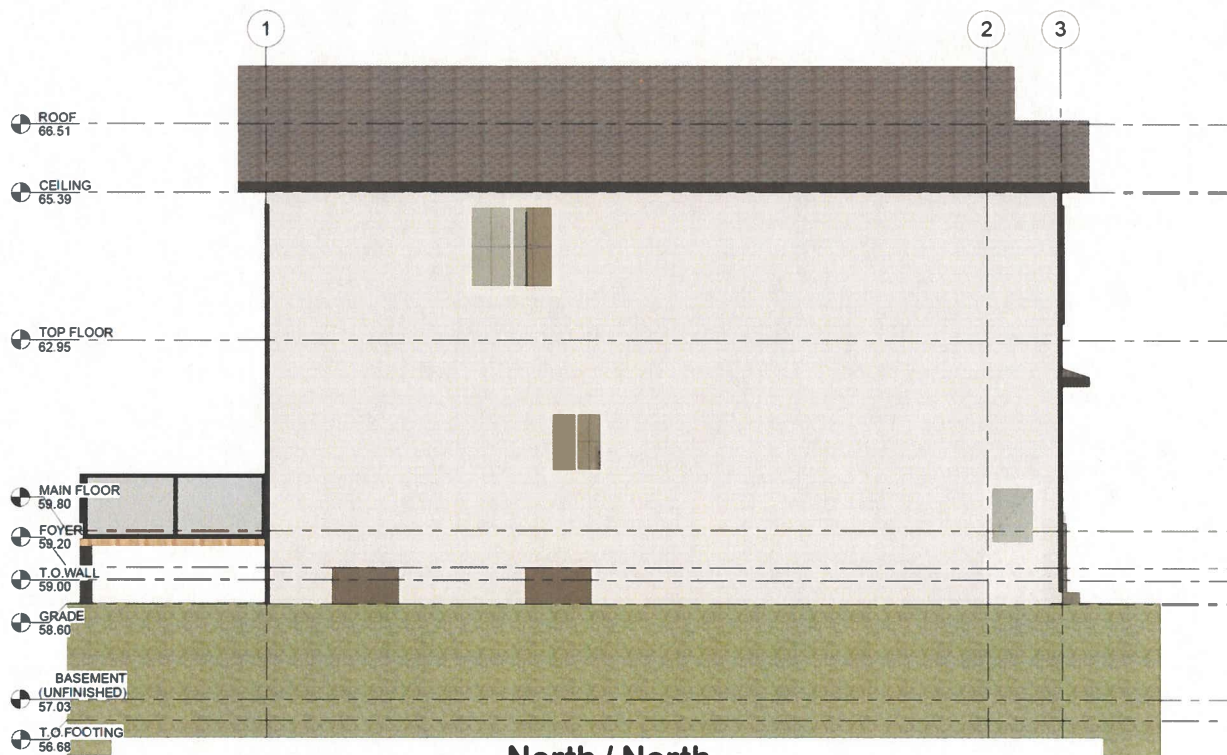
Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc.



South / Sud



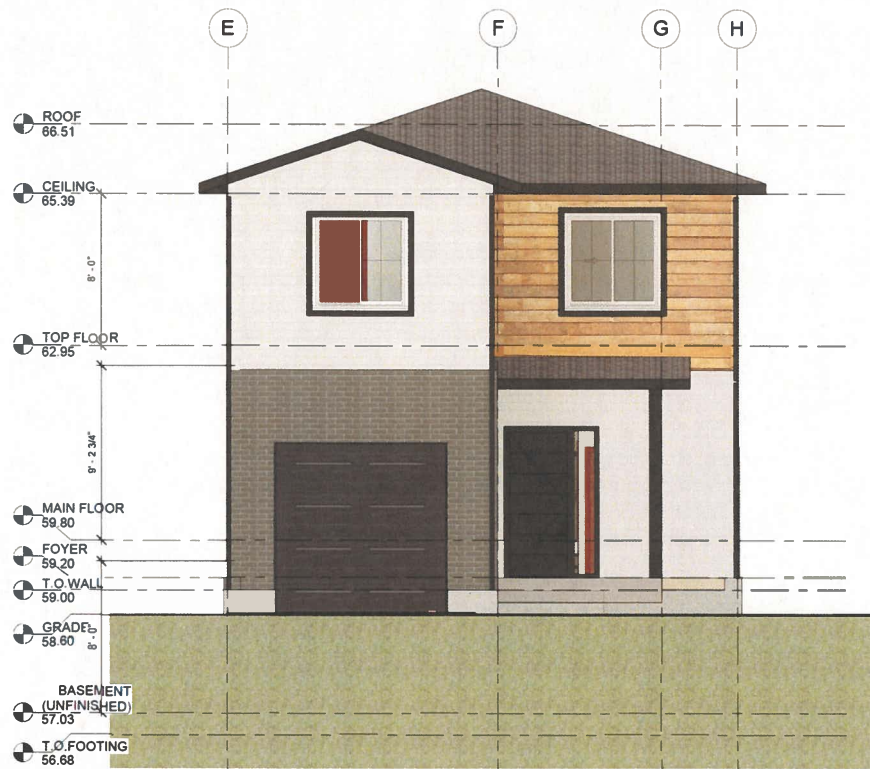
North / North

Elevations / Élévations

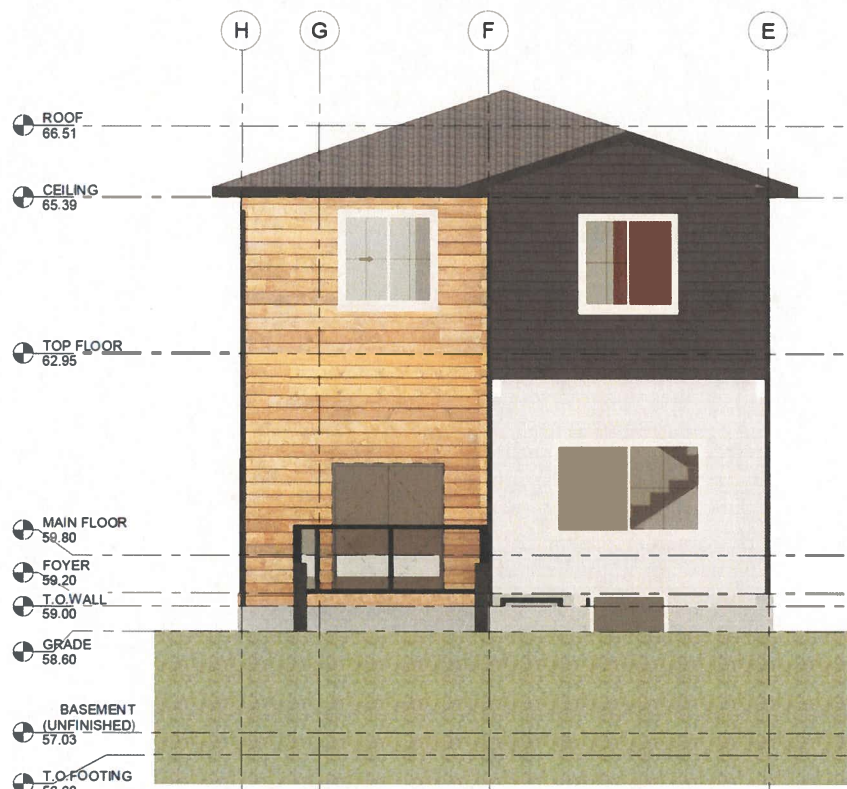
Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc.



Corner Unit - West (Goodine St) / Unité d'angle – Ouest (rue Goodine)



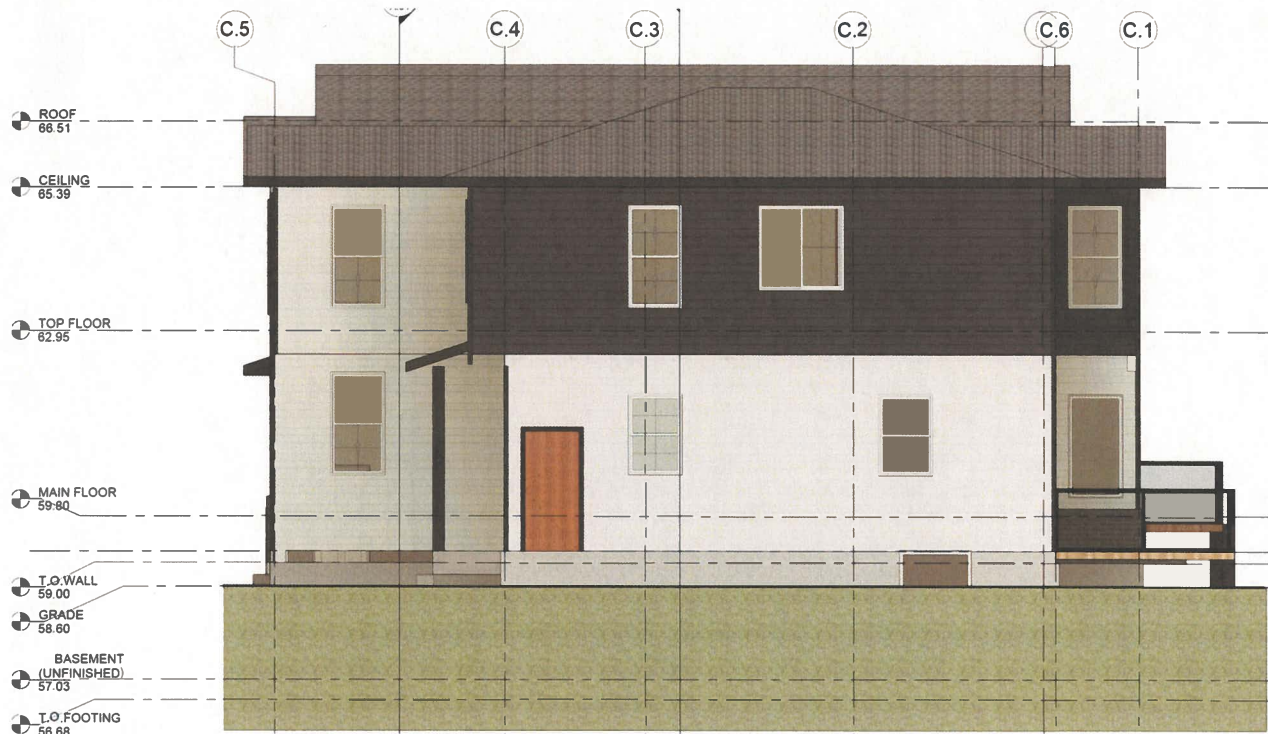
Corner Unit - East / Unité d'angle - Est

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

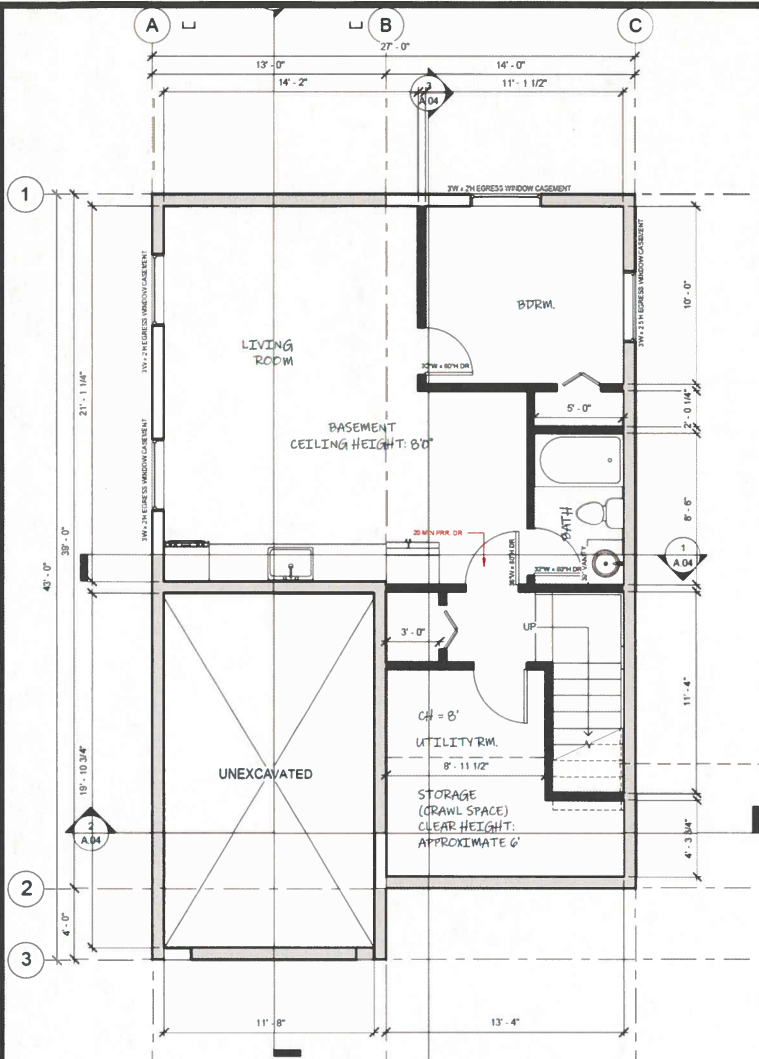
Map \ carte # V
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc.



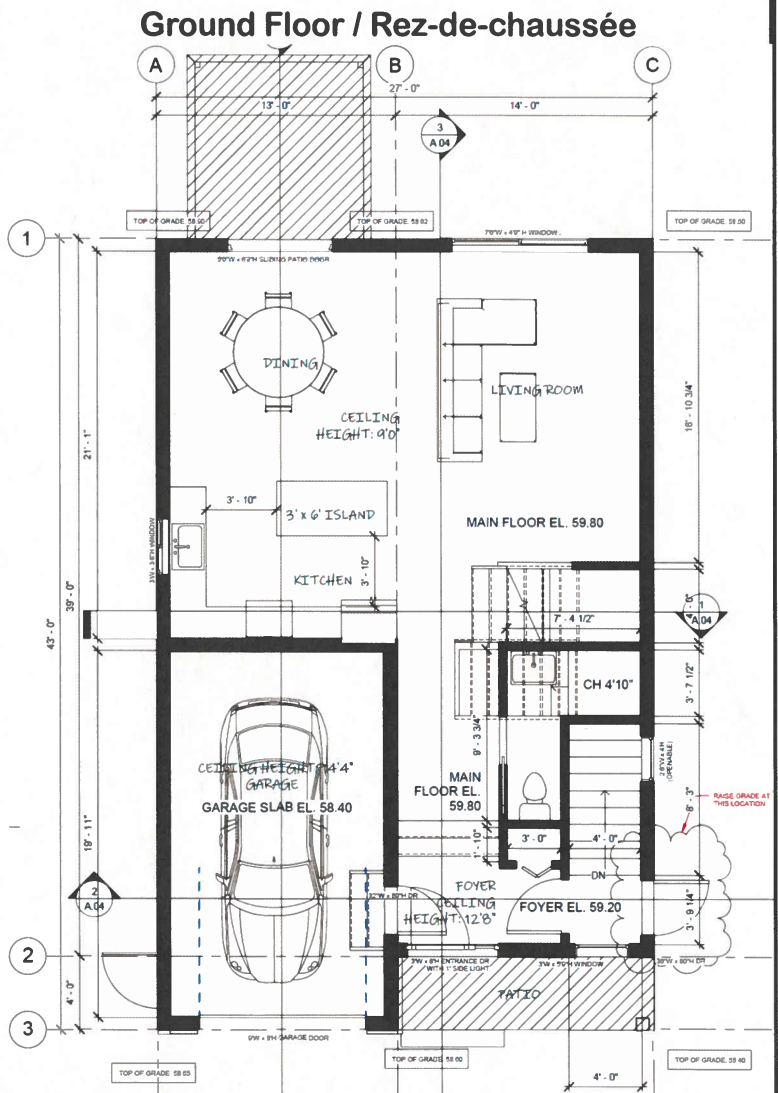
Corner Unit - South / Unité d'angle – South



Corner Unit - North / Unité d'angle – North



Basement / Sous-sol



Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # VII
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc. 59



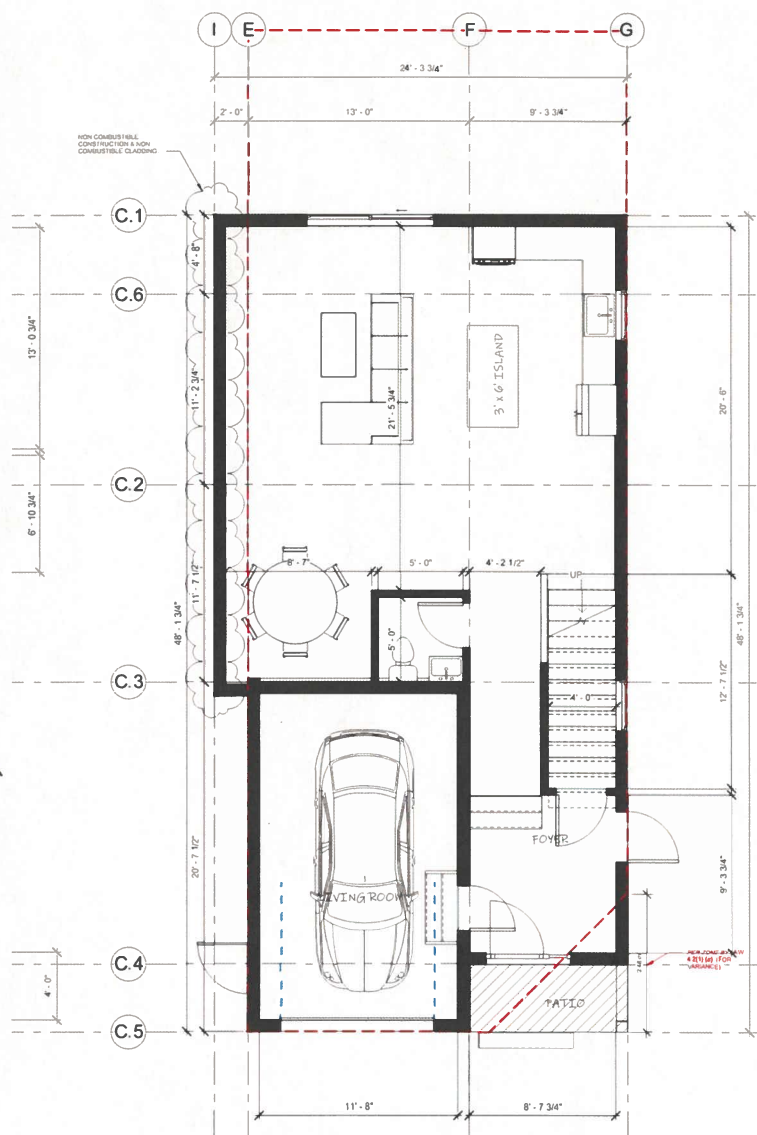
Architectural floor plan of a basement. The plan includes the following rooms and areas:

- REC ROOM**: Recreation room with a fireplace and a window seat.
- BATH**: Bathroom with a bathtub, toilet, and vanity.
- BDRM**: Bedroom with a closet.
- UTILITY RM**: Utility room with a washer/dryer area and a storage area.
- UNEXCAVATED**: A large area at the bottom of the plan, likely for future development.

Dimensions and grid lines are provided for reference:

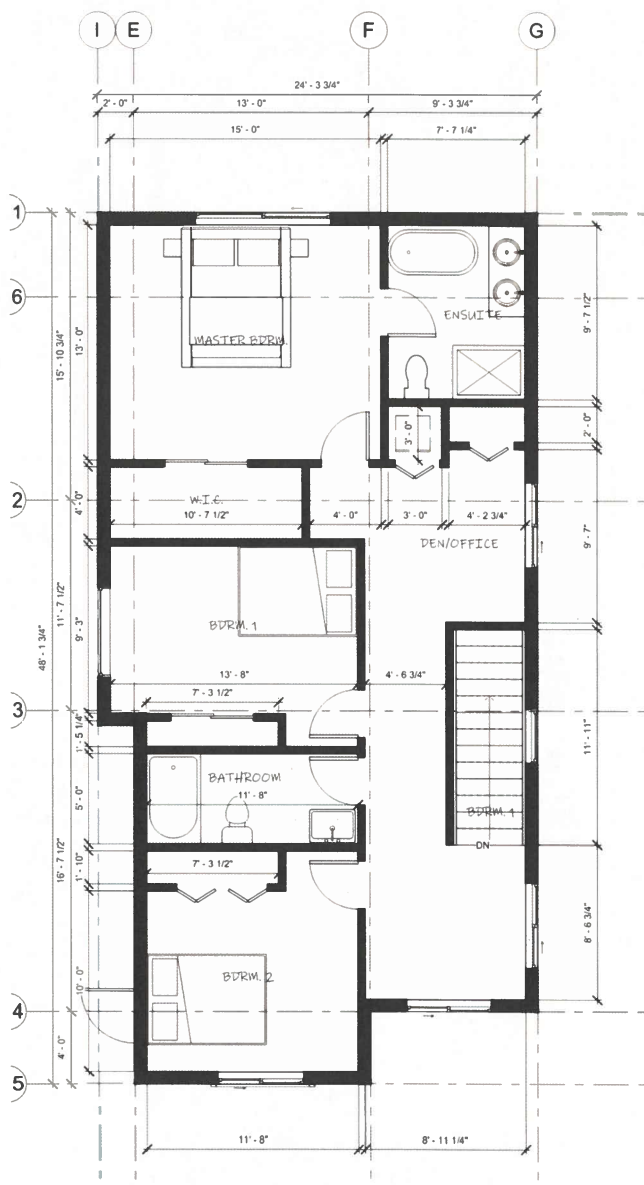
- Grid Lines**: I, E, F, G (horizontal); C.1, C.6, C.2, C.3, C.4, C.5 (vertical).
- Overall Dimensions**:
 - Horizontal: 22'-3 3/4" (I-E), 13'-0" (E-F), 9'-3 3/4" (F-G), 20'-10 3/4" (I-G).
 - Vertical: 15'-10 3/4" (C.1-C.6), 11'-10 1/4" (C.6-C.2), 5'-0" (C.2-C.3), 11'-7 1/2" (C.3-C.4), 18'-7 1/2" (C.4-C.5), 19'-2 1/2" (C.5-C.6).
- Room Dimensions**:
 - REC ROOM: 7'-8 1/2" x 3'-10"
 - BATH: 7'-8 1/2" x 3'-10"
 - BDRM: 9'-8 1/2" x 3'-10"
 - UTILITY RM: 3'-8 3/4" x 3'-11 1/2"
 - STORAGE (CRAWLSPACE): 3'-11 1/2" x 3'-11 1/2"
- Other Features**:
 - Basement Ceiling Height: 6'-2 3/4" @ 0"
 - Unexcavated Area: 11'-4 1/2" x 8'-7 1/4"

Map \ carte # VIII
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc.



**Ground Floor - Corner Unit /
Rez-de-chaussée - Unité d'angle**

**Top Floor - Corner Unit /
Dernier étage - Unité d'angle**



Floor Plans / Plans d'étage

Fredericton

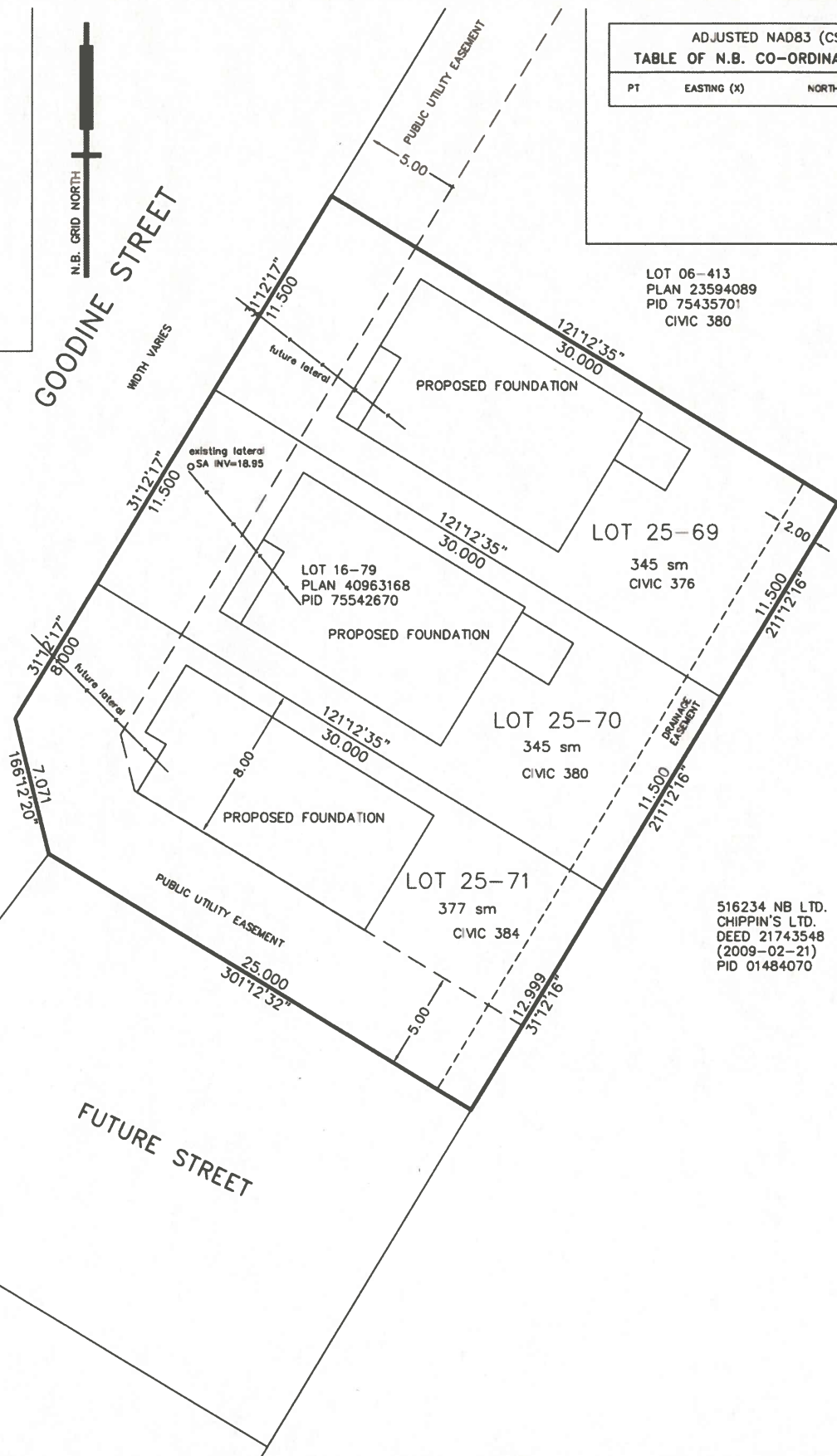
Community Planning
Planification urbaine

Map \ carte # IX
File \ fiche: PR-53-2025
Date \ date: juin \ June 18, 2025
Subject \ sujet: 380 Goodine Street
GIY Architecture Inc.

N.B. GRID NORTH
GOODINE STREET
WIDTH VARIES

ADJUSTED NAD83 (CSRS) TABLE OF N.B. CO-ORDINATE VALUES		
PT	EASTING (X)	NORTHING (Y)

LOT 06-413
PLAN 23594089
PID 75435701
CIVIC 380



516234 NB LTD.
CHIPPIN'S LTD.
DEED 21743548
(2009-02-21)
PID 01484070

LOT 16-80
PLAN 42390832
PID 75536060
CIVIC 394

Tentative Plan of Subdivision / Plan provisoire de lotissement

Murray, Elizabeth

From: stephen marr [REDACTED]
Sent: Wednesday, June 11, 2025 3:33 PM
To: PLANNING AND DEVELOPMENT
Cc: Darrah, Kevin
Subject: PAC Development Proposal File S/11/2025, V/12/2025 PR:53/25 PID 75542670
Attachments: Goodine Phase Development plan 2013.jpg

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.

Refs: A. PAC Development Proposal File S/11/2025, V/12/2025 PR:53/25 PID 75542670 dated 04 Jun 25
B. Planning Staff Report File Z-3-2013 S-2-2013 P.R. 5/13 dated 14 Mar 25

I am OPPOSED to this development proposal as presented.

1. The proposal at Ref for 380 Goodine St is for three (3) very nice, compact family dwellings close together making for most efficient use of a corner lot with an overly long Goodine St frontage. The plan unfortunately lacks foresight to amalgamate itself with the Goodine St extension #11, file Z-3-2013 m S-2-2013 plan(Ref B) and the accompanying increased traffic flow in the southern direction on Goodine St to the new (future) community exit onto Vanier Industrial adjacent to the existing Pepin Rd. Given:
 - a. Households in Lincoln Heights currently utilize street parking because they have more cars than on-property parking space, and the parked vehicles are frequently within an active 'T' intersection, as there are no curb colours or signs preventing street parking anywhere;
 - b. as when the phase 11 road (adjacent to the existing Pepin Rd) is completed from Goodine St to Vanier Industrial, the modified traffic flow will be composed of a good percentage of the current rush hour work traffic flow currently using the Goodine/Vanier intersection, rerouted to the new Road/Vanier intersection passing and turning directly in front of this proposed development;
 - c. The proposed development calls for three driveways (for single car garages) directly adjacent to each other, also within close proximity to the new phase 11 road intersection which will be a main rush hour traffic route and likely public transit route (eventually) turning point when phase 11 is completed;
 - d. The proposed development of three driveways (for single car garages) close proximity to each other just before a (to be) major intersection is out of sync with the drivers' observational rhythm and obstacle expectations of the current neighbourhood as per the relatively equal spacing of driveways plus no driveways adjacent to major intersections as currently constructed on the rest of Goodine St. Future phases 13 & 14 of Lincoln Heights development are higher density (by design) but are contiguous in their density and reduced driveway spacing, which leads to increased roadway safety with respect to driver hazard awareness and recognition in these future (13 & 14) phases of construction.
2. Findings. Given:
 - a. the current proposal introduces the increased probability of a (practical and demonstrated requirement) for parking on the street in this location, which is also in close vicinity of a future (major) egress route intersection for the Lincoln Heights neighbourhood;
 - b. the design as presented with its close spacing of both:
 - i. the three (3) single, residential driveways, and
 - ii. a driveway distance to a (future) major intersection;

- c. the design as presented is vastly different from the current build of the current Lincoln Heights neighbourhood which will impact drivers negatively with decreased driver observation and response time, then adding in rush hour traffic, public transportation and school busses with the completion of the future phase 11 road intersection, will create a negative impact on road safety design by design.

3. Conclusion.

This proposal while excellent for making for efficient use of an corner lot to maximize housing units, neglects to estimate future safe traffic flow conditions and will ultimately introduce by design substandard conditions for safe road traffic flow which (will) negatively impact road safety in the vicinity of this (to be, busy) intersection. It will make it “one of those” busy intersections with too many driveways, too close to an arterial intersection which feeds the community. Making an economical land use decision for housing now does not justify creating a future road safety issue with planned roadway obstacles and driver distractions in future.

4. Recommendations.

- a. Realign driveway spacing to equivalent found in close proximity.
- b. Increase the distance from the closest driveway to the intersection to align with spacing of equivalent major intersections found in Lincoln Heights neighbourhood.
- c. Rotate the driveway egress of 384 Goodine to the far south east corner of the lot to exit onto the to be named future phase 11 road.
- d. Decrease the three (3) dwelling option to two (2) to increase driveway and intersection spacing and reduce the requirement for roadway parking close to a major intersection.

General comment on Plan vs. Time and Project Creep. Noting the 2013 overall development plan at Ref B identifies its phases of implementation, it is obvious to see (now) the overall plan (over the past 10 years) is becoming implemented in a hodgepodge manner of easy builds such that the development now has pieces of phases 11, 12 and 13 built (see attached excerpt from Ref B). If continued incremental variances to the plan are allowed without an impact awareness of how the completed neighbourhood will operate on an integrated level when completed, we are asking for trouble not only in road safety.

Disclaimer. While I have not had time to conduct a neighbourhood traffic count nor definitively research the effect of discontinuous decreasing/compacting driveway spacing in the immediate vicinity of a rush hour intersection designed to feed a neighbourhood the size of Lincoln Heights, the plan for sudden compression of incongruous driveway spacing adjacent to an intersection subject to future rush hour traffic, public transportation and school busses leaves me with real concern; and a general recommendation that we can do better.

Stephen Marr





PAC – June 18, 2025

To: Planning Advisory Committee

File No: V/10/2025 PR: 37/25

From: Helen Harris, Planner

Proposal: Temporary use variance to permit a temporary vending facility (food truck) on the vacant property.

Property: 175 Main Street (PID 01411586)

OWNER: Bella Properties Inc. c/o Gabriel Elzayat
105-343 Argyle Street
Fredericton, NB
E3B 1V1

APPLICANT: Same as above

SITE INFORMATION:

Location: North-east corner of Main Street and Fulton Avenue intersection.

Context: Main Street commercial area

Ward No: 4

Municipal Plan: North Core

Zoning: Local Commercial (LC)

Existing Land Use: Vacant (former gas station)

Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is requesting a six-month temporary use variance to operate a temporary food vending facility in the form of a food truck on a vacant lot along Main Street. Staff consider the most efficient use of the property is for a building to occupy this lot, but consider that a temporary food vending facility would be an appropriate use in the interim and would give the Applicant time to prepare a quality development proposal for the subject lot. The zoning bylaw does not permit temporary vending facilities, hence the need for a variance for a six-month period. Staff are prepared to support this application on a temporary basis.

APPLICATION:

Gabriel Elzayat has made application for a six-month temporary use variance to allow a temporary vending facility in the form of a food truck in the Local Commercial (LC) Zone on property located at 175 Main Street.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing the continued operations of a temporary vending facility in the form of a food truck. The intent of the Local Commercial (LC) Zone does not allow for temporary vending facilities on a property. Since the purpose of the food truck is for a limited period of time until a comprehensive redevelopment proposal of the site is ready to be applied for, Staff feel that a temporary use variance would provide that reasonable time limit and allow for a use to occupy the site in the meantime.
- The Applicant proposes a food truck sited on the northern portion of the property, set back approximately 30m from the front property line along Main Street, with seating in the form of two picnic tables positioned to the front of the truck (see Map II). It would be the responsibility of the operator to set up the seating area and the garbage bins, as well as to keep the site clean and in good appearance, whenever the food truck is in operation on-site.

Zoning By-Law:

- The proposal relates to the standards on temporary vending facilities as per Section 10.3(2) of the Zoning Bylaw:
 - (a) **Standards:** *Where permitted (excluding public property), temporary vending facilities shall:*
 - (i) *be readily movable;*
 - (ii) *not exceed 1 metre in width and 3 metres in length in the case of a non-motorised vehicle;*
 - (iii) *obtain approval, if required, from the Province of New Brunswick, and the Fredericton Fire Department;*
 - (iv) *be designed to the satisfaction of the Development Officer;*
 - (v) *be set back a minimum of 1 metre from a front or side property line;*
 - (vi) *require that all waste receptacles be located along the side of the temporary vending facility and be to the satisfaction of the Development Officer;*
 - (vii) *the operator be responsible for the clean-up of litter within a 6-metre radius of the facility.*

- The proposal meets item (i) by the fact that it is a food truck, and items (ii) and (v), as seen on Map II. Item (iv) will be approved by the Development Officer, and item (iii) by the pertinent authorities in health and fire safety, with a Term and Condition attached to this effect. Finally, items (vi) and (vii) will be monitored and enforced by the City's enforcement officers.
- The Local Commercial (LC) zoning permits food service (take-out) uses on a permanent basis. The property does not comprise of any other food truck facilities. This variance application is for a single food truck on the property for a limited time period only. Staff would apply a Term and Condition to limit the number of food trucks on the site to one. The Community Planning Act does allow a second and last temporary use variance to be applied for in the future, but Staff would analyze any future application based upon the impacts of the temporary use throughout the first permitted term, and would remind the Applicant that any subsequent applications for the food truck would be required to be approved by Council through a zone amendment via a more rigorous process.
- The site is located within Special Sign District D. To mitigate against excessive visual competition and clutter, signage associated with the food truck would be limited to one sandwich board only, with a Term and Condition to this effect. Staff consider this would be appropriate to allow for the proper identification of the business and be proportionate to the scale of the temporary food vending facility business it serves. The signage would be expected to comply with the necessary signage regulation standards as set out at Section 6.4(6) (a) (i) and (ii) of the City's Zoning Bylaw.
- Staff feel that the proposal brings about benefits in temporarily filling in a gap and utilizing an otherwise vacant lot on a busy commercial corridor. Notwithstanding, Staff appreciate that nearby formal food and other business operators may have concerns about the appearance of the food truck and the perceived additional impact it would have on their businesses in terms of increased competition. The balance leans in favour of permitting a temporary variance, in order to provide increased choice for public users and stimulate economic activity, meanwhile acting as a bridge between the existing state and future development - allowing the Applicant time to assemble and come forward with an appropriate, comprehensive redevelopment of this vacant lot. For those reasons, Staff are prepared to support this application, subject to terms and conditions.

Access and Servicing:

- The property was formerly a fuel station and convenience store, with access to and from Main Street and Fulton Avenue and is adjacent to the signalized intersection. The location

also has sidewalk and trail access. There are no concerns identified from the Traffic Engineer.

- There are no service connections permitted/available due to the temporary use of the site. This necessitates that the vendor have a self-contained potable water measure, as well as a grey/black water disposal tank with a proper disposal plan. The vendor is not permitted to drain their wastewater to the storm or sanitary system directly as identified in City by-law S-8.
- Engineering and Operations have reviewed the proposals and do not raise any concerns.

RECOMMENDATION:

It is recommended that the application submitted by Gabriel El-Khoury for a six-month temporary use variance to allow a temporary vending facility in the form of a food truck on property located at 175 Main Street be approved, subject to the following terms and conditions:

- a) That the site with the proposed temporary vending facility be in general accordance with Maps I and II attached to Planning Report 37/25 to the satisfaction of the Development Officer;
- b) That the Applicant ensure that all the requirements for temporary vending facilities, including the cleanliness and appearance of the site, the seating area and the food truck, be met consistently throughout the temporary approval;
- c) That, if any of the seating or garbage bins were to be damaged or stolen, the Applicant ensures that they be repaired or replaced with immediacy to maintain proper appearance, orderliness and hygiene of the site;
- d) The Applicant obtains any necessary approvals from the Province of New Brunswick Department of Health and Fredericton Fire Department;
- e) Only one (1) food truck be permitted on the site at any given time;
- f) Signage to be limited to one (1) sandwich board sign which shall comply with standards set out in Section 6.4(6) (a) (i) and (ii) of the City of Fredericton's Zoning Bylaw;
- g) Applicant to provide a management plan for source and storage of potable water and storage and disposal of wastewater, subject to Director of Engineering and Operations; and
- h) That the temporary use expires on 28 December 2025.

Prepared by:

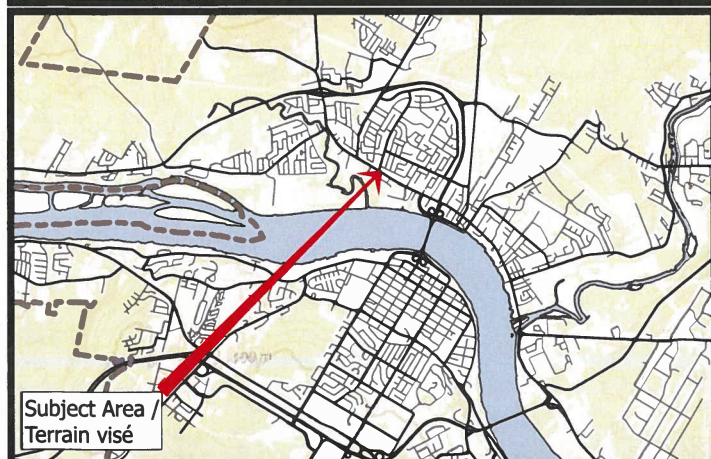
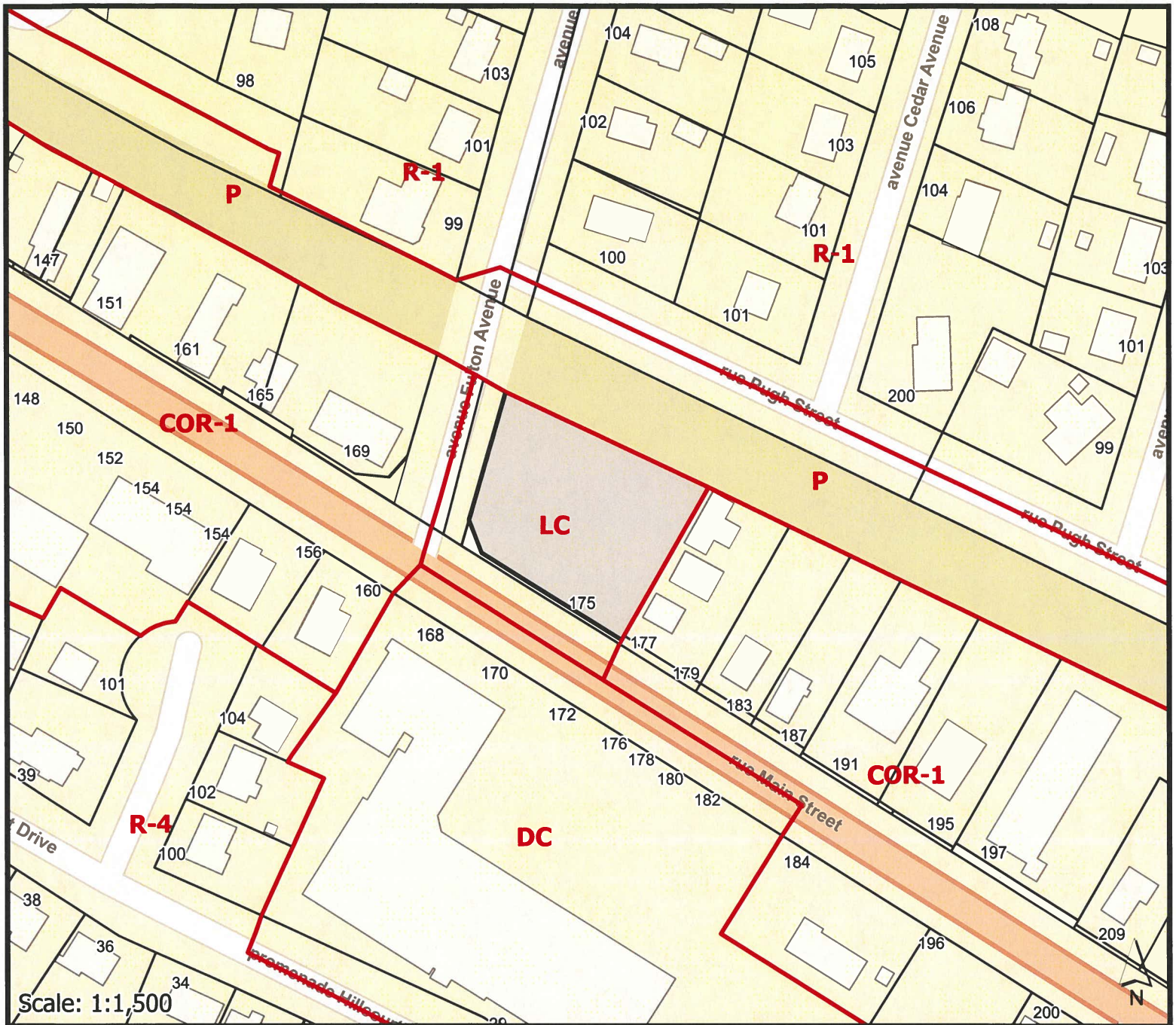
A handwritten signature in blue ink, appearing to read 'Helen', is written over a horizontal line.

Helen Harris MRTPI AssocRICS
Planner, Community Planning

Approved by:

A handwritten signature in blue ink, appearing to read 'Marcello', is written over a horizontal line.

Marcello Battilana, MCIP
Assistant Director, Planning & Development



Subject Properties / Propriétés Visé

- Temporary use variance to permit a temporary vending facility (food truck) on the vacant property.

Dérogation pour permettre une installation temporaire de vente (camion de nourriture) sur la propriété vacante.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-37-2025

Date \ date: juin \ June 18, 2025

Subject \ sujet: rue 175 Main Street

Bella Properties Inc.

c/o Gabriel Elzayat



Site Plan / Plan du Site



Site Image / Image du site

BUILDING INSPECTION REPORT FOR May 2025

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	13	\$4,666,000	\$11,079,500	\$13,222,074
Additions	4	\$160,000	\$1,066,175	\$1,452,000
<u>MINI HOMES</u>				
New	4	\$470,000	\$932,000	\$520,800
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	4	\$2,100,000	\$2,650,000	\$6,040,280
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	1	\$250,000	\$465,000	\$160,000
New Accessory Apt	1	\$87,000	\$87,000	-
New Garden Apt	-	-	\$30,000	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	-	-	\$607,000	\$1,500,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	3	\$15,540,000	\$82,040,400	\$17,785,813
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$250,000	
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	15	\$171,500	\$478,363	\$265,780
Carport/Garage *	5	\$207,000	\$309,000	\$258,357
Swimming Pool	10	\$488,765	\$538,765	\$485,795
Deck	9	\$55,800	\$97,800	\$211,900
<u>RENOV/REPAIRS</u>	37	\$1,072,555	\$4,048,218	\$12,307,193
<u>TOTAL RESIDENTIAL</u>	106	\$25,268,620	\$104,695,221	\$54,209,992

	<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	1	\$9,100,000	\$13,103,000	\$7,337,360
Additions	1	\$750,000	\$1,314,000	\$3,175,086
Renov/Repairs	10	\$2,293,700	\$10,998,649	\$15,156,548
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$221,500	-
<u>GOVERN (Mun.)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$60,000	\$132,518
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	\$73,030,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$1,469,000	\$2,904,300
<u>INSTITUTIONAL</u>				
New	-	-	-	\$66,300,000
Additions	-	-	\$220,000	-
Renov/Repairs	2	\$309,750	\$750,610	\$8,995,648
Others	-	-	\$19,000	-
<u>DEMOLITION</u>				
	5	-	-	-
TOTALS	125	\$37,722,070	\$132,850,980	\$231,241,452

(\$97,720,968 May 2024)

DEMOLITIONS

228 Queen Street - Commercial Building
647 Brookside Drive - Single Detached Dwelling
649 Brookside Drive - Single Detached Dwelling
53 Corbett Avenue - Single Detached Dwelling
15 Tamarack Tererace - Detached Garage

NUMBER OF NEW DWELLING UNITS

	May 2025	THIS YEAR TO DATE	May 2024	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	13	31	17	39
SEMI-DETACHED / DUPLEX	8	11	10	20
TINY / MINI HOMES	4	8	0	5
SECONDARY DWELLING UNIT	2	12	2	5
APARTMENT UNITS	101	386	83	164
TOWNHOUSE UNITS	0	4	0	5
TOTAL	128	452	112	238

NUMBER OF PERMITS ISSUED**BUILDING PERMITS**

<u>May 2025</u>	<u>TO DATE</u>
109	304

PLUMBING PERMITS

<u>May 2025</u>	<u>TO DATE</u>
46	161

SIGN PERMITS

<u>May 2025</u>	<u>TO DATE</u>
3	38

DEVELOPMENT PERMITS

<u>May 2025</u>	<u>TO DATE</u>
16	30

FEES FOR BUILDING PERMITS ISSUED

<u>May 2025</u>	<u>TO DATE</u>	<u>May 2024</u>	SAME PERIOD LAST YEAR
\$306,394.00	\$1,075,672.00	\$786,166.00	\$1,865,038.00

FEES FOR PLUMBING PERMITS ISSUED

<u>May 2025</u>	<u>TO DATE</u>	<u>May 2024</u>	SAME PERIOD LAST YEAR
\$44,310.00	\$145,840.00	\$36,930.00	\$79,910.00

FEES FOR SIGN PERMITS

<u>May 2025</u>	<u>TO DATE</u>	<u>May 2024</u>	SAME PERIOD LAST YEAR
\$350.00	\$4,550.00	\$1,325.00	\$5,025.00

FEES FOR DEVELOPMENT PERMITS

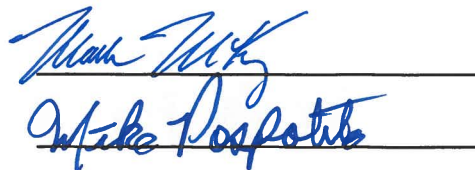
<u>May 2025</u>	<u>TO DATE</u>	<u>May 2024</u>	SAME PERIOD LAST YEAR
\$1,500.00	\$3,200.00	\$750.00	\$1,700.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>May 2025</u>	<u>TO DATE</u>	<u>May 2024</u>	SAME PERIOD LAST YEAR
\$352,554.00	\$1,229,262.00	\$825,171.00	\$1,951,673.00

SUBMITTED BY:

APPROVED BY:





Growth & Community Services Department

Building Inspections Division
397 Queen St, P.O. Box 130
FREDERICTON, NB E3B 4Y7
Phone: 460-2029 / Fax: 460-2126

Issued Building Permits
Sorted by Structure Type

May 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0249	75562397	May-06-25	328 River St	Constantin Urma	Ward 5	Accessory Building	Addition	\$130.00	\$10,000.00	Construct an 8' x 20' greenhouse addition onto existing accessory building as per plan submitted.
2025BP0250	01554641	May-30-25	7 Leverman St	Under One Sky Monoqonuwicik-Neoteetjg Mos	Ward 5	Accessory Building	New	\$450.00	\$50,000.00	Construct 33' diameter greenhouse as per plans submitted.
2025BP0124	75500371	May-29-25	795 Wetmore Rd	Colpitts Developments	Ward 8	Apartment Building	New	\$64,850.00	\$8,100,000.00	Construct new 45 unit apartment building as per plans submitted.
2025BP0161	75529693	May-21-25	100 Clark St	Bellastate Construction	Ward 4	Apartment Building	Renovation	\$170.00	\$15,000.00	Construct retaining wall at parking garage entrance as per submitted engineered design drawings.
2025BP0167	75566679	May-09-25	1475 Saint Mary's St	709218 NB Inc.	Ward 2	Apartment Building	New	\$37,170.00	\$4,640,000.00	Construct new 32 unit apartment building as per plan submitted.
2025BP0174	75566414	May-01-25	40 Stately Crt	Reagan Group Ltd.	Ward 7	Apartment Building	New	\$22,450.00	\$2,800,000.00	Construct new 24 unit apartment building as per plans submitted.
2025BP0219	01427830	May-08-25	120 Gibson St	Kevin dougherty	Ward 6	Apartment Building	Renovation	\$690.00	\$40,000.00	Construct renovation to replace vinyl siding and all windows/doors for a 5-unit apartment building as per
2025BP0295	75537571	May-30-25	1216 Regent St	TNT Insulation & Building Supplies	Ward 11	Apartment Building	Renovation	\$2,610.00	\$320,000.00	Construct renovation to apartment building as per information submitted.
2025BP0349	01448422	May-29-25	242 York St	A.L Gullison & Co Ltd.	Ward 10	Apartment Building	Renovation	\$162.00	\$13,520.00	Construct renovation to basement due to mold damage as per information submitted.
2024BP0745	75512343	May-23-25	327 Saint Mary's St	677835 NB Inc DBA. Fredericton Mitsubishi	Ward 4	Commercial Building	Addition	\$6,050.00	\$750,000.00	Construct showroom and drive-thru additions onto existing Mitsubishi Car Dealership as per plans subm
2025BP0130	75515387	May-23-25	840 Prospect St	Iron Maple	Ward 9	Commercial Building	New	\$72,850.00	\$9,100,000.00	Construct new Subaru car dealership as per plans submitted.
2025BP0160	01404268	May-30-25	102 Main St	Plaza REIT	Ward 4	Commercial Building	Renovation	\$3,450.00	\$425,000.00	Demolish existing Easy Home unit and construct landlord work to prepare for 2 new restaurant fit-ups as
2025BP0172	75367581	May-08-25	570 Queen St	Chestnut Building Solutions	Ward 11	Commercial Building	Renovation	\$890.00	\$105,000.00	Construct renovation to 2nd level of existing office for new office fit-up as per plan submitted.
2025BP0196	01457316	May-16-25	520 King St	KLF Construction Inc	Ward 11	Commercial Building	Renovation	\$1,490.00	\$180,000.00	Construct a tenant fit-up for a new gym in a commercial building as per plans submitted
2025BP0198	75554501	May-09-25	575 Two Nations Cross	AprilVets	Ward 4	Commercial Building	Renovation	\$5,650.00	\$700,000.00	Construct renovation for veterinary clinic fit up (Suites 1,2 &3) as per plans submitted.
2025BP0201	01458397	May-16-25	403 Regent St	NNY Holdings Ltd.	Ward 10	Commercial Building	Renovation	\$650.00	\$75,000.00	Construct fit-up renovations for Units 103, 104, and 105 of commercial building as per plans submitted.
2025BP0256	01441559	May-12-25	1149 Smythe St	Today's Homes Northrup Homes	Ward 9	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct renovation to create 3 offices, a corridor and a waiting area on the third storey of an existing c
2025BP0278	01446335	May-13-25	228 Queen St	Service Master	Ward 10	Commercial Building	Demolition	\$50.00	\$0.00	Demolishing existing commercial building (former MacTavish building).
2025BP0281	01446590	May-26-25	432 Queen St	TW Design Studio	Ward 11	Commercial Building	Renovation	\$194.00	\$18,000.00	Construct renovation to remove interior finishes to prep for a restaurant fit-up.
2025BP0288	75297325	May-21-25	1381 Regent St	K Paul Architect Inc.	Ward 9	Commercial Building	Renovation	\$2,098.00	\$256,000.00	Construct interior fit-up (Suite J5) for new Samuel & Co. clothing store as per drawings submitted.
2025BP0320	01446160	May-15-25	371 Queen St	The Armour Group Limited	Ward 10	Commercial Building	Renovation	\$3,250.00	\$400,000.00	Construct a renovation to replace all thermopane window panels in a commercial building as per informa
2025BP0355	01481365	May-26-25	1581 Regent St	TriForce Team Ltd.	Ward 9	Commercial Building	Renovation	\$1,130.00	\$114,700.00	Construct renovation to recap roofing on garage depot building as per plans submitted.
2024BP0603	01456086	May-01-25	508 Charlotte St	Adam Jardine	Ward 10	Deck	Renovation	\$74.00	\$3,000.00	Construct a deck replacement in an existing 6' x 8' front porch on an SDD as per plans submitted
2024BP0795	01416254	May-21-25	105 Terra Nova Crt	Nason's Housing and Development	Ward 4	Deck	New	\$186.00	\$16,100.00	Construct side and rear decks on SDD as per plans submitted.
2025BP0112	75540856	May-12-25	28 Senator Dr	Debbie Mallard	Ward 12	Deck	New	\$82.00	\$3,500.00	Construct a 36' long ramp to a detached deck on a mini-home as per plans submitted
2025BP0214	01402783	May-01-25	40 Clearview Ave	Shannon Waite	Ward 1	Deck	New	\$66.00	\$1,700.00	Construct a 8' x 16' detached deck with a pergola for an SDD as per plans submitted
2025BP0271	75543694	May-30-25	615 Wetmore Rd	Miller Building Company Ltd.	Ward 8	Deck	New	\$90.00	\$5,000.00	Construct 10' x 11' deck onto existing deck as per plan submitted.
2025BP0272	75003327	May-22-25	19 Hatheway St	Custom Carpentry By Mark Inc.	Ward 7	Deck	New	\$154.00	\$13,000.00	Construct a 24' x 12' deck onto the rear of SDD (to replace the existing, same size and location)
2025BP0323	01477561	May-27-25	45 Weyman St	Frederick Boyle	Ward 6	Deck	New	\$82.00	\$3,500.00	Construct a 14' x 12' attached deck for an SDD as per plans submitted
2025BP0327	01551688	May-23-25	41 Allen St	Jon Richards	Ward 5	Deck	New	\$90.00	\$5,000.00	Construct a 14' x 20' detached deck for an semi-detached dwelling as per plans submitted
2025BP0333	01416494	May-21-25	10 Lawrence Cres	William Somogyi	Ward 3	Deck	New	\$90.00	\$5,000.00	Construct a new 8' x 16' attached deck in the rear yard of SDD as per plan submitted.
2025BP0227	01415447	May-26-25	323 Fulton Ave	Robert McWilliams	Ward 3	Detached Garage	New	\$370.00	\$40,000.00	Construct a 24' x 30' detached garage for an SDD as per plans submitted
2025BP0316	01442110	May-22-25	15 Tamarack Terr	D.C. Forbes Ltd.	Ward 10	Detached Garage	Demolition	\$50.00	\$0.00	Demolish a 16' x 20' detached garage for an SDD as per information submitted
2025BP0322	01555770	May-23-25	19 Hollybrook St	Miller Building Company Ltd.	Ward 5	Detached Garage	New	\$770.00	\$90,000.00	Construct a 29' x 31' detached garage for an SDD as per plans submitted
2025BP0111	01466325	May-01-25	870 Charlotte St	R.J. Morrison Custom Carpentry Ltd.	Ward 11	Duplex	Renovation	\$450.00	\$50,000.00	Construct renovation to replace 9 windows and kitchen cabinets/flooring on a Duplex as per information
2025BP0274	75482950	May-26-25	675 King St	Simpson Building Contractors Ltd.	Ward 11	Institutional	Renovation	\$442.00	\$48,900.00	Construct renovation to replace and flash parapets on existing government building as per plans submit
2025BP0298	75426783	May-26-25	715 Priestman St	K-Line Construction	Ward 11	Institutional	Renovation	\$2,138.00	\$260,850.00	Construct renovation to improve accessibility at Ecole Sainte-Anne as per plans submitted.
2025BP0280	60116456	May-20-25	215 Moore St	Maple Leaf Homes Inc.	Ward 7	Mini Home	New	\$930.00	\$110,000.00	New mini home installation.
2025BP0312	75568410	May-14-25	29 Feameley St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 67' x 16' mini-home as per plans submitted
2025BP0313	75568493	May-15-25	113 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 74' x 16' mini-home as per plans submitted
2025BP0332	75472845	May-30-25	64 Nason St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2025BP0181	75148205	May-26-25	23 Highfield Rd	Katherine Pitman	Ward 1	Pool	New	\$290.00	\$30,000.00	Place a 12' x 24' partial in-ground pool in the rear yard as per site plan submitted.
2025BP0225	75395459	May-07-25	59 Theresa St	Daniel Cameron	Ward 2	Pool	New	\$210.00	\$20,000.00	Install a 24' above-ground pool and construct a 35' x 30' detached deck for an SDD as per plans submit
2025BP0241	75425116	May-13-25	2 Morning Gate Dr	Christopher Hulse	Ward 12	Pool	New	\$610.00	\$70,000.00	Install a 14' x 20' in-ground swimming pool as per plans submitted
2025BP0242	01457308	May-06-25	779 King St	Ben Coles	Ward 11	Pool	New	\$698.00	\$81,000.00	Install a 12' x 25' in-ground swimming pool as per plans submitted
2025BP0294	75563015	May-20-25	32 Donmac Ct	Charmac Construction Co. Ltd.	Ward 2	Pool	New	\$370.00	\$40,000.00	Install pool to serve SDD at per information submitted.
2025BP0299	75555698	May-20-25	49 Lakeside Dr	Marc MacMillan	Ward 4	Pool	New	\$442.00	\$48,765.00	Install pool to serve SDD as per information submitted.
2025BP0305	75556944	May-15-25	26 Donmac Ct	Adam Leclerc	Ward 2	Pool	New	\$410.00	\$45,000.00	Install a 33' x 18' in-ground swimming pool and fencing for an SDD as per plans submitted
2025BP0310	75449306	May-14-25	15 Jackstraw Crt	Brittany Rooney	Ward 12	Pool	New	\$570.00	\$65,000.00	To place a 16' x 32', inground pool in the rear yard of SDD as per site plan submitted.
2025BP0318	01402023	May-26-25	37 Floral Ave	Jon Leclerc	Ward 1	Pool	New	\$450.00	\$50,000.00	Install pool to serve SDD as per information submitted.
2025BP0329	75454066	May-23-25	99 Vanderbeck St	François Godin	Ward 2	Pool	New	\$362.00	\$39,000.00	Install a semi-inground swimming pool for an SDD as per plans submitted

2025BP0217	75557090	May-01-25	89 Attenborough Dr	Robin Clark Homes	Ward 2	Semi Detached	New	\$4,850.00	\$600,000.00	Construct a semi-detached dwelling (unfinished basements) for future subdivision as per plans submitte
2025BP0224	75565705	May-16-25	30 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Semi Detached	New	\$3,970.00	\$490,000.00	Construct a semi-detached dwelling for future subdivision as per plans submitted
2025BP0247	75561555	May-12-25	89 GlenNorth St	Seamus Hogan	Ward 2	Semi Detached	New	\$4,450.00	\$550,000.00	Construct a new semi-detached dwelling (for future subdivision) as per plans submitted.
2025BP0253	75561514	May-12-25	113 GlenNorth St	Carlisle Enterprises	Ward 2	Semi Detached	New	\$3,730.00	\$460,000.00	Construct semi-detached dwelling (Unfinished basements and for future subdivision.) as per plans subm
2025BP0266	75565341	May-02-25	119 GlenNorth St	Carlisle Enterprises	Ward 2	Semi Detached	Renovation	\$210.00	\$20,000.00	Construct renovation to finish basement of dwelling unit 119 of semi-detached under permit 2024BP019
2025BP0290	75502278	May-20-25	262 George St	River City Construction	Ward 10	Semi Detached	Renovation	\$114.00	\$8,000.00	Construct renovation to existing semi-detached to repair 8' section of exterior loadbearing wall on semi-c
2025BP0308	01432012	May-21-25	740 Prince St	Sunly Energy	Ward 6	Semi Detached	Renovation	\$242.00	\$24,000.00	Install a rooftop solar array on an SDD as per plans submitted
2025BP0049	01452895	May-09-25	50 Simcoe Crt	Distinctive Homes & Renovations Ltd	Ward 9	Single Detached Dwelling	Renovation	\$610.00	\$70,000.00	Construct renovation to existing washroom and a new 10' x 19' addition for the SDD as per plans submit
2025BP0063	01509447	May-27-25	897 Woodstock Rd	Philip Duplisea	Ward 12	Single Detached Dwelling	Addition	\$210.00	\$20,000.00	Construct a 12' x 15' sunroom onto the SDD as per plans submitted.
2025BP0139	75542753	May-05-25	520 Wetmore Rd	G.G. Ventures Ltd.	Ward 8	Single Detached Dwelling	New	\$4,050.00	\$500,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0195	75529255	May-13-25	50 Stonehill Ln	R. Foster Developments Ltd.	Ward 2	Single Detached Dwelling	New	\$4,450.00	\$550,000.00	Construct new SDD as per plans submitted.
2025BP0215	01489137	May-08-25	647 Brookside Dr	Maritime Radon Control Ltd.	Ward 2	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2025BP0216	01489137	May-08-25	649 Brookside Dr	Maritime Radon Control Ltd.	Ward 2	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2025BP0222	75565721	May-12-25	42 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Single Detached Dwelling	New	\$2,330.00	\$285,000.00	Construct a new SDD as per plans submitted
2025BP0223	75565739	May-12-25	48 DeMerchant Dr	Habitat For Humanity New Brunswick	Ward 4	Single Detached Dwelling	New	\$2,330.00	\$285,000.00	Construct a new SDD as per plans submitted
2025BP0229	01435916	May-12-25	26 Manor Crt	We Build Contracting	Ward 10	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00	Construct renovation to replace vinyl siding and all windows/doors for an SDD as per information submit
2025BP0239	75531186	May-08-25	141 Leeland Way	Fine Homes Fredericton	Ward 4	Single Detached Dwelling	New	\$2,818.00	\$346,000.00	Construct a new SDD (unfinished basement) as per plans submitted
2025BP0243	75003327	May-02-25	19 Hatheway St	Custom Carpentry By Mark Inc.	Ward 7	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace vinyl siding on an SDD as per information submitted
2025BP0244	01404300	May-30-25	112 Fulton Ave	Jillian Acreman	Ward 4	Single Detached Dwelling	Addition	\$450.00	\$50,000.00	Construct new side yard addition onto SDD as per plans submitted.
2025BP0246	01456821	May-12-25	40 Colter Crt	Service Master	Ward 10	Single Detached Dwelling	Renovation	\$458.00	\$51,000.00	Construct renovation to remove existing brick chimney down to main floor level due to fire and replace w
2025BP0248	75556472	May-21-25	12 HollyNorth St	Nicholas Duncan	Ward 2	Single Detached Dwelling	New	\$2,050.00	\$250,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0254	75565507	May-06-25	141 Bramble Way	Urquhart Construction	Ward 2	Single Detached Dwelling	New	\$2,770.00	\$340,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0255	75565507	May-06-25	78 Bramble Way	Urquhart Construction	Ward 2	Single Detached Dwelling	New	\$2,570.00	\$315,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0257	75314591	May-06-25	378 Douglas Ave	Targett's Windows and Doors	Ward 3	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation for replacement of Front and rear exterior doors in SDD as per information submitt
2025BP0258	75281501	May-06-25	49 Stairs St	Targett's Windows and Doors	Ward 2	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation for the replacement of 6 windows (2br) in SDD as per information submitted.
2025BP0259	01473545	May-20-25	1457 Lincoln Rd	BOWERS Construction	Ward 7	Single Detached Dwelling	New	\$5,250.00	\$650,000.00	Construct a new SDD as per plans submitted.
2025BP0261	01436328	May-27-25	255 Parkhurst Dr	Reece Cain	Ward 10	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct renovation to install LP Lap board siding, construct an attached 7' x 16' front deck and an atta
2025BP0262	01479195	May-06-25	26 Mayland Crt	Sunly Energy	Ward 9	Single Detached Dwelling	Renovation	\$242.00	\$23,500.00	Construct renovation to install roof mounted solar array on SDD as per information submitted.
2025BP0263	01410323	May-06-25	108 Bird Ave	Sunly Energy	Ward 3	Single Detached Dwelling	Renovation	\$218.00	\$21,000.00	Construct installation of roof mounted solar array as per plans submitted.
2025BP0265	01462910	May-01-25	824 Regent St	Allaby & Son Contracting Ltd.	Ward 11	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace foundation draintile around SDD.
2025BP0267	75546911	May-30-25	59 Malibu St	Budz Car Wash	Ward 5	Single Detached Dwelling	New	\$2,050.00	\$250,000.00	Construct new SDD (unfinished basement) as per plans submitted.
2025BP0269	01467778	May-22-25	829 George St	Julie McAllister	Ward 11	Single Detached Dwelling	Renovation	\$450.00	\$50,000.00	Construct renovation to repair/repair front porch (same footprint) as per information submitted.
2025BP0277	75568261	May-14-25	49 Sandlewood Ln	Phil Sousa	Ward 1	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD as per plans submitted.
2025BP0282	01504414	May-09-25	10 Orchard Dr	Northern Concrete Repairs	Ward 12	Single Detached Dwelling	Renovation	\$242.00	\$23,800.00	Construct renovation to install waterproofing and drain tile on existing SDD as per information submitted
2025BP0283	01490176	May-20-25	166 Hildebrand Cres	Clinton Guthrie	Ward 1	Single Detached Dwelling	Renovation	\$98.00	\$5,500.00	Construct renovation to replace drain tile and waterproofing in SDD as per information submitted.
2025BP0284	01463553	May-09-25	670 Reid St	Northern Concrete Repairs	Ward 9	Single Detached Dwelling	Renovation	\$234.00	\$22,915.00	Construct renovation to SDD to replace drain tile/install waterproofing and install new egress window as
2025BP0289	75567875	May-20-25	28 Lunney St	Darren Allen Contracting Ltd	Ward 2	Single Detached Dwelling	New	\$2,250.00	\$275,000.00	Construct new SDD as per plans submitted.
2025BP0292	75314781	May-08-25	260 Douglas Ave	Targett's Windows and Doors	Ward 3	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Replace front door in SDD as per information submitted.
2025BP0293	75007237	May-09-25	295 Crocket St	RW Morton Construction Inc.	Ward 5	Single Detached Dwelling	Renovation	\$66.00	\$1,320.00	Construct renovation to replace 2 windows (both bedroom) on SDD as per information provided
2025BP0296	75358580	May-12-25	33 Logan St	First Choice Builders & Renovations	Ward 7	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace existing deck on SDD as per information submitted.
2025BP0300	01552272	May-22-25	11 Downing St	Hickey's Inspex360	Ward 5	Single Detached Dwelling	Renovation/Addition	\$330.00	\$35,000.00	Construct renovation to existing SDD to replace deck (same size) and building addition as per informati
2025BP0304	01448927	May-12-25	239 Bessborough St	Holts Developments Ltd.	Ward 9	Single Detached Dwelling	Renovation	\$338.00	\$18,000.00	Construct renovation to replace drain tile and repair a vertical crack on existing SDD as per information
2025BP0317	01442110	May-30-25	15 Tamarack Terr	D.C. Forbes Ltd.	Ward 10	Single Detached Dwelling	Addition	\$290.00	\$30,000.00	Construct a 28' x 24' attached garage for an SDD as per plans submitted
2025BP0319	01549450	May-16-25	391 Canada St	Brian Horncastle	Ward 5	Single Detached Dwelling	Renovation	\$66.00	\$2,000.00	Construct a renovation to replace guards, decking and columns for an attached deck for an SDD as per
2025BP0325	01425289	May-30-25	731 Athlone St	emma sheppard	Ward 6	Single Detached Dwelling	Addition	\$530.00	\$60,000.00	Demolish an existing mudroom and deck, and construct a 15' x 25' addition onto an SDD as per plans st
2025BP0330	01429034	May-20-25	747 Irvine St	Dean LAke	Ward 6	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace foundation draintile on SDD.
2025BP0331	01513670	May-20-25	107 Mooers Dr	Targett's Windows and Doors	Ward 12	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct renovation to replace 5 windows (2br) in SDD as per information submitted.
2025BP0334	01411214	May-23-25	113 Longwood Dr	Carl Pond Contracting	Ward 3	Single Detached Dwelling	Renovation	\$82.00	\$4,000.00	Construct renovation to repair drain tile on rear wall of SDD as per information submitted.
2025BP0335	01435239	May-22-25	8 Hermitage Crt	Sunly Energy	Ward 12	Single Detached Dwelling	Renovation	\$258.00	\$26,000.00	Construct installation of roof mounted solar array on SDD as per plans submitted.
2025BP0336	75568287	May-30-25	33 Sandlewood Ln	S & P Ventures Ltd.	Ward 1	Single Detached Dwelling	New	\$2,610.00	\$320,000.00	Construct new SDD as per plans submitted.
2025BP0352	75008664	May-29-25	230 Case St	Targett's Windows and Doors	Ward 7	Single Detached Dwelling	Renovation	\$162.00	\$14,000.00	Construct renovation to replace 11 windows (3br) in SDD as per information submitted.
2025BP0358	01404250	May-27-25	305 Fulton Ave	Robert McKnight	Ward 3	Single Detached Dwelling	Renovation	\$162.00	\$14,000.00	Construct renovation to replace drain tile on SDD as per information submitted.
2025BP0359	01561158	May-29-25	53 Corbett Ave	Robin Rickard	Ward 6	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD as per information submitted.
2025BP0363	75285429	May-30-25	326 Kimble Dr	Birdseye Custom Carpentry Ltd	Ward 7	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct renovation to replace windows and vinyl siding on SDD as per information submitted.
2025BP0118	01414903	May-13-25	60 Hartt St	Valleywide Restorations	Ward 1	Single Detached Dwelling/Ap	Renovation	\$2,050.00	\$250,000.00	Construct renovation to replace interior finishes and insulation due to fire damage in an SDD with basen
2025BP0233	01561935	May-07-25	12 Corbett Ave	Renovations Plus 2012 Inc.	Ward 6	Single Detached Dwelling/Ap	Renovation	\$746.00	\$87,000.00	Construct renovation to create a secondary suite in an existing attached garage in an SDD as per plans
2025BP0301	75568881	May-12-25	2 Westwood Dr	Browns A+ Renovations	Ward 12	Townhouse	Renovation	\$210.00	\$20,000.00	Construct renovation to create bedroom and install finishes in basement of Unit 2 townhouse.
2025BP0346	01455633	May-26-25	790 Brunswick St	Allan McGathey	Ward 11	Townhouse	Renovation	\$66.00	\$1,000.00	Construct renovation to repair waterproofing under second storey deck and reinstalling existing guards a
TOTALS								\$306,394.00	\$37,533,570.00	