

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, September 17, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – August 20, 2025

2. ZONING APPLICATIONS

2.1 Pila Investments Ltd. - 616 & 618 Union Street

- Amendment to terms and conditions of By-law No. Z-5.215 to modify the requirement related to the separation distance from the storm pipe to the proposed foundation and an appropriate legal easement (term and condition “g”).

3. SUBDIVISION APPLICATIONS

3.1 Southwest Surveys -22 Eatman Avenue

- Tentative plan of subdivision to create three new R-1 lots; and,
- 0.28 metre lot frontage variance for the remnant corner lot.

3.2 L&C Munn Developments c/o Larry Munn - Munner Drive

- Tentative plan of subdivision to create 32 Rural Residential (RR) lots under the *Noonan Lower St Mary's Planning Area Rural Plan Regulation – Community Planning Act*, along proposed extensions of Munner Drive and Mindy Avenue.

3.3 City of Fredericton c/o Ryan Seymour - 1475 Saint Mary's Street

- Tentative plan of subdivision to add a 12.5 square metre parcel of land to the Saint Mary's Street right-of-way from a portion of PID 75566679 to accommodate a future multi-use trail.

4. VARIANCE APPLICATIONS

4.1 Carman Creek Golf Inc. c/o Terry Avery - 460 Riverside Drive

- 11.5 metre side yard setback variance; and,
- Amendment to the terms and conditions of a previous planning approval (V-21-2000), which does not permit the further expansion or intensification of the existing buildings or the use,

to permit the construction of a new driving range building at Carman Creek Golf Course.

4.2 Fredericton Homeless Shelters Inc. - 355 Smythe Street --DEFERRED--

- Additional Temporary Use Variance to permit the extension of an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds.

5. OLD BUSINESS

6. NEW BUSINESS

PAC Bus Tour Date

7. BUILDING PERMITS

To receive building permits for August 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 17 septembre 2025, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 20 août 2025

2. DEMANDES DE ZONAGE

2.1 Pila Investments Ltd. - 616 et 618, rue Union

- Modification des conditions de l'arrêté no Z-5.215 afin d'ajuster l'exigence concernant la distance de séparation entre la conduite pluviale et la fondation proposée, ainsi que la servitude légale appropriée (condition « g »).

3. DEMANDE DE LOTISSEMENT

3.1 Southwest Surveys -22, avenue Eatman

- Plan provisoire de lotissement visant à créer trois nouveaux lots résidentiels R-1;
- Dérogation de 0,28 mètre à la largeur de façade pour le lot d'angle restant.

3.2 L&C Munn Developments a/s de Larry Munn - Promenade Munner

- Plan provisoire de lotissement visant à créer 32 lots résidentiels ruraux (RR) en vertu du Règlement du plan rural du secteur d'aménagement de Noonan – Lower St. Mary's – *Loi sur l'urbanisme*, le long des prolongements proposés de la promenade Munner et de l'avenue Mindy.

3.3 Ville de Fredericton a/s de Ryan Seymour - 1475, rue Saint Mary's

- Plan provisoire de lotissement visant à ajouter une parcelle de terrain de 12,5 mètres carrés à l'emprise de la rue Saint Mary's à partir d'une portion du NID 75566679, afin de permettre l'aménagement futur d'un sentier polyvalent.

4. DEMANDE DE DÉROGATION

4.1 Carman Creek Golf Inc. a/s de Terry Avery - 460, promenade Riverside

- Dérogation pour une marge de recul latérale de 11,5 mètres;
- Modification des conditions d'une approbation d'urbanisme antérieure (V-21-2000), laquelle interdit l'agrandissement des bâtiments existants ou l'augmentation de l'usage;

afin de permettre la construction d'un nouveau bâtiment de terrain d'exercice au club de golf Carman Creek Golf Course.

4.2 Fredericton Homeless Shelters Inc. - 355, rue Smythe --DIFFÉRE--

- Dérogation d'usage temporaire additionnelle afin de permettre la prolongation d'un refuge d'urgence dans l'édifice Winner's Lounge, situé sur le terrain d'exposition.

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

Date de la tournée en autobus du CCU

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois d'août 2025

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, August 20, 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
Julie Baker

Members Absent Rodney Blanchard (Chair)

Staff: Marcello Battilana
Fredrick VanRooyen
Melisa Tang Choy
Tyson Aubie
Jody Boone
Marley McLellan
Ryan Seymour
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – July 16, 2025

Moved by: Julie Baker

Seconded by: Scott McConaghy

That the minutes of the regular meeting of the Planning Advisory Committee of July 16, 2025, be approved.

CARRIED

ZONING APPLICATIONS

Gibson Gardens c/o Eric Price - 501 Gibson Street

- Rezoning a portion of the subject property from Residential Zone 1 (R-1) to Multi-residential Zone Two (MR-2) and 4.9 metre lot frontage variance, to permit a 52-unit stacked townhouse and townhouse development.
- Additionally, tentative plan of subdivision to create two new R-1 lots from the subject property.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Eric Price on behalf of Gibson Gardens as it relates to property located at 501 Gibson street for:

- **Rezoning a portion of PID 01427780 from R-1 to MR-2, and**
- **9 metre lot frontage variance for the MR-2 lot, to permit a 52-unit stacked townhouse and townhouse development,**

be approved subject to terms and conditions.

Public Hearing

- The applicant Eric Price was available to respond to questions.
- Jennifer Kay expressed concerns regarding the application for 501 Gibson Street.

Moved by: Councillor Margo Sheppard

Seconded by: Julie Baker

CARRIED

G. George Construction Ltd. - 199 Serenity Lane

- Rezoning from R-1 and R-3 to R-5, tentative plan of subdivision to create 12 townhouse lots and a 0.75m lot depth variance (for one lot) to allow construction of 12 townhouses within 3 buildings.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by G. George Construction Ltd., to rezone property located at 199 Serenity Lane from R-1 and R-3 to R-5 and a tentative plan of subdivision to create 12 townhouse lots requiring a 0.75m lot depth variance (Lot 25-L), to allow construction of a 12-unit townhouse development, be approved subject to terms and conditions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

CARRIED

Fredericton Direct Charge Co-operative Ltd. - 170 Doak Road

- Amendment to terms and conditions of By-law Z-5.27 to permit a child care centre – large use for up to 163 children (existing terms and conditions permit up to 83 children).

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Fredericton Direct Charge Co-operative Ltd. on property located at 170 Doak Road to amend previously approved term and condition (b) of By-law Z-5.27, which reads as follows:

b) That number of children served by the Child Care Centre be limited to a maximum of 83.

be repealed and replaced with the following term and condition:

b) The Child Care Centre – Large use permit a maximum 163 children in total on the property.

Public Hearing

- The applicant Gary Von Richter, Vice President of Board of Directors of the Fredericton Direct Charge Co-op, was available to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Scott McConaghy

CARRIED

Sonia Wilson - 214-218 McKnight Street

- Rezoning from Residential Zone One (R-1) to R-3; and,
- A 0.56 metre lot frontage variance and a 0.29 metre lot frontage variance,

to permit the subdivision of the existing semi-detached dwelling along the common party wall.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Sonia Wilson to rezone the property at 214-218 McKnight Street from Residential Zone One (R-1) to Residential Zone Three (R-3); as well

as to subdivide the lot into two lots for divided ownership, and lastly, for lot frontage variances of 0.56 metres and 0.29 metres, be approved subject to terms and conditions.

Public Hearing

- The applicant Sonia Wilson was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

CARRIED

The Chair moved the zoning application for City of Fredericton - South Core Secondary Municipal Plan Adoption, to the end of the applications.

SUBDIVISION APPLICATIONS

City of Fredericton c/o Ryan Seymour - 231 Regent Street

- Tentative plan of subdivision to add a 75.6 square metre parcel of land to the Regent Street right-of-way from a portion of PID 75493858.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 231 Regent Street for a tentative plan of subdivision to add a 75.6 square metre parcel of land to the public right-of-way (Regent Street) be forwarded to City Council with a recommendation that the location of the public street as shown on Map III attached to P.R. 69/25 be approved.

BE IT FURTHER RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled Cedar Valley Investments Limited Showing Regent Street (Public), 231 Regent Street, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Public Hearing

- The applicant Ryan Seymour, representing the City of Fredericton, was available to respond to questions.
- Iona Loosen expressed concerns regarding the application for 231 Regent Street.

Moved by: Julie Baker

Seconded by: Scott McConaghy

CARRIED

VARIANCE APPLICATIONS

S.T.A.R.S Children's Home c/o Sue Ellen English - 348 Gibson Street

- Temporary Use Variance application to permit Group Home and Office use in the Multi-Residential Zone 2 (MR-2). No additions to the existing building footprint are being proposed.
- The proposal would accommodate short-term stays for up to 12 children aged 0 to 8 under staff supervision, at a ratio of 2 children per 1 staff.
- Onsite therapeutic services (including speech therapy and education assessments) would be provided for the children in the home, and the proposed Office use would be exclusively for the practitioners that provide services to the children.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Sue Ellen English, on behalf of S.T.A.R.S. Children's Home, for a temporary use variance to permit Group Home and Office use at 348 Gibson Street, be approved subject to terms and conditions.

Public Hearing

- The applicant Sue Ellen English was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

CARRIED

Creative Childcare in Pepper Creek Inc c/o Javed Khan - 148 Mataya Drive

- Similar Use Variance application to add 15 more childcare spaces to an existing commercial daycare in the Residential Zone under the Noonan Lower St Mary's Rural Plan.
- In 2014, a Similar Use Variance was granted to permit a commercial daycare, and it is currently licensed for childcare for up to 60 children. With the increased demand for childcare spaces, the applicant is seeking permission to allow for a total of 75 childcare spaces.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on August 20, 2025, the application submitted by Javed Khan, on behalf of Creative Childcare Inc., for a variance application to permit a daycare for up to 75 children on property located at 148 Mataya Drive, be approved subject to terms and conditions.

Public Hearing

- The applicant Morgan Calhoun was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Julie Baker

CARRIED

ZONING APPLICATIONS (Cont.)

Melissa Dawe declared a conflict of interest at 7:40 p.m. and excused herself from the remainder of the meeting.

City of Fredericton - South Core Secondary Municipal Plan Adoption

- Municipal Plan Amendments, Zoning By-law Amendments, and Subdivision By-law Amendments

BE IT RESOLVED that the Council of the City of Fredericton hereby receives the Report of the Planning Advisory Committee, dated August 21, 2025, recommending:

- A. That By-law No. Z-8, A By-law to Adopt the Residential Town Plat Secondary Municipal Plan, be repealed and replaced with By-law No. Z-8, A By-law to Adopt the South Core Secondary Municipal Plan, the contents of which are enclosed as Schedule A attached to P.R. 59/25.**
- B. That Council adopt by resolution the associated South Core Urban Design Guidelines.**
- C. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing and replacing Schedule 1 (Urban Structure Map) to make boundary and legend adjustments for the South Core Secondary Municipal Plan Area and the New Brunswick Exhibition Grounds (NBEX) Secondary Municipal Plan Area as shown on Schedule B attached to P.R. 59/25.**
- D. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing and replacing Schedule 2 (Land Use Map) to make boundary adjustments for the South Core Secondary Municipal Plan Area as shown on Schedule C attached to P.R. 59/25.**
- E. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing the Background statement of the South Core Designation contained in Section 2.2.1, subparagraphs 2.2.1(12), 2.2.1(13), and the mid-rise and high-rise terms in the Glossary and replacing with a new Background statement, subparagraphs, and Glossary terms as outlined in the attached Schedule D.**

F. That By-law No. Z-6, A By-law to Adopt a Municipal Plan for the City of Fredericton, be amended by repealing subparagraphs 2.2.1(15), 2.2.1(16), and 2.2.2(3) as outlined in the attached Schedule D and renumbering the remaining sections as required accordingly.

G. That the text amendments to By-law No. Z-5, A Zoning By-law for the City of Fredericton, as outlined in the attached Schedule E be approved.

H. That the following amendments to the Zoning Maps (Schedule 11) of By-law No. Z-5, A Zoning By-law for the City of Fredericton be approved:

- i. Rezone land from Residential Zone Three (R-3) to Town Plat Zone Four (TP-4) as shown on Map I attached to P.R. 59/25;**
- ii. Rezone land from Neighbourhood Commercial Zone (NC) and District Commercial Zone (DC) as shown on Map II attached to P.R. 59/25; and,**
- iii. Rezone land from District Commercial Zone (DC) to Mixed-Use Zone Three (MX-3) as shown on Map III attached to P.R. 59/25.**

I. That Schedule 6 Residential Town Plat Planning Area within Section 20 of By-law No. Z-5, A Zoning By-law for the City of Fredericton, be repealed and replaced with a new Schedule 6 South Core Planning Area, as shown on Map IV attached to P.R. 59/25.

J. That Schedules 13, 14, and 15 be added to Section 20 of By-law No. Z-5, A Zoning By-law for the City of Fredericton, as shown on Maps V, VI, and VII attached to P.R. 59/25.

K. That the text amendments to By-law Z-4, A Subdivision By-law, as outlined in the attached Schedule F be approved.

Public Hearing

- Iona Loosen expressed concerns regarding the application.
- Taylor Steel expressed concerns regarding the application.

Moved by: Scott McConaghy

Seconded by: Councillor Greg Ericson

CARRIED

(Melissa Dawe was not present for the vote)

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for July 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Margo Sheppard

That the building permits for the month of July 2025 be received.

CARRIED

(Melissa Dawe was not present for the vote)

ADJOURNMENT

Moved by: Julie Baker

Seconded by: Councillor Greg Ericson

That the meeting of the PAC be adjourned at 8:22 p.m.

CARRIED

(Melissa Dawe was not present for the vote)

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : Lundi 20 août 2025 à 19 h
Lieu : Salle du conseil municipal et conférence en ligne

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

Membres absents : Rodney Blanchard (président)

Membres du personnel : Marcello Battilana
Fredrick VanRooyen
Melisa Tang Choy
Tyson Aubie
Jody Boone
Marley McLellan
Ryan Seymour
Felix McCarthy
Elizabeth Murray

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 16 juillet 2025

Proposé par : Julie Baker

Appuyé par : Scott McConaghy

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 16 juillet 2025.

ADOPTÉ

DEMANDES DE ZONAGE

Gibson Gardens a/s Eric Price – 501, rue Gibson

- Rezonage d'une partie de la propriété visée de zone résidentielle 1 (R-1) à zone multirésidentielle 2 (MR-2) et dérogation de 4,9 mètres pour la façade du lot, afin de permettre un projet de 52 logements en maisons en rangée et logements superposés en bande.
- De plus, plan provisoire de lotissement visant à créer deux nouveaux lots R-1 à partir de la propriété visée.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Eric Price au nom de Gibson Gardens concernant la propriété sise au 501, rue Gibson pour :

- le rezonage d'une partie du NID 01427780 de R-1 à MR-2, et
- une dérogation de 9 mètres pour la façade du lot MR-2, afin de permettre un projet de 52 logements en maisons en rangée et logements superposés en bande,

soit approuvée sous réserve des conditions.

Audience publique

- Le requérant Eric Price était disponible pour répondre aux questions.
- Jennifer Kay a exprimé des préoccupations concernant la demande pour le 501, rue Gibson.

Proposé par : Margo Sheppard, conseillère

Appuyé par : Julie Baker

ADOPTÉ

G. George Construction Ltd. – 199, allée Serenity

- Rezonage de R-1 et R-3 à R-5, plan provisoire de lotissement visant à créer 12 lots pour maisons en rangée et dérogation de 0,75 m pour la profondeur d'un lot afin de permettre la construction de 12 maisons en rangée réparties dans 3 bâtiments.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par G. George Construction Ltd. visant à rezoner la propriété sise au 199, allée Serenity de R-1 et R-3 à R-5 et un plan provisoire de lotissement visant à créer 12 lots pour maisons en rangée nécessitant une dérogation de 0,75 m pour la

profondeur du lot (lot 25-L), afin de permettre la construction d'un projet de 12 maisons en rangée, soit approuvée sous réserve des conditions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

ADOPTÉ

Fredericton Direct Charge Co-operative Ltd. – 170, chemin Doak

- Modification des modalités et conditions de l'arrêté Z-5.27 pour permettre une garderie de grande taille pouvant accueillir jusqu'à 163 enfants (les modalités et conditions actuelles permettent jusqu'à 83 enfants).

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Fredericton Direct Charge Co-operative Ltd. concernant la propriété située au 170, chemin Doak visant à modifier la modalité et condition (b) précédemment approuvée de l'arrêté Z-5.27, qui se lit comme suit :

b) Que le nombre d'enfants accueillis par la garderie soit limité à un maximum de 83.

soit abrogée et remplacée par la modalité et condition suivante :

b) La garderie de grande taille peut accueillir un maximum de 163 enfants au total sur la propriété.

Audience publique

- Le requérant Gary Von Richter, vice-président du conseil d'administration de la Fredericton Direct Charge Co-op, était disponible pour répondre aux questions.

Proposé par : Greg Ericson, conseiller

Appuyé par : Scott McConaghy

ADOPTÉ

Sonia Wilson - 214-218, rue McKnight

- Rezonage de zone résidentielle 1 (R-1) à R-3; et
- Dérogations de 0,56 mètre et de 0,29 mètre pour la façade du lot,

afin de permettre le lotissement de l'habitation jumelée existante le long du mur mitoyen.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Sonia Wilson visant à rezoner la propriété sise au 214-218,

rue McKnight de zone résidentielle 1 (R-1) à zone résidentielle 3 (R-3), ainsi qu'à lotir le terrain en deux lots pour propriété divisée, et enfin pour des dérogations de façade de lot de 0,56 mètres et 0,29 mètres, soit approuvée sous réserve des conditions.

Audience publique

- La requérante Sonia Wilson était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

ADOPTÉ

Le président a reporté la demande de rezonage concernant l'adoption du plan municipal secondaire pour le noyau sud de la Ville de Fredericton à la fin des demandes.

DEMANDE DE LOTISSEMENT

Ville de Fredericton a/s Ryan Seymour – 231, rue Regent

- Plan provisoire de lotissement visant à ajouter une parcelle de terrain de 75,6 mètres carrés à l'emprise de la rue Regent à partir d'une portion du NID 75493858.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, concernant la propriété située au 231, rue Regent pour un plan provisoire de lotissement visant à ajouter une parcelle de terrain de 75,6 mètres carrés à l'emprise publique (rue Regent) soit transmise au conseil municipal avec la recommandation que l'emplacement de la rue publique, tel qu'indiqué sur la carte III jointe au rapport d'urbanisme 69/25, soit approuvé.

IL EST DE PLUS RÉSOLU QUE le plan définitif de lotissement préparé par Surtek Group Ltd. intitulé Cedar Valley Investments Limited Showing Regent Street (Public), 231 Regent Street, City of Fredericton, County of York, Province of New Brunswick, reçoive l'assentiment du conseil conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

Audience publique

- Le requérant Ryan Seymour, représentant la Ville de Fredericton, était disponible pour répondre aux questions.
- Iona Loosen a exprimé des préoccupations concernant la demande pour le 231, rue Regent.

Proposé par : Julie Baker

Appuyé par : Scott McConaghy

ADOPTÉ

DEMANDE DE DÉROGATION

S.T.A.R.S. Children's Home a/s Sue Ellen English – 348, rue Gibson

- Demande de dérogation pour usage temporaire visant à permettre un foyer de groupe et un usage de bureau dans la zone multirésidentielle 2 (MR-2). Aucun ajout à l'empreinte du bâtiment existant n'est proposé.
- Le projet permettrait des séjours de courte durée pour jusqu'à 12 enfants âgés de 0 à 8 ans sous la supervision du personnel, selon un ratio de 2 enfants pour 1 membre du personnel.
- Des services thérapeutiques sur place (y compris d'orthophonie et d'évaluations pédagogiques) seraient fournis aux enfants du foyer, et l'usage de bureau proposé serait exclusivement réservé aux praticiens et praticiennes intervenant auprès des enfants.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Sue Ellen English, au nom de S.T.A.R.S. Children's Home, pour une dérogation d'usage temporaire visant à permettre un foyer de groupe et un usage de bureau au 348, rue Gibson, soit approuvée sous réserve des conditions.

Audience publique

- La requérante Sue Ellen English était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

ADOPTÉ

Creative Childcare in Pepper Creek Inc. a/s Javed Khan – 148, promenade Mataya

- Demande de dérogation pour usage similaire visant à ajouter 15 places supplémentaires de garderie à une garderie commerciale existante dans la zone résidentielle selon le plan rural de Noonan Lower St Mary's.
- En 2014, une dérogation pour usage similaire a été accordée pour permettre une garderie commerciale, qui est actuellement autorisée à accueillir jusqu'à 60 enfants. En raison de la demande accrue de places en

garderie, le requérant demande l'autorisation d'accueillir un total de 75 enfants.

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 20 août 2025, la demande présentée par Javed Khan, au nom de Creative Childcare Inc., pour une dérogation visant à permettre une garderie pouvant accueillir jusqu'à 75 enfants sur la propriété sise au 148, promenade Mataya, soit approuvée sous réserve des conditions.

Audience publique

- Le requérant Morgan Calhoun était disponible pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

ADOPTÉ

DEMANDES DE REZONAGE (suite)

Melissa Dawe a déclaré un conflit d'intérêts à 19 h 40 et s'est excusée pour le reste de la réunion.

Ville de Fredericton - Adoption du plan municipal secondaire pour le noyau sud

- Modifications au plan municipal, modifications à l'arrêté de zonage et modifications à l'arrêté de lotissement

IL EST RÉSOLU que le conseil municipal de Fredericton reçoit le rapport du Comité consultatif sur l'urbanisme, daté du 21 août 2025, recommandant :

A. Que l'arrêté Z-8, Arrêté relatif à l'adoption d'un plan municipal secondaire pour la zone de lotissement résidentiel de Fredericton, soit abrogé et remplacé par l'arrêté Z-8, Arrêté relatif à l'adoption du plan municipal secondaire pour le noyau sud, dont le contenu figure à l'annexe A du rapport d'urbanisme 59/25.

B. Que le conseil adopte par voie de résolution les lignes directrices connexes sur la conception urbaine du noyau sud.

C. Que l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation et le remplacement de l'annexe 1 (Carte de la structure urbaine) afin d'ajuster les limites et la légende pour le secteur visé par le plan municipal secondaire pour le noyau sud et le secteur visé par le plan municipal secondaire du terrain d'exposition du Nouveau-Brunswick (NBEX), comme le montre l'annexe B du rapport d'urbanisme 59/25.

- D. Que l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation et le remplacement de l'annexe 2 (Carte d'utilisation des sols) afin d'ajuster les limites pour le secteur visé par le plan municipal secondaire pour le noyau sud, comme le montre l'annexe C du rapport d'urbanisme 59/25.**
- E. Que l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation de l'énoncé de contexte de la désignation du noyau sud contenu dans l'article 2.2.1, les sous-alinéas 2.2.1(12), 2.2.1(13), et les termes « hauteur moyenne » et « grande hauteur » dans le glossaire, et leur remplacement par un nouvel énoncé de contexte, de nouveaux sous-alinéas et termes du glossaire, comme indiqué à l'annexe D ci-jointe.**
- F. Que l'arrêté Z-6, Arrêté visant l'adoption d'un plan municipal pour la Ville de Fredericton, soit modifié par l'abrogation des sous-alinéas 2.2.1(15), 2.2.1(16) et 2.2.2(3) comme indiqué à l'annexe D ci-jointe et la renumérotation des sections restantes en conséquence.**
- G. Que les modifications au texte de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, comme indiqué à l'annexe E ci-jointe, soient approuvées.**
- H. Que les modifications suivantes aux cartes de zonage (annexe 11) de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, soient approuvées :**
- i. Rezoner le terrain de zone résidentielle 3 (R-3) à zone du quartier historique 4 (TP-4) comme le montre la carte I jointe au rapport d'urbanisme 59/25;**
 - ii. Rezoner le terrain de zone commerciale de quartier (NC) et zone commerciale de district (DC) comme le montre la carte II jointe au rapport d'urbanisme 59/25,**
 - iii. Rezoner le terrain de zone commerciale de district (DC) à zone à usages mixtes 3 (MX-3) comme le montre la carte III jointe au rapport d'urbanisme 59/25.**
- I. Que l'annexe 6 Zone de planification du quartier résidentiel historique de l'article 20 de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, soit abrogée et remplacée par une nouvelle annexe 6 Zone de planification du noyau sud, comme le montre la carte IV jointe au rapport d'urbanisme 59/25.**
- J. Que les annexes 13, 14 et 15 soient ajoutées à l'article 20 de l'arrêté Z-5, Arrêté de zonage de The City of Fredericton, comme le montrent les cartes V, VI et VII jointes au rapport d'urbanisme 59/25.**
- K. Que les modifications au texte de l'arrêté Z-4, Arrêté de lotissement, comme indiqué à l'annexe F ci-jointe, soient approuvées.**

Audience publique

- Iona Loosen a exprimé des préoccupations concernant la demande.

- Taylor Steel a exprimé des préoccupations concernant la demande.

Proposé par : Scott McConaghy

Appuyé par : Greg Ericson, conseiller

ADOPTÉ

(Melissa Dawe n'était pas présente pour le vote)

AFFAIRES COURANTES

AFFAIRES NOUVELLES

PERMIS DE CONSTRUIRE

Réception des permis de construire pour juillet 2025.

Proposé par : Greg Ericson, conseiller

Appuyé par : Margo Sheppard, conseillère

Recevoir les permis de construire pour le mois de juillet 2025.

ADOPTÉ

(Melissa n'était pas présente pour le vote)

LEVÉE DE LA SÉANCE

Proposé par : Julie Baker

Appuyé par : Greg Ericson, conseiller

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 20 h 22.

ADOPTÉ

(Melissa Dawe n'était pas présente pour le vote)

Rodney Blanchard, président

Elizabeth Murray, secrétaire



PLANNING REPORT

PAC – September 17, 2025
File No.: Z-28-25, P.R. No. 80/25

To: Planning Advisory Committee

From: Fredrick Van Rooyen, Planner

Proposal: Amendment to terms and conditions to modify the requirement related to the separation distance from the storm pipe and legal easement

Property: 616 & 618 Union Street (PID 01425149, 75257600, 75257618 & 75006544)

OWNER: Pila Investments Ltd. c/o David Peddle
12 Monsella Court
Fredericton, NB
E3B 0N1

APPLICANT: As above

SITE INFORMATION:

Location: South side of Union Street, across from Union and Clark Street intersection

Context: Commercial Plaza to the west, vacant COR-1 property and a place of worship to the north, vacant EOS land and six-storey residential condominium to the east, and the riverfront trail to the south.

Ward No: 6

Municipal Plan: North Core & Commercial in the Union Street Area Secondary Municipal Plan

Zoning: Commercial Corridor Zone One (COR-1)

Existing Land Use: Vacant land – previous residential/office

Previous Applications: P.R. 6/21, P.R. 32/23

EXECUTIVE SUMMARY:

The subject property was rezoned in 2021 from District Commercial (DC) to Commercial Corridor Zone One (COR-1) to permit a six-storey, 39-unit mixed use building (P.R. 6/21). The building design and site layout of the original approval was subsequently modified in 2023 to ensure that the building and parking location was outside the area of the existing storm pipe. The revised proposal featured a six-storey, 22-unit apartment building to the rear and a separate 312m² two storey commercial building at the front with surface parking in the middle. The 2023 application amended the original terms and conditions to reflect the revised site design and layout (P.R. 32/23).

The current application is solely to amend term and condition “g” of the original approval (P.R. 6/21) associated with By-law No. Z-5.215; there are no proposed changes to the building design and layout at this time. Term and condition “g” outlines the following:

g) The applicant is to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. An appropriate legal easement will be provided by the applicant.

The Applicant has requested that term and condition “g” be removed or significantly revised to apply only to the portions of infrastructure that fall within their property boundary, and not require action or easements related to adjacent land not owned or controlled by the Applicant.

Staff are of the opinion that the existing term and condition “g” is a reasonable term and condition that should remain in place as it ensures that there are no negative impacts to the future building on the property or to the piping and any future maintenance requirements. Accordingly, staff recommend that the applicant’s request to amend the term and condition be denied.

APPLICATION:

Pila Investments Ltd. has made application on property located at 616 & 618 Union Street to amend term and condition (g) of By-law No. Z-5.215 to modify the requirement related to the separation distance from the storm pipe to the proposed foundation and an appropriate legal easement.

PLANNING COMMENTS:

Background:

- The subject property was rezoned in 2021 from District Commercial (DC) to Commercial Corridor Zone One (COR-1) to permit a six-storey, 39-unit mixed use building (P.R. 6/21). The 2021 application also included an 11-metre building height variance (23 metres in building height) and a 2.2 metre front yard setback variance (0.8 metres from the front property line). In 2023, an application to amend term and condition (a) and (b) was approved for a revised building design and site layout (P.R. 32/23). The revised proposal featured a six-storey, 22-unit apartment building to the rear and a separate 312m² two storey commercial building at the front with surface parking in the middle (see Map II). Staff have worked with the Applicant to ensure that the building and parking location is outside the area of the existing storm pipe. The original approval had parking within the rear overtop the existing storm pipe, whereas the 2023 applicant relocated the parking between the two buildings while having a similar distance from the building foundation to the existing storm pipe.
- The 2021 application identified the existing storm pipe along the southern portion of the subject property and outlined that the pipe is not owned or maintained by the City. Accordingly, a term and condition was included that required the applicant to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. Further to this, an appropriate legal easement would need to be provided by the applicant.
- Planning staff would emphasize that there is an approved development in place that meets the intent of the Growth Strategy, Municipal Plan, Union Street Secondary Municipal Plan, and Zoning By-law. The approved development represents an appropriately scaled infill development that has convenient and direct access to sidewalks, trails, and transit and

includes a residential component that meets the intent of the Main Street Built Form Design Guidelines.

Proposal:

- The Applicant has requested that term and condition “g” of the original approval contained in By-law No. Z-5.215 be removed or significantly revised to apply only to the portions of infrastructure that fall within their property boundary, and not require action or easements related to adjacent land not owned or controlled by the Applicant. The Applicant has confirmed that there are no proposed changes to the building design and layout at this time. The Applicant has provided the following rationale within their letter of intent:
 - Private Pipe: As confirmed in the October 24, 2024 letter from the Office of the City Solicitor, this pipe is not owned or maintained by the City and thus is not municipal infrastructure.
 - Lack of Control: The Applicant does not have legal access to the neighbouring property and cannot facilitate or enforce an easement there. Any requirement to create one imposes responsibilities beyond their property boundary and legal authority.
 - Unreasonable Burden: Imposing geotechnical and legal obligations on a private developer for a third-party utility sets a troubling precedent and is beyond the normal scope of developer conditions under the Community Planning Act.
 - Good Faith: The Applicant has consistently engaged with the City and neighbouring landowner in efforts to resolve this issue since the original approval in 2021 and the amendment in 2023. However, a resolution has not been achieved, and further delay materially impacts the viability of this project.
- The Applicant has proposed that term and condition “g” be replaced with the following language:
 - *The applicant is to ensure the building foundation maintains an appropriate setback from any known infrastructure of the subject property. No geotechnical assessment or easement is required for features not owned by the applicant or located on adjacent lands.*
- The Applicant has noted that they are committed to completing this development in a manner that respects planning standards, traffic safety, and environmental impact.

Engineering & Operations:

- To provide context on the piped system, Grieves Creek is a provincially designated watercourse that collects both local and regional overland runoff water and serves storm systems along its length. Near the outlet, the watercourse was contained to an underground piped system with an unclear history, having been installed several decades ago. Despite the lack of information available, Staff have confirmed that the system has served to attenuate properties near Grieves Creek since its inception and continues to do so currently.

- The City has confirmed that the piped system runs along the adjacent property from Union Street toward the south, where the piped system eventually crosses a portion of the Applicant's property. As the portion in question connects to the outlet of the system on the river's edge (where collected water is eventually directed in to the river), Staff are of the view that, despite being minimal in length, this section is an integral component of the Grieves Creek catchment and attenuation system as a whole - it ensures that street systems, housing and ecosystems along the watercourse function free and clear and remain capable of addressing both local and regional stormwater attenuation requirements.
- As noted, the functionality of the underground piped system is critical to the current and future operation of the watercourse. The original term and condition of By-law No. Z-5.215 states:

g) The applicant is to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. An appropriate legal easement will be provided by the applicant.

- As mentioned in previous planning reports, Staff note that due to the depth of the piping system, it may create structural conditions that could negatively impact the proposed building and therefore warrants consideration in advance of any development; specifically the need for a geotechnical consultant. Further, there is a possibility that the existing pipe's structural ability may be compromised without proper planning. A geotechnical consultant would also be required to confirm a safe working environment for the piping and building construction or maintenance and would be able to provide construction practices for development on the subject property that would allow the development to proceed without undue risk for either the Applicant or others. An Engineer's geotechnical report would ensure that there are no short- or long-term impacts to a building that may be constructed on the property or to the piping and any future maintenance requirements. Given the above, Staff consider the existing term and condition reasonable for the appropriate development of the land.
- With respect to the easement requirement, while there is no registered easement on title to the Applicant's property, the City would like to work with the applicant to confirm the existence of such in order that the Applicant may advance development of its property. Failing such, Staff would note that as the property was previously migrated to the Land Titles system prior to the Applicant acquiring it, the overriding incidents provisions in the Land Titles Act would nevertheless apply.
- In summary, Staff have confirmed that the piping exists and predates the Applicant's acquisition by several decades and has determined its location through tracing exercises. Staff believe that in order to advance their proposed development, the location and depth of the pipe should be confirmed to ensure the continued safe operation of the pipe and that the building is not compromised by future replacement of the pipe.

RECOMMENDATION:

It is recommended that the application submitted by Pila Investments Ltd. on property located at 616 & 618 Union Street to amend previously approved term and condition (g) of By-law No. Z-5.215, which reads as follows:

g) The applicant is to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. An appropriate legal easement will be provided by the applicant.

be denied.

Prepared by:

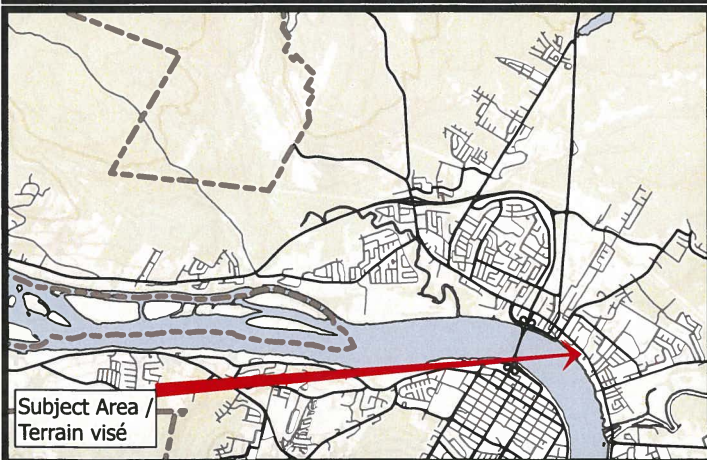
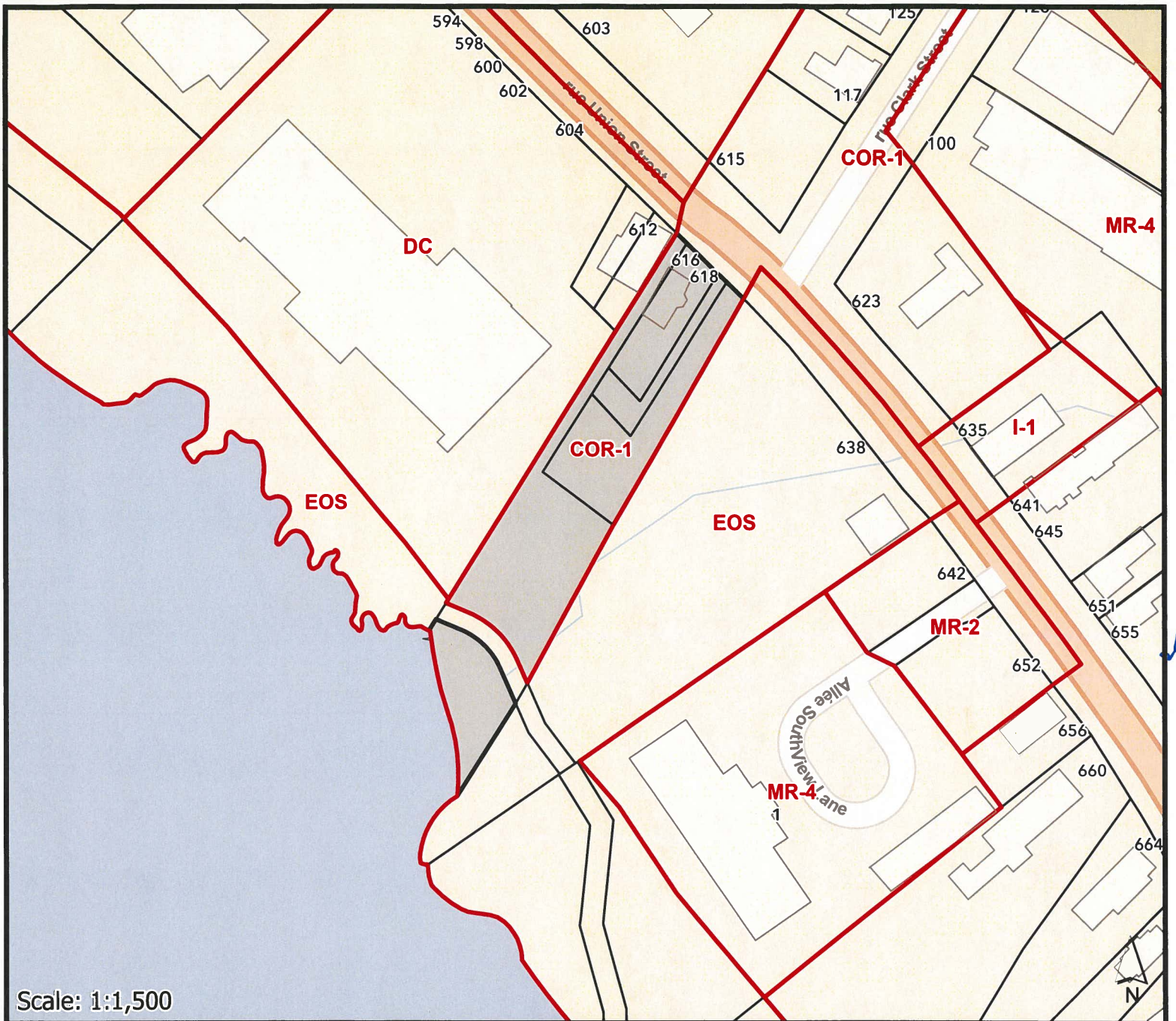
A handwritten signature in blue ink, appearing to read 'Fredrick Van Rooyen', written over a horizontal line.

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

Approved by:

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

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



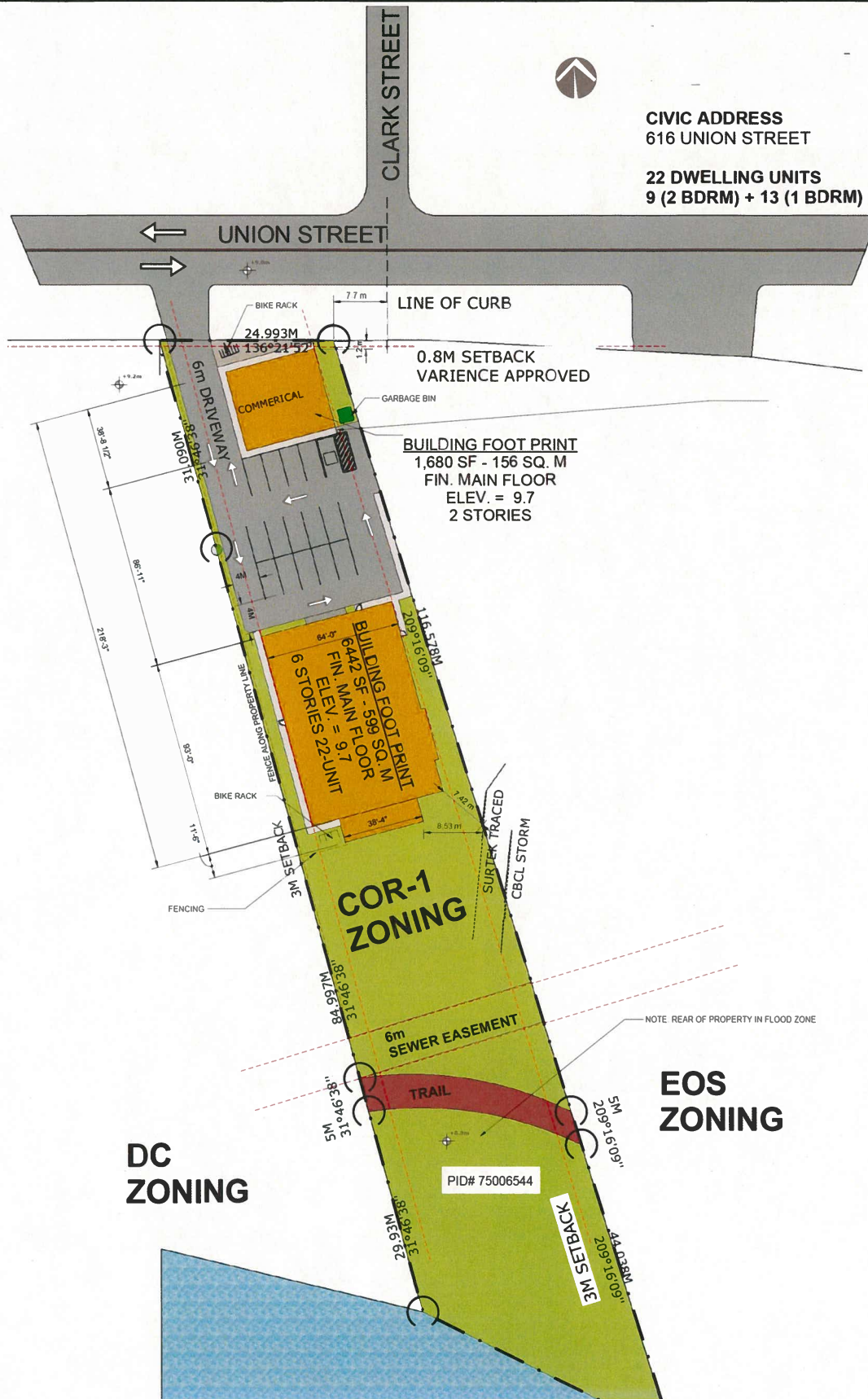
Subject Properties / Propriétés Visées
 Amendment to terms and conditions of By-law No. Z-5.215 to modify the requirement related to the separation distance from the storm pipe to the proposed foundation and an appropriate legal easement (term and condition "g").

Modification des modalités du règlement municipal no Z-5.215 afin d'ajuster l'exigence relative à la distance de séparation entre la conduite pluviale et la fondation proposée, ainsi que l'établissement d'une servitude légale appropriée (modalité "g").

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-80-2025
 Date \ date: septembre \ September 17, 2025
 Subject \ sujet: 616 & 618 Union Street
 Pila Investments Ltd.
 c/o David Peddle



2023 Approved Site Plan / Plan d'implantation approuvé de 2023

David Peddle

Pila Investments Ltd.
12 Monsella Court
Fredericton, NB
E3B 0N1

Date: 2025-07-31

To: Marcello Battilana, MCIP
Assistant Director, Planning & Development
City of Fredericton
397 Queen Street
Fredericton, NB E3B 1B5

RE: Request to Amend Condition (g) – 616 & 618 Union Street – By-law Z-5.215

Dear Mr. Battilana,

I am writing to formally request an amendment to **Condition (g)** of the Terms and Conditions associated with **By-law Z-5.215**, approved by City Council on April 12, 2021, and amended in June 2023.

Background

The current Condition (g) requires:

"The applicant is to retain a geotechnical consultant to provide a separation distance from the pipe to the proposed foundation such that there will be no impact on the proposed building foundation if maintenance is required. An appropriate legal easement will be provided by the applicant."

This condition was originally intended to address an unregistered storm pipe that crosses the adjacent property at 638 Union Street and runs onto my property before exiting to the river.

Request

I respectfully request that Condition (g) be removed or significantly revised to apply only to the portions of infrastructure that fall within my property boundary, and not require action or easements related to adjacent land not owned or controlled by me.

Rationale

1. **Private Pipe:** As confirmed in the October 24, 2024 letter from the Office of the City Solicitor, this pipe is not owned or maintained by the City, and thus is not municipal infrastructure.
2. **Lack of Control:** I do not have legal access to the neighboring property and cannot facilitate or enforce an easement there. Any requirement to create one imposes responsibilities beyond my property boundary and legal authority.
3. **Unreasonable Burden:** Imposing geotechnical and legal obligations on a private developer for a third-party utility sets a troubling precedent and is beyond the normal scope of developer conditions under the Community Planning Act.
4. **Good Faith:** I have consistently engaged with the City and neighboring landowner in efforts to resolve this issue since the original approval in 2021 and the amendment in 2023. However, a resolution has not been achieved, and further delay materially impacts the viability of this project.

Proposed Revision

I propose that Condition (g) be replaced with the following language:

"The applicant is to ensure the building foundation maintains an appropriate setback from any known infrastructure on the subject property. No geotechnical assessment or easement is required for features not owned by the applicant or located on adjacent lands."

Closing

I am committed to completing this development in a manner that respects planning standards, traffic safety, and environmental impact. I ask that this request be reviewed at the earliest opportunity and brought forward to the Planning Advisory Committee and City Council for consideration.

Please confirm receipt and advise of the next steps in this process.

Warm regards,

David Peddle

President, Pila Investments Ltd.

dwpedd@gmail.com

PLANNING REPORT



PAC – September 17, 2025

File No.: S-16-2025 V-20-2025 P.R. No. 77/25

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Tentative plan of subdivision to create three new R-1 lots and lot frontage variance for the remnant lot

Property: **22 Eatman Avenue (PID 01558584)**

OWNER: D&L Property Management Ltd. (c/o Changyang Liu)
45 Barbara Crt
Fredericton, NB, E3B 7G6

APPLICANT: Southwest Surveys (c/o Joseph Chessie)
2492 Route 640
Hanwell, NB, E3E 2C2

SITE INFORMATION:

Location: Corner lot at the intersection of Eatman Avenue and Pleasant Street

Context: Low-rise residential neighbourhood with a mixed-use building to the northeast

Ward No: 6

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Single-detached dwelling

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide the subject property in order to create three new Residential Zone One (R-1) lots. The new lots would meet the standards of the R-1 zone (narrow lot option). However, to accommodate the required separation between residential buildings and for private easements, the remnant lot would require a 0.28 metre lot frontage variance. Staff are of the opinion that the requested variance is minor in nature, and the overall proposal is consistent with policies in the Municipal Plan and is in keeping with the existing development pattern in the area. Staff support this application subject to terms and conditions.

APPLICATION:

Joseph Chessie, on behalf of Southwest Surveys, has made application for the following on property located at 22 Eatman Avenue:

- Tentative plan of subdivision to create three new R-1 lots; and,
- 0.28 metre lot frontage variance for the remnant lot.

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 as shown on Map II). The new lots would have a lot frontage of 11.53 metres, lot depth of 35.05 metre and lot area of 346.48 m². The Applicant intends to building single-detached dwellings on the new lots, with proposed building footprints of 26 feet by 42 feet (7.92 metres by 12.80 metres).
- As per Zoning By-law Z-5, single-detached dwellings built at the zero-lot line require a 3.6-metre separation between the side walls of habitable spaces. Additionally, as shown on Map II, the Applicant is proposing a 0.5 metre easement for footing and encroachments, which would be located within the required 1.2 metre maintenance easements. In order to accommodate the aforementioned distances and easements, the remnant lot requires a 0.28 metre lot frontage variance. No changes are being proposed for the existing house on the remnant lot, and the existing driveway would continued to be used.
- Staff would note that the Applicant has confirmed that the existing shed shown on Map II would be removed from Lot 25-3 prior to the final plan of subdivision.

Municipal Plan:

- The subject property is designated Established Neighbourhoods in the Municipal Plan. The proposal is in keeping with Section 2.2.1(18)(vii) with respect to the requirement that infill development be compatible with adjacent properties and Section 2.2.1(21)(i) which states that any new lots created are consistent with the lot pattern of the neighbourhood.

The area surrounding the subject property is composed mainly of single-detached dwellings, and the Applicant is also proposing to build single-detached dwellings on the proposed new lots. Similar R-1 narrow lots with zero side yard setback are already located on the opposite side of the street (31 to 43 Eatman Avenue). Thus, the proposal would be consistent with the lot pattern of the neighbourhood, and the development would be compatible with adjacent properties.

Zoning By-law:

The proposal complies with the standards of the R-1 zone (narrow lot option) as follows:

Standard	Required	Provided	Variance
<i>Lots 25-1, 25-2, 25-3 (new lots)</i>			
Lot frontage (min.)	11.5 m	11.53 m	n/a
Lot depth (min.)	30 m	35.05 m	n/a
Lot area (min.)	345 m ²	346.48 m ²	n/a
<i>Remnant lot (corner lot)</i>			
Lot frontage (min.)	16 m	15.72 m	0.28 m
Lot depth (min.)	30 m	35.05 m	n/a
Lot area (min.)	480 m ²	550.99 m ²	n/a

- As shown on the table above, all new R-1 (narrow) lots would meet the standards of the zone. Additionally, as shown on Map II, the required separation distance between buildings and the required service easement would be able to be accommodated on each lot.
- The remnant lot would meet all standards of the zone, except for the lot frontage. The deficiency in the lot frontage of the remnant lot is a result of accommodating the required separation distance between buildings and private service easement for the new R-1 narrow lots. The intent of the lot frontage requirement is to ensure that a lot has enough frontage to accommodate a building and adequate access. In this case, the remnant lot would contain the existing house and the existing driveway, so Staff do not anticipate any negative impacts from the requested variance.
- Staff would further note that while the subject property sits at approximately 10.5 metres in geodetic elevation, any habitable space must be located above 9 metres in geodetic elevation, as per requirements in Zoning By-law Z-5.

Tentative plan of subdivision

- The 8% public land dedication is required for the new lots (25-1, 25-2 and 25-3), and Staff recommend this be taken in the form of cash-in-lieu.

Engineering & Operations

- Although there is no public storm sewer directly available for connection, the Applicant would be able to extend the storm sewer to the typical City standard within the right-of-way to the proposed development at their cost or provide an alternative onsite solution. A stormwater management plan and engineered lot grading and site services plan is required.
- Due to the nature and history of the neighborhood, the Street will stay as is with no curb being added.

- Staff have identified an existing encroachment of City street on the subject property at the intersection of Eatman Avenue and Pleasant Avenue. Therefore, the City will be requesting a 4m x 4m triangle of property at the corner of Eatman Avenue and Pleasant Avenue.

RECOMMENDATION:

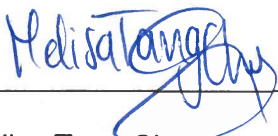
1. It is recommended that the application submitted by Joseph Chessie, on behalf of Southwest Surveys, for a 0.28 metre lot frontage variance for property located at 22 Eatman Avenue be approved.
2. It is further recommended that the tentative plan of subdivision to create three new R-1 lots be forwarded to Council with a recommendation that the public land dedication be taken in the form of cash.

Additional Information

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

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to PR 77/25 to the satisfaction of the Development Officer;
- b) The existing shed shown on Lot 25-3 of Map II attached to PR 77/25, be removed prior to the final plan of subdivision;
- c) The top of the finished floor of any habitable space shall be located above 9 metres in geodetic elevation;
- d) Applicant is to negotiate in good faith with the City for the transfer of a 4-metre x 4-metre triangle at the southeast corner of the development property to be added to the right-of-way;
- e) Servicing, access, lot grading and storm water management plans to be provided to the satisfaction of the Director of Engineering & Operations at the time of the building permit application; and,
- f) 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:

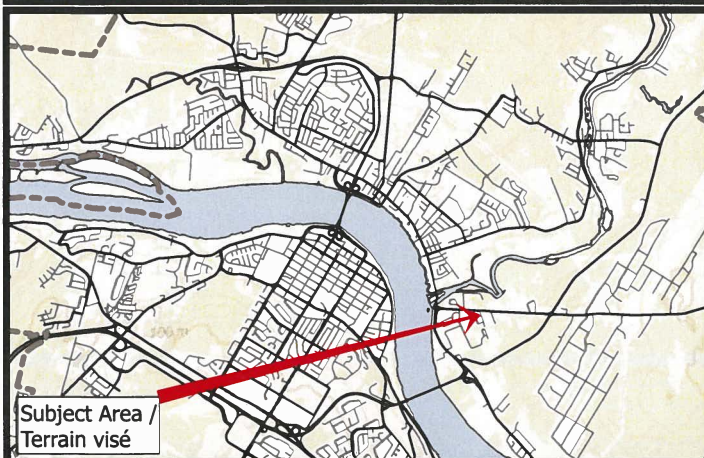
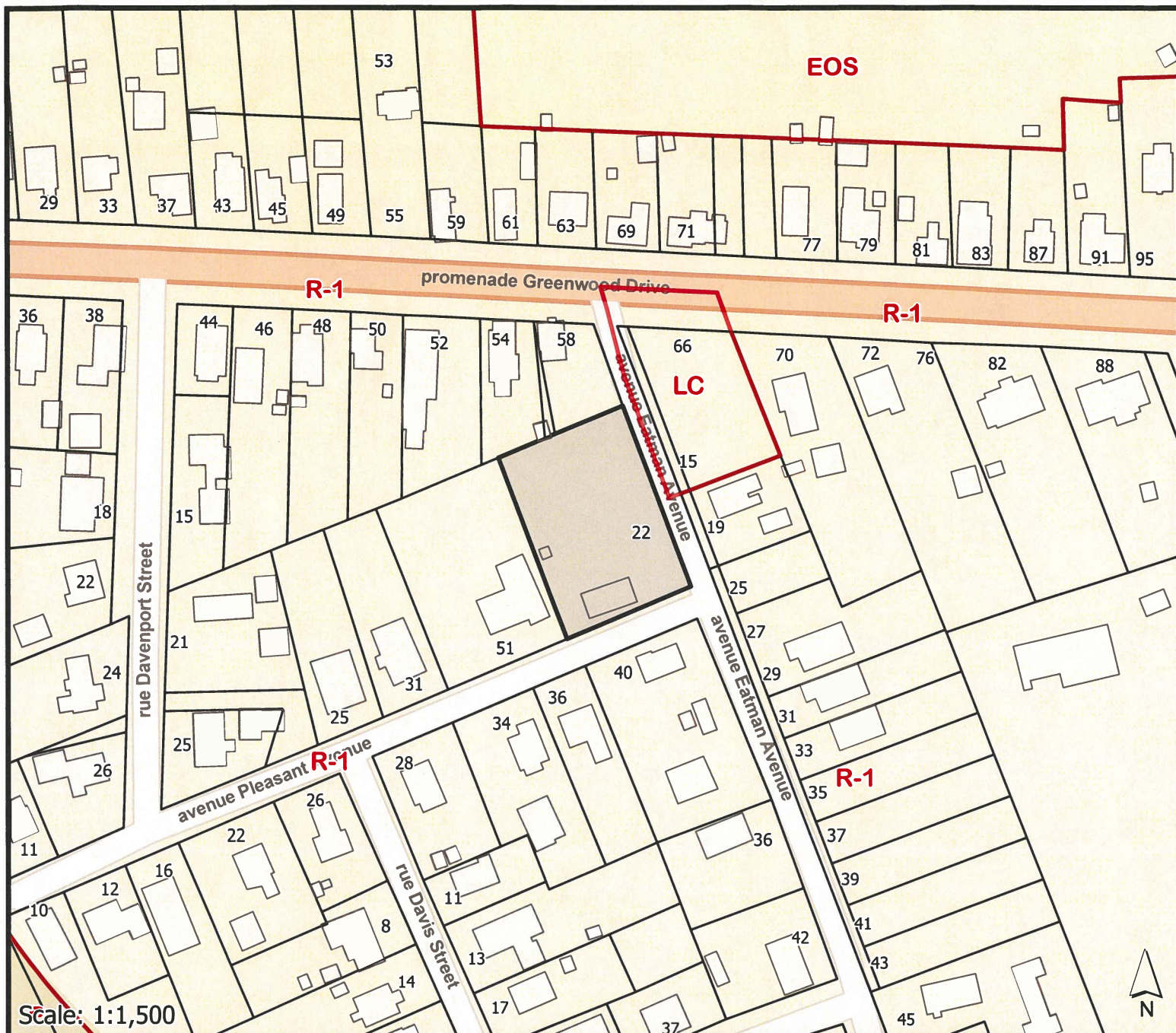


Melisa Tang Choy
Planner, Community Planning

Approved by:



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



Subject Property / Propriété visée

Tentative plan of subdivision to create three new R-1 lots and 0.28 metre lot frontage variance for the remnant corner lot.

Plan de lotissement provisoire visant à créer trois nouveaux lots R-1 et une dérogation de 0,28 mètre pour la façade du lot d'angle restant.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-77-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: avenue 22 Eatman Avenue

Southwest Surveys
c/o Joseph Chessie

AFTON BROOKE CURTIS
& JON WILLIAM CURTIS
TRANSFER N° 43107292
REG. 2022-09-15
PID 1557578

PARCEL "A"

PLAN N° 25616344
REG. 2008-05-30
PID 75447409

PROPOSED DRIVEWAY - 3.5m WIDE
12.802

PROPOSED DRIVEWAY - 3.5m WIDE
12.802

PROPOSED DRIVEWAY - 3.5m WIDE
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PROPOSED DRIVEWAY - 3.5m WIDE
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PROPOSED DRIVEWAY - 3.5m WIDE
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12.802

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PROPOSED DRIVEWAY - 3.5m WIDE
12.802

PROPOSED DRIVEWAY - 3.5m WIDE
12.802

PROPOSED DRIVEWAY - 3.5m WIDE
12.802

LOT 25-1

AREA = 404m²

0.09m AT 4'06"23"
FROM SMFD LEANING
(#272, 1988) TO
LOT CORNER 463

0.500m EAVE & FOOTING
ENCROACHMENT "EFE-1"
0.500

1.200m PRIVATE
MAINTENANCE EASEMENT
"ME-1"

LOT 25-2

AREA = 404m²

0.500m EAVE & FOOTING
EASEMENT "EFE-2"
0.500

1.200m PRIVATE
MAINTENANCE EASEMENT
"ME-2"

LOT 25-3

AREA = 404m²

EXISTING
SHED

0.500m EAVE & FOOTING
EASEMENT "EFE-3"
0.500

1.200m PRIVATE
MAINTENANCE EASEMENT
"ME-3"

LOT 25-4

AREA = 552m²

EXISTING HOUSE

PLEASANT AVENUE
WIDTH VARIES
REFERENCE PLAN N° X-136
BY NGLS #272 DATED 1982-06-11

0.28 metre lot frontage
variance required / Une
dérogation de 0,28 mètre
pour la façade du lot est
requis

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-77-2025

Date \ date: septembre \ September 17, 2025

Subject \sujet: avenue 22 Eatman Avenue

Southwest Surveys
c/o Joseph Chessie

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: 22 Eatman Avenue (PID: 01558584)
Date: Wednesday, September 17, 2025 10:45:21 AM

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

Hello,

We are writing today to oppose the plan to create three new R-1 lots at 22 Eatman Avenue. We do not feel as though this is necessary, as our subdivision is already quite full.

We have a dog who is terrified of big trucks and won't go outside to use the bathroom when they are near, and we are also going to have a newborn baby at home and do not want to have to deal with construction so close by.

We already have someone building a house on Davenport St, and do not feel as though we need to pack three more lots in a subdivision that is already full. Our roads are also quite narrow, so to have construction and big trucks on both entrances to the subdivision would not be ideal.

We have only lived in the area for a year and a half, but we always admired how quaint and quiet it is. We looked forward to starting our family there and we do not wish to have that peace disrupted by constant construction, as once the lots are created they will be purchased and built on in the near future.

Thank you for taking the time to read and consider our opposition. We are unable to attend the meeting tonight but we hope that our concerns are brought forward and heard.

Thank you,

Tara and Jacob Carson

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Development proposal on Eatman Street
Date: Wednesday, September 17, 2025 11:54:49 AM

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.

To the City Planning Advisory Committee:

A number of neighbours in the Eatman, Davenport, Pleasant Drive etc. area are expressing concerns about the upcoming housing development at 22 Eatman. We have two questions that we would like addressed at this evening's meeting.

1. Access for city services

In addition to the 22 Eatman project there is a new house being built at 24 Davenport Street. They have started clearing the lot, but there is no indication when that project will be finished. The issue is about congestion and occasional blockage due to construction on these two streets.

As we all live on a loop with only two exits it is imperative that we have 24/7 access to our homes. Our roads are narrow with virtually no shoulders and no sidewalks. Our concern is about city services being able to provide services to all residents during construction. This includes but is not limited to emergency vehicle access (fire, ambulance, police), snow removal, garbage removal, hydro and other City structural repairs.

2. Snow removal

Currently the city uses the empty spaces on Eatman to store snow. With that and other spaces filled, how will snow removal be handled?

Please address these questions at this evening's planning meeting and let us know the results, which I will share with other residents.

Respectfully,

V. Moon Joyce

Victoria Moon Joyce

[REDACTED]

[REDACTED]

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Tentative plan of subdivision to permit the creation of 32 new Rural Residential lots along proposed extensions of Munner Drive and Mindy Avenue

Property: **Munner Drive, Richibucto Road (PID 75163154)**

OWNER: L & C Munn Developments Inc. (c/o Larry Munn)
11 Mindy Avenue
Richibucto Road, NB E3A 0J5

APPLICANT: Same as above

SITE INFORMATION:

Location: End of Munner Drive and Mindy Avenue

Context: Low-rise rural residential development to the south, surrounded by undeveloped land to the north, east and west

Ward No: 5

Rural Plan: Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act

Zoning: Rural Residential (RR)

Existing Land Use: Vacant land

Previous Applications: Previous approvals by the Capital Regional Service Commission

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide the subject property, and extend Munner Drive and Mindy Avenue, in order to create 32 new Rural Residential lots under the Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act. The subject property was amalgamated to the City of Fredericton in 2023, and the respective rural plans remain in place. In 2024, the City of Fredericton's Subdivision By-law Z-4 was amended to allow for subdivisions in the amalgamated areas, requiring the 8% public land dedication to be taken as cash-in-lieu for any new lots created.

This proposal meets the objectives and policies of the Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act, and continues the existing rural residential lot pattern of the subdivision. The proposed lots meet the standards outlined for

residential lots that are not serviced by a public sewage system. Assent for the extension of the public streets will be required from the Minister of Transportation, as the roads would remain under provincial ownership and would be built to the standards of the NB Department of Transportation and Infrastructure (DTI). Staff recommend that Council approve the 8% public land dedication as cash-in-lieu, and support the application, subject to terms and conditions.

APPLICATION:

Larry Munn, on behalf of L & C Munn Developments Inc., has made application for a tentative plan of subdivision to permit the creation of 32 Rural Residential lots under the *Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act*, from a portion of PID 75163154.

PLANNING COMMENTS:

Background:

- The subject property is part of the areas that were amalgamated to the City of Fredericton in 2023 as part of the Local Government Reform (LGR). The existing land-use documents have continued to be implemented by the City of Fredericton until the areas can be incorporated to the City's Zoning By-law and Municipal Plan. The Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act (hereby refer to as the "Noonan Lower St. Mary's Rural Plan") is the land-use plan in effect for the subject property. Additionally, the City has continued to honour any existing approvals that had already been granted. Of importance is to note that all the public roads that became part of the City of Fredericton's boundaries have remained under the ownership and maintenance of the New Brunswick Department of Transportation and Infrastructure (DTI). This means that any new public roads in the amalgamated areas must meet provincial requirements, and any subdivision plans must be reviewed by DTI.
- In 2005, the Applicant began the subdivision known as Popple Hill Estates. The subdivision has been developed in phases since then, with lots being created along extensions of Munner Drive and Mindy Avenue. These two public streets run parallel to each other and are connected to each other via smaller public streets that serve as second access points.
- In 2010, the Applicant received a Certificate of Determination from the NB Department of Environment and Local Government (DELG), to proceed with the development of the Popple Hill Estates Subdivision, subject to terms and conditions attached to the Certificate of Determination. In 2017, the Applicant received a letter from DELG granting permission to continue the subdivision, and that no additional Water Supply Quality Assessment would be required for the next 43 lots. City Staff have confirmed with DELG that there are no changes from their 2017 letter, the Certificate of Determination or the Water Supply Quality Assessment. Since 2017, 11 lots have been created. This subdivision application constitutes the remaining 32 lots of the 43 permitted by DELG. The Certificate of Determination and letter from DELG have been attached to this Planning Report.

- In 2024, the City of Fredericton incorporated the amalgamated areas to the City's Subdivision By-law Z-4, which would allow for subdivisions in the amalgamated areas. This would also allow for the subdivision of any new lot to be subject to the 8% public land dedication, to be taken only as cash-in-lieu.

Proposal:

- The Applicant is seeking the tentative approval for the creation of 32 new Rural Residential lots along proposed extension of Munner Drive and Mindy Avenue, as shown on Map II. The Applicant is seeking tentative approval for all 32 lots, but has noted that the development of the subdivision would be completed in phases with each phase extending Munner Drive and Mindy Avenue, which run parallel to each other. The streets would be connected by future public streets, which would provide a second access to either side of the subdivision.
- Map II shows the proposed phasing of the development, with each phase resulting in the creation of 8 Rural Residential lots. Regarding the proposed phasing, Phase 1 would be an extension of Mindy Drive and include a public street connection to Munner Drive. Phase 2 would see a further extension of Mindy Avenue and start the connection to Phase 3 of the development that extends Munner Drive. The last phase would see the extension of both Munner Drive and Mindy Avenue and the completion of the 32 lots, before the 30-metre buffer from Fisher Brook and the existing wetland.
- Within the amalgamated areas, all existing and proposed new public streets are owned and under the jurisdiction of the New Brunswick Department of Transportation and Infrastructure (DTI). As such, the public streets must be built to DTI standards. Furthermore, assent for the public streets will be sought from the Minister of Transportation and Infrastructure, and not from City Council.
- Staff would note that there are portions of Munner Drive and Mindy Avenue that had been given tentative approval prior to the LGR, and that are currently in the process of being registered or being built. The portion of Munner Drive that abuts the subject area to the south is in the process of being registered as a public street. The Applicant has confirmed with Staff that there is currently a portion of the road that would extend Mindy Drive to connect with Phase 1 of the proposal that is currently a Future Street, as shown on Map IV. A Future Street is a road that has not been built yet and vested as a public street. Staff would note that the building and vesting of the Future Street as shown on Map IV is crucial for the Phase 1 of the development to proceed.

Noonan Lower St Mary's Rural Plan:

- The Noonan Lower St. Mary's Rural Plan notes the following relevant policies regarding Residential uses:
 - *It is a policy to protect the rural character of the area by managing the location and density of residential development.*
 - *It is a policy to enhance and maintain attractive and safe neighbourhoods and discourage the intrusion of incompatible uses into established residential areas.*

- *It is a policy to allow residential development that reflects the existing character of the area.*
- Within the Residential Use proposals, the Plan notes the following regarding subdivisions:
 - *It is proposed that subdivisions, where possible, be designed in a manner which facilitates future development of adjoining lands.*

The proposal represents a logical continuation of the existing subdivision and continues the existing rural residential lot pattern of the neighbourhood, which meets residential policies in the Noonan Lower St Mary's Rural Plan. Staff have worked with the Applicant in arriving at a layout that would permit potential future connections to the adjacent undeveloped lots.

- Staff have reviewed all the proposed lots, and they would meet the minimum requirements for residential lots with single-detached dwellings under the Noonan Lower St. Mary's Rural Plan.
- Staff would note that the Subdivision By-law requires that second access is located after 200 metres. However, as shown on Map II, the proposed length of the blocks is closer to 290 metres. The 200-metre requirement for a second access assumes the creation of urban lots, which are significantly smaller in frontage (the minimum required frontage is 11.5 metres). As per the Provincial Standards for the Construction of Subdivision Roads and Streets, the maximum length of a road without a second access is 365 metres.
- Regarding the proposed phasing of the development, Staff have no issues, as each phase accounts for the creation of a second access for each street. Staff would note, however, that roads will have to be built to the standards of DTI, and each phase will require a final plan of subdivision to be submitted to DTI for approval.
- Further to the above, City Staff have notified the Applicant that no building permit shall be issued prior to the roads becoming public streets. This is in departure of previous practices from the previous land-use body, whereby building permits could be issued prior to a road being built and registered as a public street.

Public Land Dedication:

- The 8% public land dedication is applicable in this case and shall be taken in the form of cash-in-lieu.

Servicing:

- The proposed lots are not serviced by municipal water or sewer and will thus require private wells and on-site sewage disposal systems. Permits for these are issued by the Province of New Brunswick and must be obtained by future property owners.

- In 2010, the Department of Environment and Local Government (DELG) issued a Certificate of Determination in order to permit the initial phase of the subdivision. As mentioned above and as per the 2017 letter from DELG, no additional Water Supply Assessment is required for the 32 lots included in this proposal.

Access:

- Staff have not received comments from DTI as of the writing of this report. Staff would note that any roads will be under the ownership of DTI and will have to be built to provincial standards and requirements.

Wetlands and watercourses:

- The rear of lots 25-156 and 25-155 are within 30 metres of a wetland. Any development or disturbance to the ground within 30 metres of a wetland is subject to a Wetland and Watercourse Alteration (WAWA) permit from DELG.

Analysis:

- Typically, Staff would not be supportive of this scale of subdivisions outside of the Growth Boundary that creates unserviced lots, as this would be against policies in the City's Municipal Plan. In the Municipal Plan, any subdivision parcels outside of the Growth Boundary limits the creation of 4 new lots from a parcel and requires a minimum lot area of 1.6 hectares. However, the subject property has yet to be incorporated into the City's land-use regulations, and thus this application is being evaluated in the context of the Rural Plan in place.
- When considering the Applicant's request to subdivide the subject property, Staff have reviewed all the files that had been received from the Capital Regional Service Commission with regards to this subdivision. City Staff have also engaged in several discussions with provincial departments to understand what had already been permitted, including the Certificate of Determination from DELG.
- Staff would further note that the any subdivision beyond these 32 lots is not being considered. While the original request was to continue to subdivide the entirety of the subject property, Staff are of the opinion that any further subdivision is premature, given that the land-use regulations and standards may change once the area has been incorporated to the Zoning By-law and Municipal Plan. The subject property is a long, narrow lot, which is characteristic of lots in the amalgamated areas overall. This means that the only space to develop is northwards towards the edge of the property, which coincides with the current city boundaries. Staff concerns are mainly that there is currently no connection to a major road on the northern side of the property. Furthermore, there is a mapped wetland and Fisher Brook traverses the subject property, so any further development proposal would require the involvement of DELG.
- Future subdivisions in the amalgamated areas will be a topic of consideration as Staff looks into incorporating the rural plans into the City's Municipal Plan and Zoning By-law in the coming year.

- Given that the proposal meets policies in the Noonan Lower St. Mary's Rural Plan and no variances are required, and that the proposal had already received permission from DELG to proceed, Staff are prepared to support the application subject to terms and conditions.

RECOMMENDATION:

1. It is recommended that the application submitted by Larry Munn on behalf of L & C Munn Development Inc. for a tentative plan of subdivision to permit the creation of 32 Rural Residential lots along extensions of Munner Drive and Mindy Avenue under the *Noonan Local Service District and Lower St. Mary's Planning Area Rural Plan Regulation – Community Planning Act*, from a portion of PID 75163154, be forwarded to Council with a recommendation that the public land dedication be taken as cash-in-lieu.
2. It is further recommended that the location of the public and future streets as shown on Map II attached to P.R. 78/25 be approved.

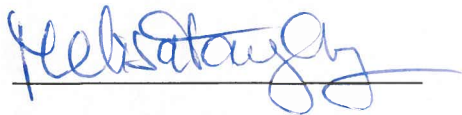
Additional Information

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

- a) The final plans of subdivision be submitted generally in accordance with Map II attached to P.R. 78/25 to the satisfaction of the Development Officer;
- b) The Future Street shown on Map IV be built prior and accepted as a public road to the start of Phase 1 shown on Map III, to the satisfaction of DTI and the Development Officer;
- c) No building permit shall be issued on a street that has not been made public and assented to by the Minister of Transportation and Infrastructure, to the satisfaction of the Department of Transportation and Infrastructure (DTI);
- d) The public streets be designed and built to meet the standards outlined in the "A Guide to Minimum Standards for the Construction of Subdivision Roads and Streets" from DTI, to the satisfaction of DTI;
- e) The road design be prepared by a professional Engineer licensed to practice in the province of New Brunswick, to the satisfaction of DTI;
- f) The road design be certified by the aforementioned profession Engineer, prior to the stamping of the final plan of subdivision, to the satisfaction of DTI;
- g) All streets, infrastructure and Local Government Services Easements be granted gratuitously to DTI;
- h) Well permits be obtained from the NB Department of Environment and Local Government; and,

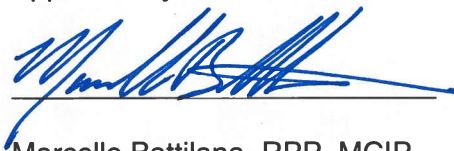
- i) On-Site Sewage Disposal (OSSD) permits be obtained from the NB Department of Justice and Public Safety, prior to the issuance of a building permit.

Prepared by:

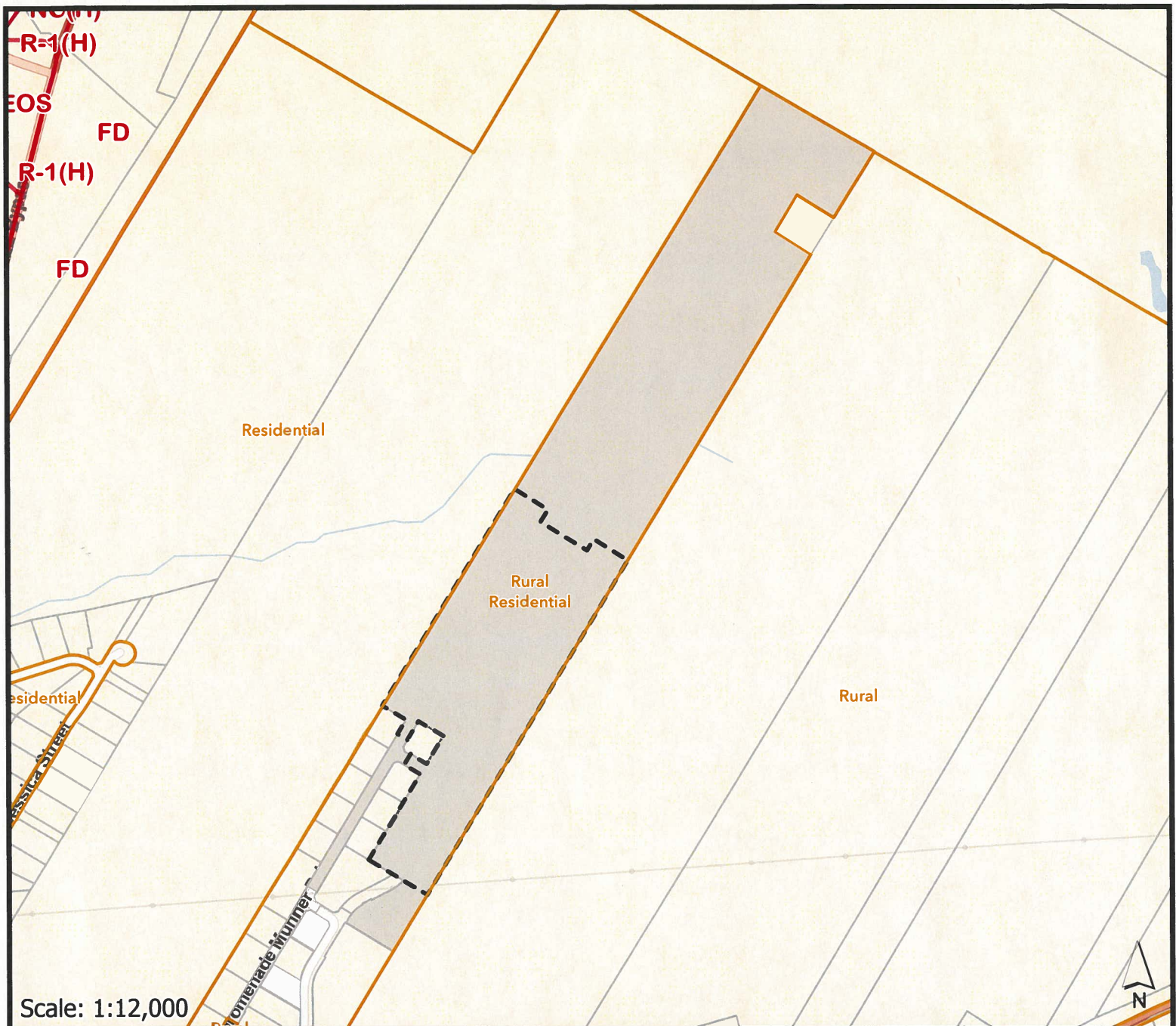


Melisa Tang Choy
Planner, Community Planning

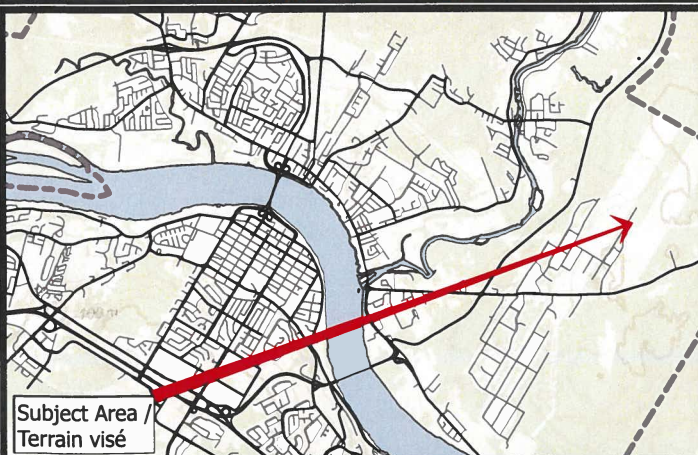
Approved by:



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



Scale: 1:12,000



Subject Area /
Terrain visé

Subject Property / Propriété visée

Area to be Subdivided / Secteur à subdiviser

Tentative plan of subdivision to create 32 Rural Residential (RR) lots under the Noonan Local Service District and Lower St. Marys Planning Area Rural Plan Regulation - Community Planning Act, along proposed extensions of Munner Drive and Mindy Avenue.

Plan provisoire de lotissement visant à créer 32 lots résidentiels ruraux (RR) en vertu du Règlement du plan rural du secteur d'aménagement du district de services locaux de Noonan et de la partie inférieure de St. Marys – Loi sur l'urbanisme, le long des prolongements proposés de la promenade Munner et de l'avenue Mindy.

Fredericton

Community Planning
Planification urbaine

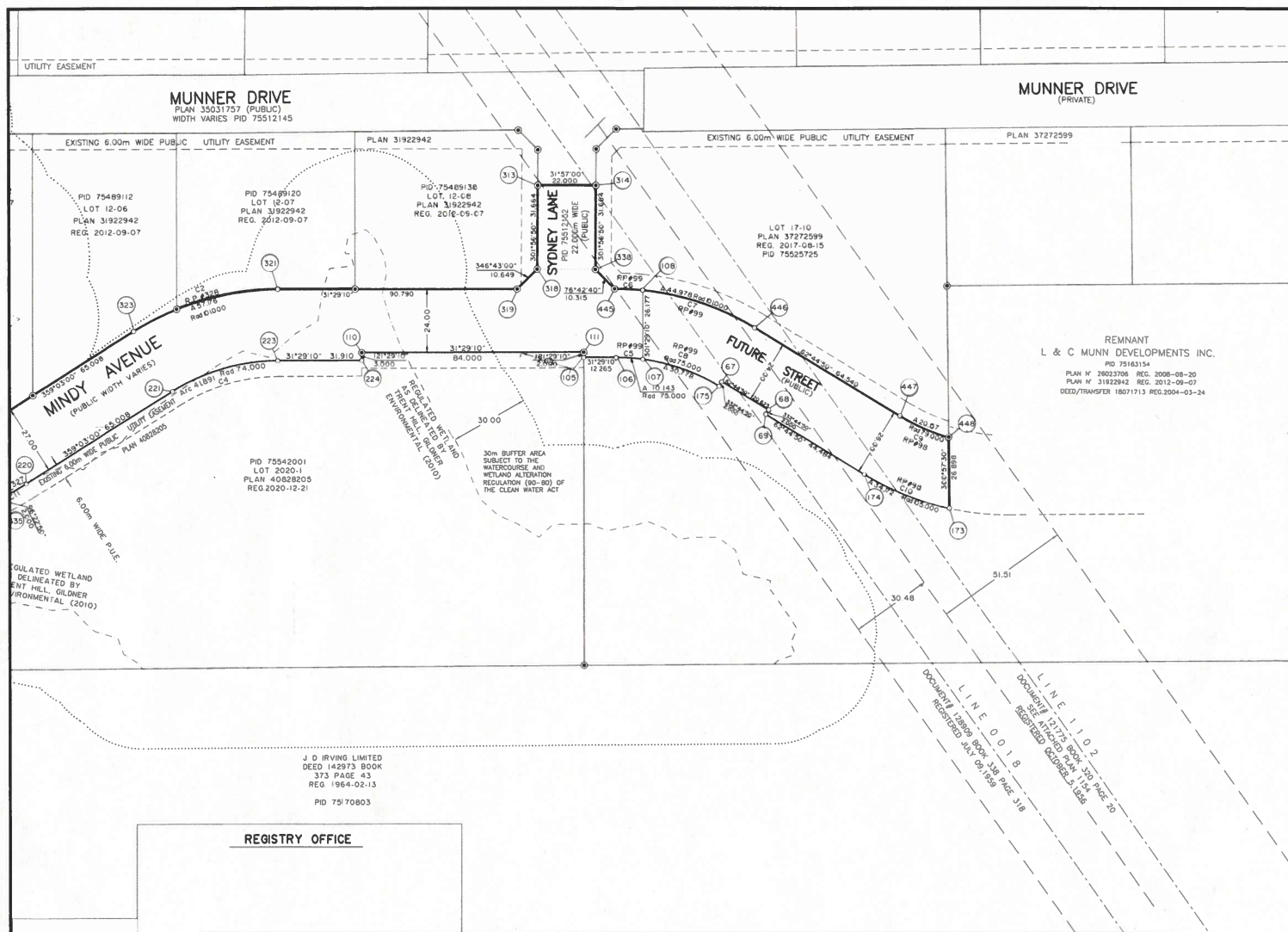
Map \ carte # I

File \ fiche: PR-78-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: promenade Munner Drive
L&C Munn Developments Inc.
(c/o Larry Munn)

48



Future Street / Rue future

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-78-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: promenade Munner Drive
L&C Munn Developments Inc.
(c/o Larry Munn)

**CERTIFICATE OF DETERMINATION
CERTIFICAT DE DÉCISION**

**NEW BRUNSWICK ENVIRONMENTAL IMPACT ASSESSMENT REGULATION
RÈGLEMENT SUR LES ÉTUDES D'IMPACT SUR L' ENVIRONNEMENT DU NOUVEAU-BRUNSWICK**

File Number/Numéro du dossier: 4561-3-1258

This Certificate of Determination to **PROCEED** is hereby issued to the following proponent:
Ce Certificat de décision pour **PROCÉDER** est accordé au promoteur suivant:

L&C MUNN DEVELOPMENT INC.

Description of undertaking:
Description de l'ouvrage:

Expansion of Popple Hill Estates Subdivision

Location of undertaking and PID:
Emplacement de l'ouvrage et NID:

York County
75163154

Address of proponent:
Adresse postale du promoteur:

Marysville Place, 20 McGloin Street
Fredericton, NB E3A 5T8

Conditions of approval:
Conditions d'agrément:

**AS PER THE ATTACHED DOCUMENT "A"
DOCUMENT 'A' CI-JOINT**

Date of issue: September 22, 2010
Date d'émission: le 22 septembre, 2010

Recommended by :
Recommandé par :



Director, Sustainable Development,
Planning and Impact Evaluation
Directeur, Développement durable,
planification et évaluation des impacts

Determination by :
Décision par :



Minister of Environment
Ministre de l'Environnement

April 27, 2017
File # 4561-3-1258

Larry Munn
L&C Munn Developments Inc.
11 Mindy Avenue, Popple Hill Estates
Richibucto Road, NB
E3A 0J5

Mr. Munn,

**RE: L&C Munn Developments Inc. – 2017 Expansion of Popple Hill Estates
Subdivision – Richibucto Road, NB**

The Department of Environment and Local Government (DELG) has reviewed the plan for the most recently proposed phase (phase 2017-1, which would create lots 17-01 to 17-10) for the above-noted project, as well as the April 18, 2017 Water Supply Source Assessment Report and the April 25, 2017 Addendum, both prepared by Craig Hydrogeologic Inc. Based on the review of this information, DELG agrees with the conclusions of the Report and the Addendum. As a result, in accordance with Condition # 7 of the attached September 22, 2010 *Certificate of Determination* for this project, DELG will not require any additional water supply source assessment for the development of the next 43 lots of this development. However, if and when those 43 new lots are developed, DELG must be contacted in order to determine whether or not any water supply source assessment is required prior to the development of any additional lots beyond those 43.

Please note that all project-related activities must still comply with the other conditions of the above-mentioned *Certificate of Determination* for this project, which includes, but is not limited to, complying with all other applicable acts and regulations.

If you have any questions, feel free to contact Pierre Doucet, Project Manager, Department of Environment and Local Government at (506) 457-6757, or by fax at (506) 453-2627, or by email at pierre.doucet@gnb.ca.

Sincerely,



David Maguire
Manager, Environmental Assessment Section

C: Technical Review Committee
Doug Craig, P.Geo., Craig Hydrogeologic Inc.
Pierre Doucet, DELG



DOCUMENT "A"

MINISTER'S DETERMINATION CONDITIONS OF APPROVAL

Pursuant to Regulation 87-83 under the Clean Environment Act

September 22 2010

File Number: 4561-3-1258

1. In accordance with section 6(6) of the Regulation, it has been determined that the undertaking may proceed following approval under all other applicable acts and regulations.
2. Commencement of this undertaking must occur within three years of the date of this Determination. Should commencement not be possible within this time period the undertaking must be registered under the *Environmental Impact Assessment Regulation* (87-83) – Clean Environment Act again, unless otherwise stated by the Minister of Environment.
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the EIA registration document dated March 30, 2010, as well as all those identified in subsequent correspondence during the registration review. Additionally, the proponent shall submit a summary table detailing the status of each Condition listed in this Determination to the Manager of the Environmental Assessment Section of the Department of Environment every 6 months from the date of this Determination until such a time as all the Conditions have been met.
4. If it is suspected that remains of archaeological significance are found during construction, all activity shall be stopped near the find and the Resource Manager of the Archaeological Services Unit, Heritage Branch of the Department of Wellness, Culture and Sport, shall be contacted at (506) 453-3014.
5. A *Watercourse and Wetland Alteration Permit* must be obtained from DENV prior to any activities within 30 m of a watercourse and/or a wetland. For additional information, please contact the Manager of the Surface Water Protection Program at (506) 444-5382.
6. An erosion and sedimentation control plan must be submitted and must receive approval from the Manager of DENV's Environmental Assessment Section prior to the start of any construction activities. This plan should include elevations and project elements (e.g. roads, drainage, culverts, etc.), the types of structures required, and the installation locations. For additional information, please contact the Manager of the Environmental Assessment Section at (506) 444-5382.
7. The project is currently limited to the first phase, as described in the EIA registration documentation (a maximum of 7 lots). Plans for any future proposed phases of this subdivision must be submitted to DENV prior to the start of any associated construction activities in order to determine what level of water supply source assessment, if any, is required. For additional information, please contact the Manager of the Environmental Assessment Section at (506) 444-5382.



8. Appropriate approval for the currently proposed phase and all future proposed phases of this subdivision must be obtained from the Rural Planning District Commission. For additional information, please contact the Commission at (506) 453-2956.
9. The following information related to the Comprehensive Water Supply Assessment (dated August 2010) must be submitted to DENV within two months of the date of this Determination:
 - Trend line drawn on semi-log plots for analysis
 - Analytical method reference
 - Aquifer properties calculations including: transmissivity, storativity, and long-term safe yield
 - Pumping test data for drawdown and recovery period for both test and observation wells (electronic file would be appreciated)
 - Distances from PW 1 to Obs1 and from PW1 to Obs2

For additional information, please contact Gérard Souma, Engineer, DENV, at (506) 444-4599.

10. The Habitat Protection & Sustainable Development Division of Fisheries and Oceans Canada must be notified at least 10 days before the start of construction activities. The Section Head can be reached at (902) 426-3587.



To: Planning Advisory Committee

From: Fredrick Van Rooyen, Senior Planner

Proposal: Tentative plan of subdivision to add land to the public right-of-way (Saint Mary's Street). **Assent of Council is required.**

Property: **1475 Saint Mary's Street (PID 75566679)**

OWNER: 687431 N.B. Ltd.
36 Freedom Street
Killarney, NB
E36 0Y1

APPLICANT: City of Fredericton c/o Ryan Seymour
397 Queen Street
Fredericton, NB
E3B 1B5

SITE INFORMATION:

Location: West side of Saint Mary's Street, south of Bramble Way and across from Killarney Park

Context: Killarney Park to the east, single detached dwellings to the north, future ring road to the south, vacant land to the west

Ward No: 2

Municipal Plan: Established Neighbourhoods and Rural and Agricultural

Zoning: Multi-Residential Zone Four (MR-4)

Existing Land Use: Multi-residential development under construction

Previous Applications: P.R. 29/24

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 12.5 square metre parcel of land from 1475 Saint Mary's Street to the public right-of-way (Saint Mary's Street). As part of the multi-use trail being constructed on City-owned lands abutting to the south connecting Brookside Drive to Saint Mary's Street, a pedestrian crossing to connect this trail to the trail system and amenities in Killarney Lake Park is proposed. To facilitate this crossing at a safe location, a 5-metre x 5-metre daylight triangle is required at the southeast corner of the subject property. This requirement was outlined in the terms and conditions of the 2024 rezoning application. The remnant lot complies with the minimum lot requirements of the MR-4 Zone and overall, staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application on property located at 1475 Saint Mary's Street for a tentative plan of subdivision to add a 12.5 square metre parcel of land to the public right-of-way (Saint Mary's Street).

PLANNING COMMENTS:

Proposal:

- As outlined in the planning report for the rezoning of the property in 2024 (P.R. 29/24), the property to the south of the multi-residential development is owned by the City and is intended for a future street to provide a major east-west corridor on the north side of the City. There are no short-term plans to construct this street. However, the City is currently constructing a multi-use trail on this property to extend from Brookside Drive to Saint Mary's Street. This would provide a pedestrian connection for residents of the multi-residential development to transit service and other amenities on Brookside Drive. At the same time, the City would install a pedestrian crossing to connect this trail to the trail system and amenities in Killarney Lake Park. To facilitate this crossing at a safe location, the City requires a 5-metre x 5-metre daylight triangle at the southeast corner of the subject property. This requirement was outlined in term and condition (g) of the 2024 rezoning application:
 - *g) Applicant is to negotiate in good faith with the City for the transfer of a 5-metre x 5-metre triangle at the southeast corner of the development property to be added to the right-of-way.*
- The 2024 application rezoned the property to Multi-Residential Zone Four (MR-4) and permitted an overall development of three apartment buildings: two 4-storey apartment buildings containing 32 units each and one 5-storey apartment building containing 60 units. The first apartment building is currently under construction, and the overall site plan and layout has factored in the land to be added to the public right-of-way as part of this application (see Map IV). The small daylight triangle is on the southeast portion of the subject property and would not impact the three approved apartment buildings.
- The proposed tentative plan of subdivision would add the necessary land to the public right-of-way for the pedestrian crossing and not result in any deficiencies to the subject property with regard to the standards in the MR-4 Zone. The Community Planning Act *requires* that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, staff are prepared to support this application.

Engineering & Operations:

- Engineering & Operations have no concerns with the proposed subdivision as the parcel of land to be transferred to the City right-of-way is adequate to accommodate the active transportation crossing at Saint Mary's Street.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 1475 Saint Mary's Street for a tentative plan of subdivision to add a 12.5 square metre parcel of land to the public right-of-way (Saint Mary's Street) be forwarded to City Council with a recommendation that the location of the public street as shown on Map III attached to P.R. 79/25 be approved.

Additional Information

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

- a) The final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 79/25 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

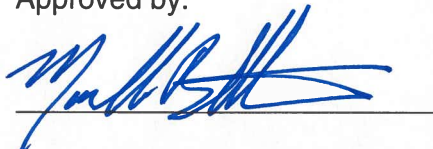
BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled 687431 N.B. LTD. Subdivision 25-1 Creating St. Mary's Street (Public) 1475 St. Mary's Street City of Fredericton County of York Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Prepared by:

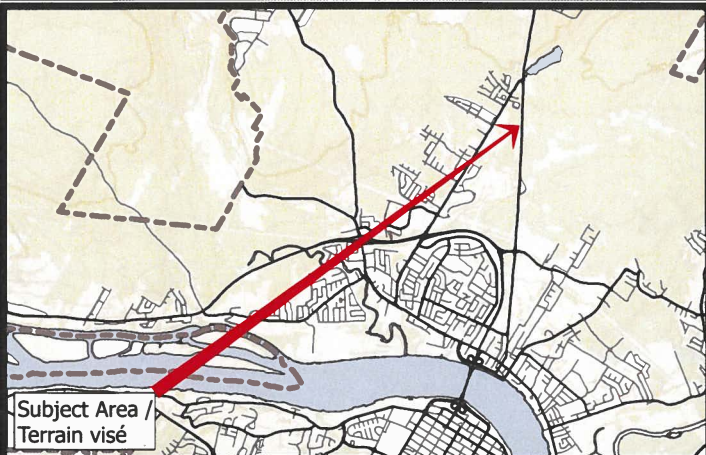
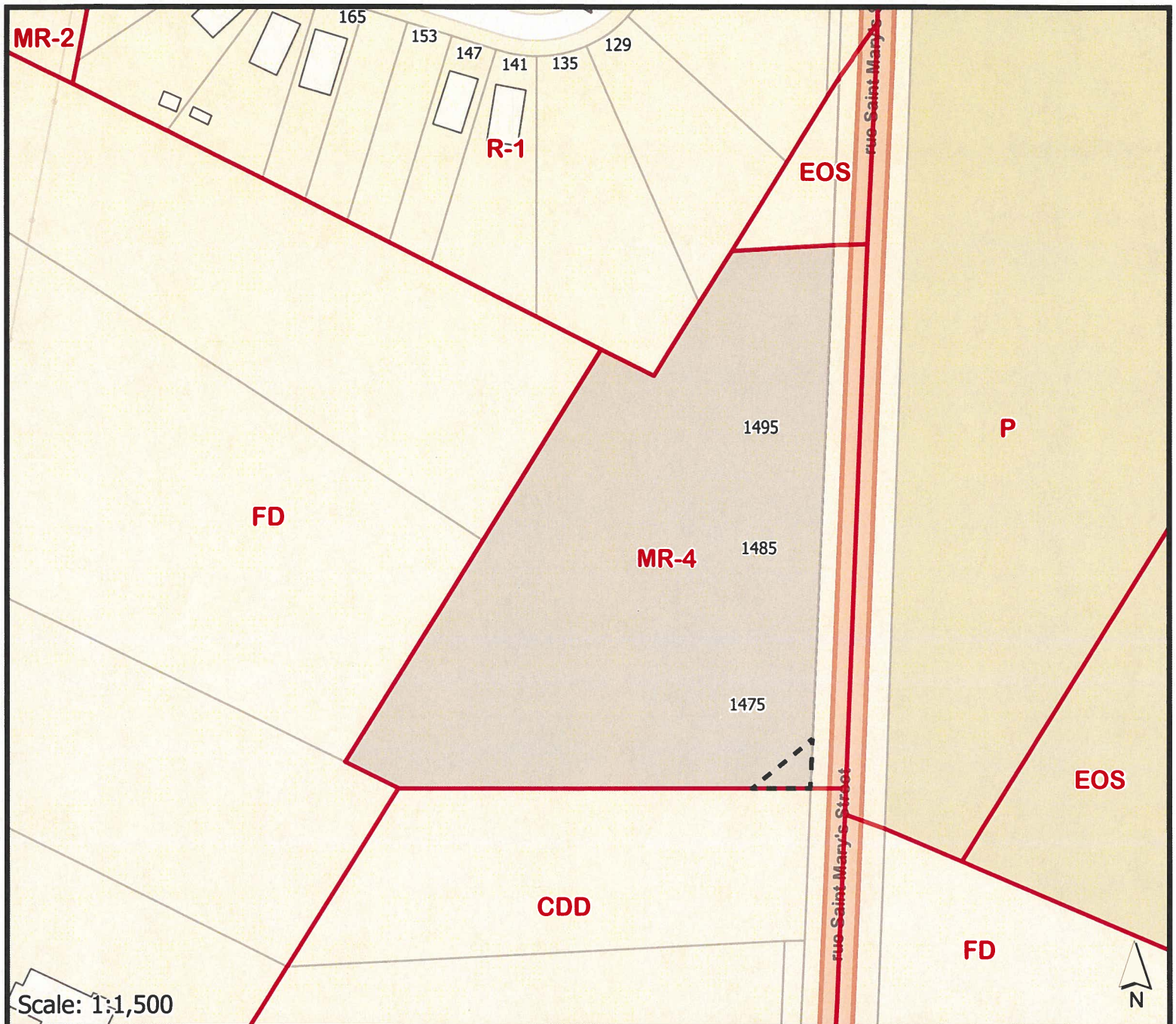


Fredrick Van Rooyen, RPP, MCIP
Senior Planner, Community Planning

Approved by:



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



Subject Property / Propriété visée

Area to be Subdivided / Secteur à subdiviser

Tentative plan of subdivision to add a 12.5 square metre parcel of land to the Saint Mary's Street right-of-way from a portion of PID 7556679 to accommodate a future multi-use trail.

Plan de lotissement provisoire visant à ajouter une parcelle de terrain de 12,5 mètres carrés à l'emprise de la rue Saint Mary's, provenant d'une portion du NID 7556679, afin d'aménager une future piste polyvalente.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-79-2025
Date \ date: septembre \ September 17, 2025
Subject \ sujet: rue 1475 Saint Mary's Street
City of Fredericton
c/o Ryan Seymour

687431 N.B. LTD.

REMNANT LOT 24-219

PLAN 45629079

REG. 2024-12-12

PID 75566679

REMAINING AREA = 1.15ha

ST. MARY'S STREET

(PUBLIC)

AREA = 12.5 sq.m.

89°57'10" 103.046

46°15'30" 7.230

89°57'10" 5.000

2°33'50" 137.835

2°33'50" 5.000

200

201

6004

ST. MARY'S STREET

PLANS 32802804, 20815422, 11112 AND 7766
WIDTH VARIES (PUBLIC)

CITY OF FREDERICTON

DEED/TRANSFER 36693878

REG. 2017-01-18

PROPOSED STREET

PLAN 36599133

REG. 2016-12-08

PID 75521336

DETAIL

Site Plan / Plan du Site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-79-2025

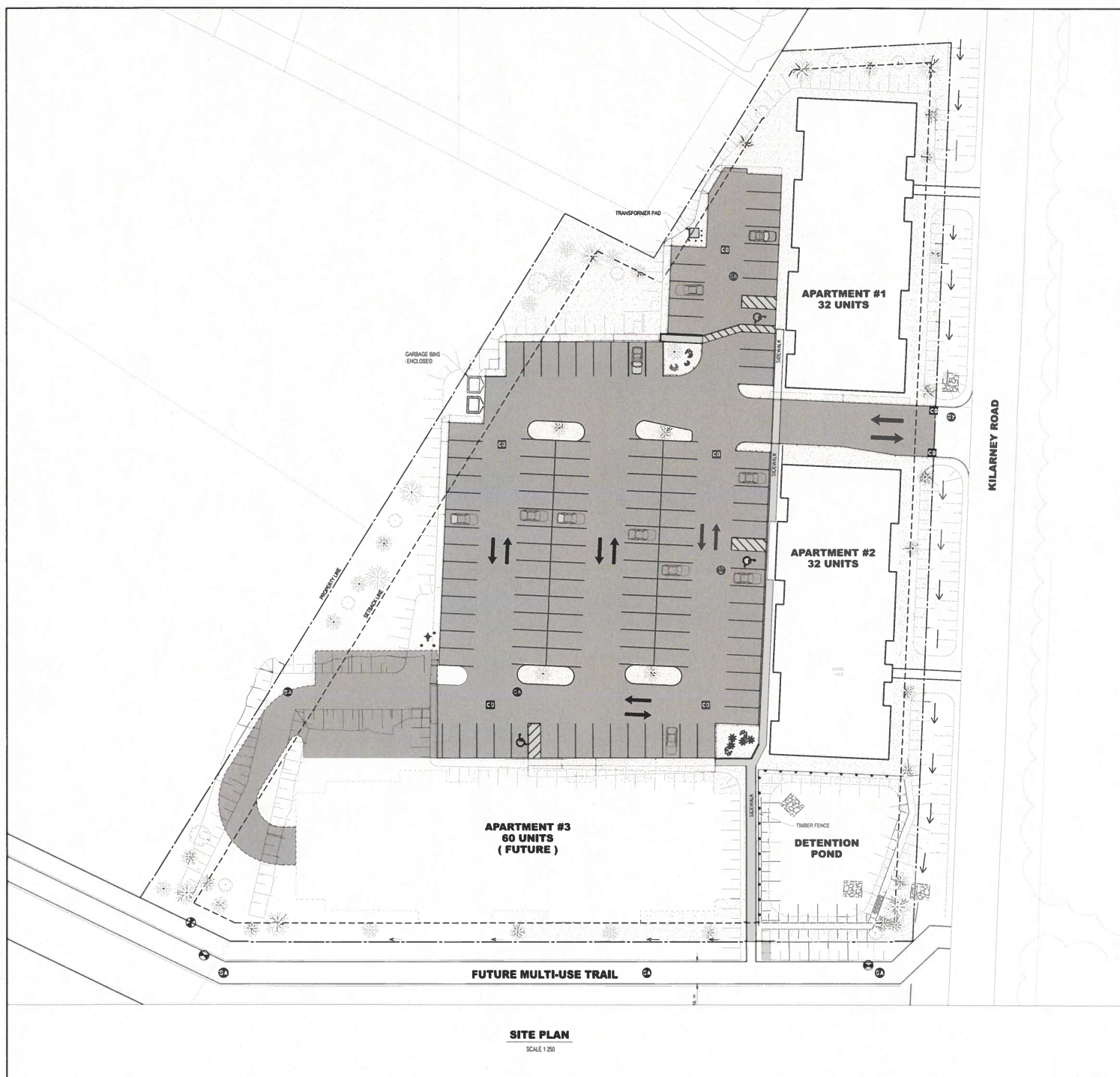
Date \ date: septembre \ September 17, 2025

Subject \ sujet: rue 1475 Saint Mary's Street

City of Fredericton

c/o Ryan Seymour

58



Previously Approved Site Plan - 2024 / Plan de site préalablement approuvé - 2024

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-79-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: rue 1475 Saint Mary's Street

City of Fredericton

c/o Ryan Seymour

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Variance to amend previous terms and conditions of previous approval, and 11.5 metre side yard setback variance to permit a new driving range building

Property: 460 Riverside Drive (PID 75361550)

OWNER: Carman Creek Golf Inc. & 631342 NB Inc. (c/o Terry Avery)
6-109 Biggs Street
Fredericton, NB E3B 6H8

APPLICANT: Same as above

SITE INFORMATION:

Location: South side of Riverside Drive, behind the Ramada Hotel

Context: Mix of highway commercial uses to the east, vacant land and low-rise residential neighbourhood to the north, and Saint John River and low-lying vacant land to the south and west

Ward No: 6

Municipal Plan: Parks and Open Space, and Established Neighbourhoods

Zoning: Environmental and Open Space (EOS)

Existing Land Use: Miniature golf course, driving range, pro shop, golf instructions academy with food/beverage services

Previous Applications: V-21-95; Z-36-98; V-62-99; V-21-2000; V-31-2008

EXECUTIVE SUMMARY:

The Applicant is proposing to build a new driving range building on the subject property, in order to provide all-weather, year-round access to the driving range. The new building would contain 7 driving range stations, which would replace 7 of the existing outdoor stations. Due to the low-laying conditions of the subject property, the buildable areas on the subject property are limited. Thus, a 11.5-metre side yard setback distance is being requested. Additionally, the Applicant is requesting that a term and condition from V-11-2000 be repealed, which prohibits the further intensification of the use or expansion to existing buildings, requiring PAC approval for either instance.

Staff are of the opinion that the requested variances are appropriate for the development of the land, do not anticipate negative impacts to adjacent property owners, and is keeping with the general intent of the Zoning By-law. Staff support the application, subject to terms and conditions.

APPLICATION:

Terry Avery, on behalf of Carman Creek Golf Inc. & 631342 NB Inc. has made application for the following:

- 11.5 metre side yard setback variance to permit a new driving range building; and,
- Amendment to terms and condition (e) of variance approval V-21-2000,

on property located at 460 Riverside Drive.

PLANNING COMMENTS:

Background:

- In 1995, a Similar Use Variance was granted to permit a miniature golf and driving range on the subject property, and both have been operating since. In 1998, an amendment to the Open Space zone as it related to property at 614 Riverside Drive was approved to permit a golf course at the rear portion of the property, in conjunction with a portion of the subject property. In 1999, side yard setback variances were approved to permit the construction of the storage building presently onsite.
- In 2000, a Similar Use Variance application (V-21-2000) was granted to add a golf instruction academy and food/beverage service. Term and condition (e) of the approval notes that “no further expansion or intensification to the existing building or use be permitted”. The purpose for that term and condition was to ensure that any future intensification of the property be reviewed by the Planning Advisory Committee or Council. Consequently, in 2008, a Similar Use variance application was granted to permit an expansion of the clubhouse building.

Proposal:

- The Applicant is proposing to build a new driving range building on the subject property, in order to provide all-weather, year-round access to the driving range. The new building would have a footprint of 479.4 m² and would be approximately 5 metres in height. 7 driving range stations would be contained in the building, which would replace 7 of the existing outdoor stations. As shown on Map II, the building would be located at the top of the slope, near the existing clubhouse and the storage barn. Due to the low-lying and flooding prone conditions of the subject property, the buildable area is limited.
- Access to the subject property is currently from the Ramada property and parking is located along the northernmost portion of the subject property. Staff would note that access from Riverside Drive to the subject property is not permitted, as it is a controlled access highway.

Zoning By-law:

The proposal complies with the standards of the EOS zone as follows:

Standard	Required	Provided	Variance
Lot Area	930 m ²	175,901 m ²	N/A
Lot Coverage (max. of lot area)	5% (8,795.05 m ²)	~0.47% (834.24 m ²)	N/A
Setback from a property line abutting a public street (min.)	12 m	~ 160 m	N/A
Setback from any other property line (min.)	15 m	3.5 m	11.5 m
Building height (max.)	10 m	5 m	N/A

- The proposal meets all standards of the zone, except for the side yard setback. While the requested variance is not insignificant, Staff would note that the proposed building would be adjacent to the rear yard of a residential property and would not be close to another structure on the adjacent property at 452 Riverside Drive. The house is located at least 100 metres north of the proposed building, so Staff are not expecting any negative impacts to the neighbouring property.
- Additionally, the proposed location is one of the highest areas on the subject property. Most of the property is located at 7 geodetic metres or less and the terrain slopes down towards the river by approximately 1 metre after the proposed location of the building. Due to the known flooding issues on the subject property and due to the proximity to the river, Staff would note that the Applicant's continued use of the structure is at their own risk with respect to the potential for flood damage.
- The Applicant has been advised that the proposed building would need to meet requirements in the Building Code, which may require the installation of washroom facilities.
- Regarding the request to repeal the term and condition (e) from V-21-2000, Staff would note that the buildable area on the subject property is limited due to the potential for flooding, and the EOS zone already limits the lot coverage to 5% of the total lot area. Staff are of the opinion that the zoning standards of the EOS zone and the low-laying conditions on the subject property already limit the intensity of the use. The repeal of term and condition (e) does not mean that the Planning Advisory Committee (PAC) or Council would not have any input on proposed changes to the subject property. Any use changes or significant changes that are not already permitted in the EOS zone or in a previous application would still require to be reviewed by the PAC or Council.
- Staff would reiterate that a kitchen facility not be permitted on the property, as per term and condition (d) associated with the April 19, 2000 approval.

Engineering & Operations:

- It should be noted that the proposed building location lies within the provincial flood hazard mapping area, with no habitable residence below 9.0 metres (geodetic).
- Under the New Brunswick Highway Act, Controlled Access Highways in York County Regulation, NB Reg 94-101, access to the subject property is not permitted from Route 105 (Riverside Drive) where the existing frontage exists. Access to the site will continue to be used across the Ramada property through the existing access agreement. If at such time the parking and access agreement between Ramada and the applicant is no longer valid, staff would recommend that any future access or parking arrangement on the property be provided to the satisfaction of the Director of Engineering and Operations. There are no other concerns from the Transportation Engineer.
- There are no concerns from Water and Sewer Staff as the applicant has indicated that there are no water and sewer services required to the proposed building. Should washrooms be installed, servicing will need to be to the satisfaction of the Director of Engineering and Operations.

RECOMMENDATION:

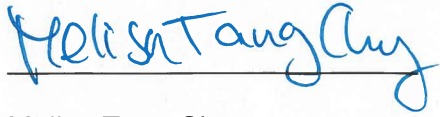
It is recommended that the application submitted by Terry Avery, on behalf of Carman Creek Golf Inc. & 631342 NB Inc. for the following at property located at 460 Riverside Drive:

- 11.5 metre side yard setback variance to permit a new driving range building; and,
- Amendment to terms and condition (e) of variance approval V-21-2000,

be approved subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to P.R. 83/25 to the satisfaction of the Development Officer;
- b) A building permit be obtained for the new driving range building prior to construction and all construction to comply with applicable provisions of the National Building Code of Canada;
- c) Building/development permits be obtained for any future building or structure additions on the subject property;
- d) No kitchen facilities be permitted on the subject property;
- e) Access to the subject property to continue to be from the Ramada property through the existing access agreement and not from Route 105;
- f) At such time that the access agreement over the Ramada Hotel property is terminated, any future access or parking arrangement on the property be provided to the satisfaction of the Director of Engineering and Operations
- g) Any municipal servicing changes will require a site servicing plan to the satisfaction of the Director of Engineering and Operations

Prepared by:

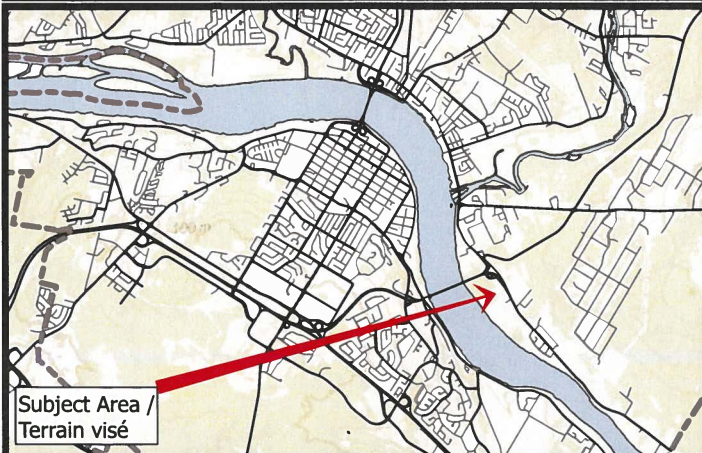
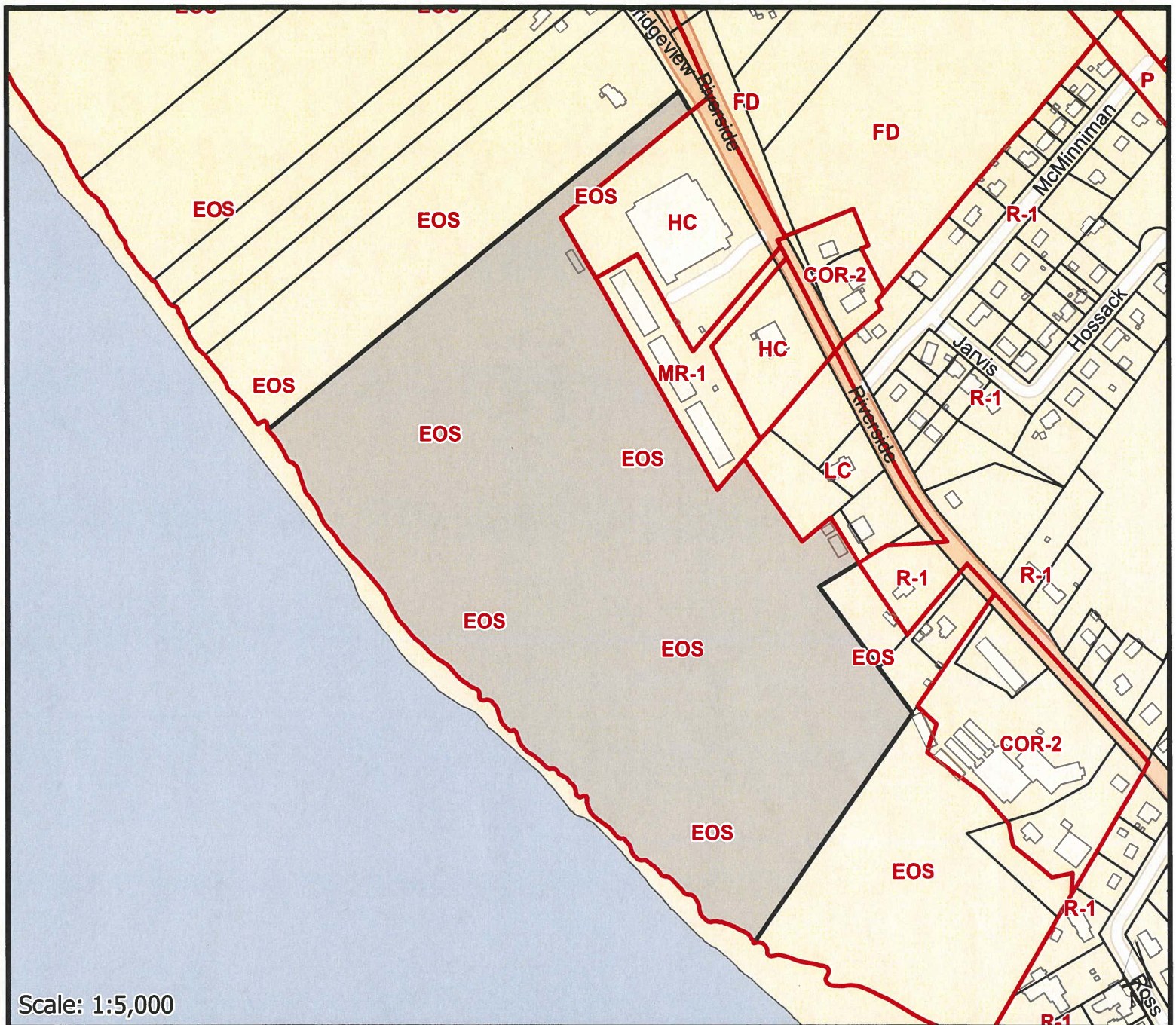
A handwritten signature in blue ink, reading "Melisa Tang Choy", written over a horizontal line.

Melisa Tang Choy
Planner, Community Planning

Approved by:

A handwritten signature in blue ink, reading "Marcello Battilana", written over a horizontal line.

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



Subject Properties / Propriétés Visées

Variance application to amend terms and conditions of previously approved application V-21-2000, and 11.5 metre side yard setback variance to permit a new driving range building on the subject property.

Demande de dérogation visant à modifier les modalités et conditions de la demande précédemment approuvée V-21-2000, ainsi qu'une dérogation de 11,5 mètres pour la marge de recul latérale afin de permettre la construction d'un nouveau bâtiment pour le terrain de pratique sur la propriété concernée.

Fredericton

Community Planning
Planification urbaine

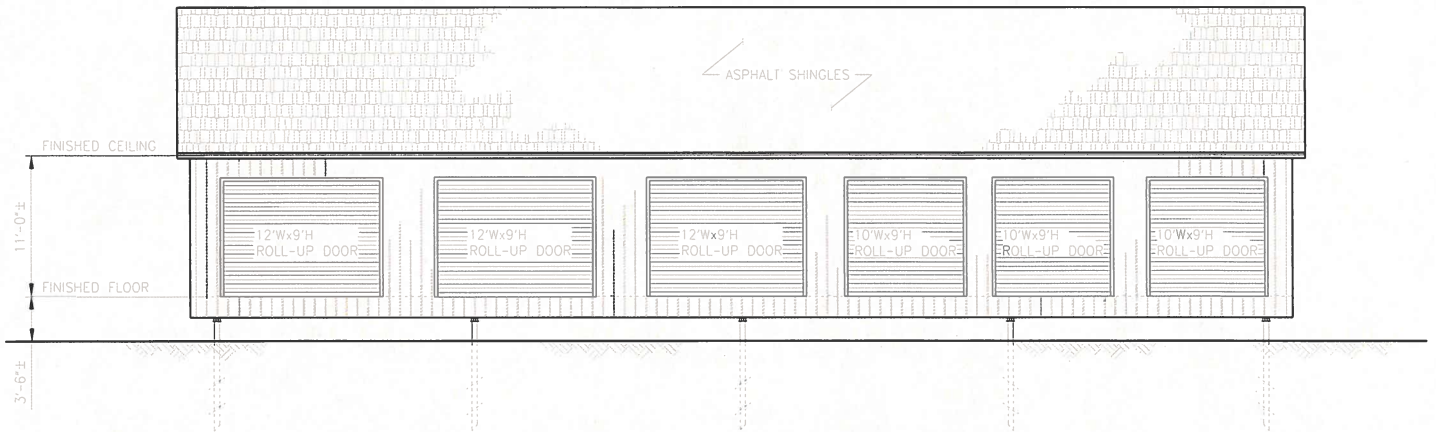
Map \ carte # I

File \ fiche: PR-83-2025

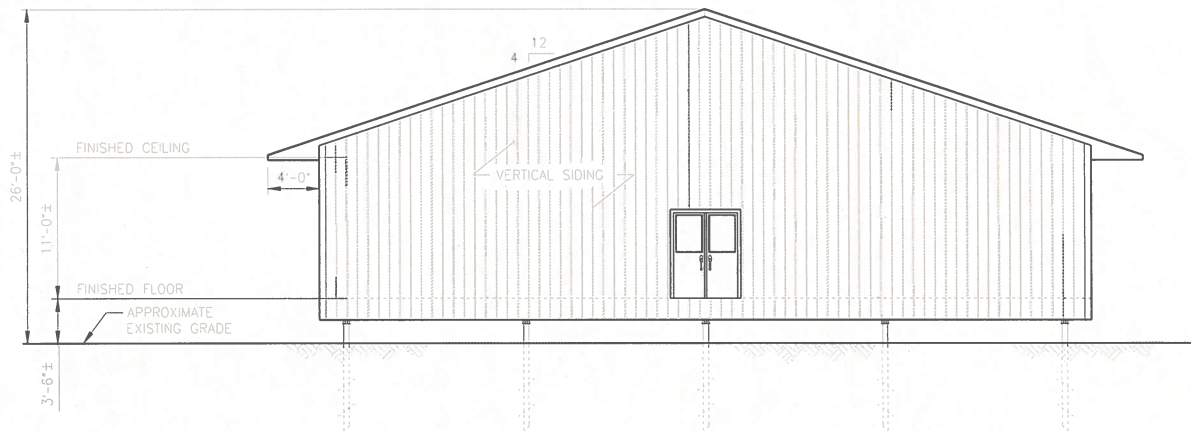
Date \ date: septembre \ September 17, 2025

Subject \ sujet: 460 Riverside Drive

Carman Creek Golf Inc. & 631342 NB Inc.
(c/o Terry Avery)



Front elevation / Élévation de la façade



Side elevation / Élévation latérale

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

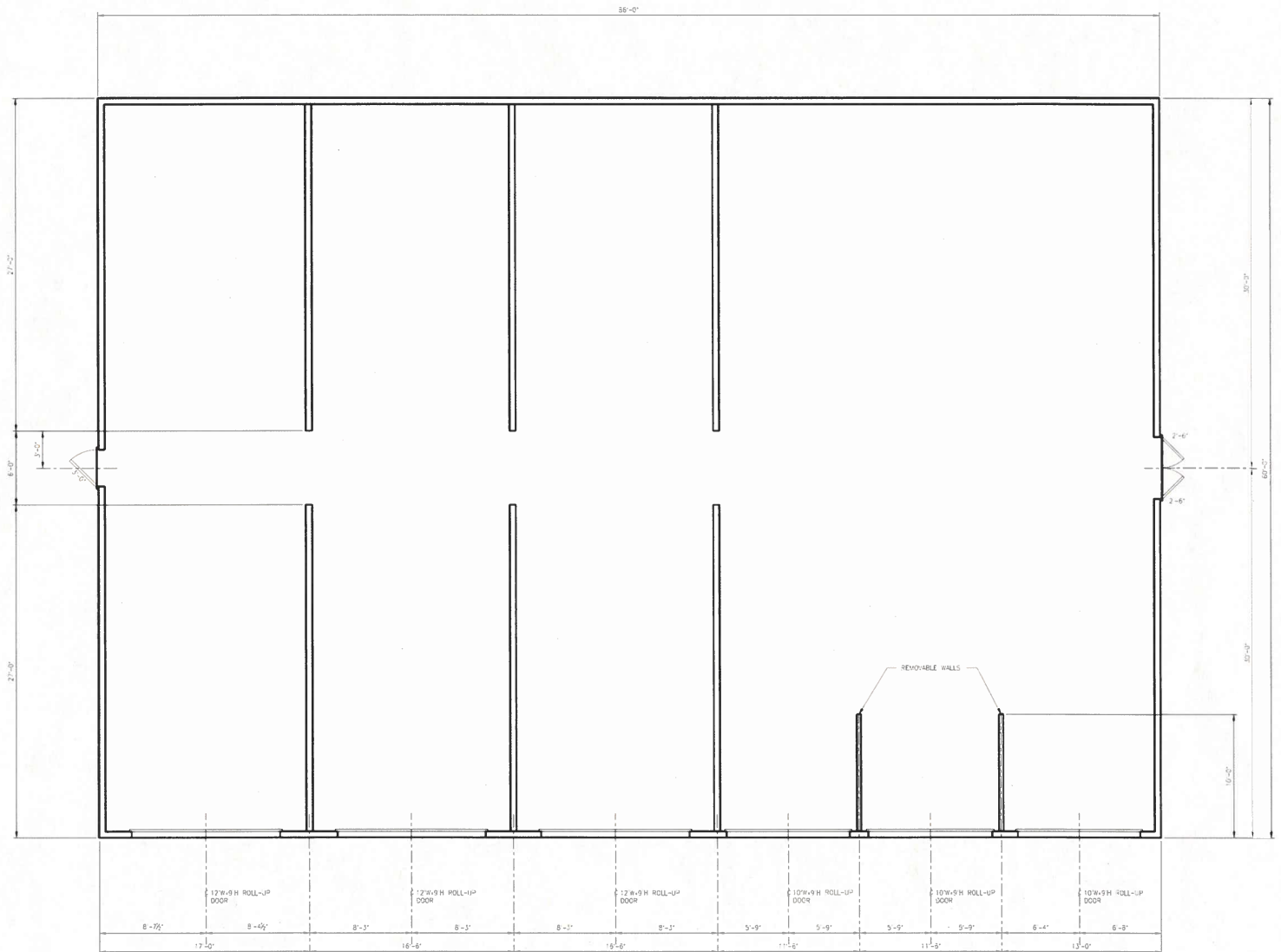
Map \ carte # III

File \ fiche: PR-83-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: 460 Riverside Drive

Carman Creek Golf Inc. & 631342 NB Inc.
(c/o Terry Avery)



Floor Plans / Plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-83-2025

Date \ date: septembre \ September 17, 2025

Subject \ sujet: 460 Riverside Drive

Carman Creek Golf Inc. & 631342 NB Inc.
(c/o Terry Avery)

BUILDING INSPECTION REPORT FOR August 2025

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	7	\$2,625,000	\$22,755,500	\$24,476,889
Additions	2	\$20,000	\$1,694,175	\$1,708,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$1,532,000	\$1,420,800
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	1	\$614,500	\$4,752,500	\$8,708,280
Additions	-	-	-	\$100,000
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	-	-	\$465,000	\$190,000
New Accessory Apt	-	-	\$230,000	-
New Garden Apt	-	-	\$30,000	-
New Garage Apt	-	-	-	-
<u>TOWNHOUSES</u>				
New	1	\$1,200,000	\$2,847,000	\$2,940,400
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$13,530,000	\$148,892,712	\$35,119,923
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$250,000	-
<u>ACCESSORY BLDG.</u> * Includes Development Permits				
Storage Building *	7	\$170,000	\$786,465	\$353,946
Carport/Garage *	3	\$68,000	\$697,250	\$619,357
Swimming Pool	5	\$171,000	\$1,254,265	\$859,205
Deck	20	\$157,696	\$311,796	\$570,700
<u>RENOV/REPAIRS</u>				
	15	\$957,471	\$6,743,677	\$15,403,674
<u>TOTAL RESIDENTIAL</u>				
	64	\$19,633,667	\$193,258,340	\$92,471,174

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	\$14,203,000	\$7,337,360
Additions	-	-	\$1,314,000	\$3,243,086
Renov/Repairs	8	\$5,997,580	\$18,604,229	\$24,326,372
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	1	\$62,000	\$1,564,500	-
<u>GOVERN (Mun.)</u>				
New	-	-	-	\$1,842,500
Additions	-	-	-	-
Renov/Repairs	1	\$60,000	\$808,725	\$132,518
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	\$73,030,000
Additions	-	-	-	\$413,000
Renov/Repairs	-	-	\$1,469,000	\$4,486,300
<u>INSTITUTIONAL</u>				
New	-	-	\$61,000	\$66,300,000
Additions	-	-	\$333,000	-
Renov/Repairs	5	\$1,631,035	\$4,914,259	\$11,569,148
Others	-	-	\$19,000	-
<u>DEMOLITION</u>				
	2	-	-	-
TOTALS	81	\$27,384,282	\$236,549,053	\$285,151,458

(\$16,040,782 - July 2024)

DEMOLITIONS

17 Hallett Heights - Detached Garage

104 Queen Street - Commercial Building

NUMBER OF NEW DWELLING UNITS

	August 2025	THIS YEAR TO DATE	August 2024	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	7	65	7	73
SEMI-DETACHED / DUPLEX	2	19	1	25
TINY / MINI HOMES	1	13	0	13
SECONDARY DWELLING UNIT	1	15	2	11
APARTMENT UNITS	123	840	68	274
TOWNHOUSE UNITS	10	25	4	13
TOTAL	144	977	82	409

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>August 2025</u>	<u>TO DATE</u>
73	544

PLUMBING PERMITS

<u>August 2025</u>	<u>TO DATE</u>
25	268

SIGN PERMITS

<u>August 2025</u>	<u>TO DATE</u>
7	61

DEVELOPMENT PERMITS

<u>August 2025</u>	<u>TO DATE</u>
8	64

FEES FOR BUILDING PERMITS ISSUED

<u>August 2025</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$221,610.00	\$1,915,561.02	\$169,214.00	\$2,312,232.00

FEES FOR PLUMBING PERMITS ISSUED

<u>August 2025</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$27,250.00	\$226,350.00	\$18,010.00	\$128,290.00

FEES FOR SIGN PERMITS

<u>August 2025</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$875.00	\$7,400.00	\$625.00	\$8,125.00

FEES FOR DEVELOPMENT PERMITS

<u>August 2025</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,000.00	\$6,700.00	\$50.00	\$3,200.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>August 2025</u>	<u>TO DATE</u>	<u>August 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$250,735.00	\$2,156,011.02	\$187,899.00	\$2,451,847.00

SUBMITTED BY:

APPROVED BY:




Issued Building Permits
Sorted by Structure
Type

August 2025

Permit #	PID	Issue	Project Location	Applicant	Ward	Structure Type:	Type of	Permit Fee	Value	Description
2025BP0494	01439506	Aug-25-25	558 Woodstock Rd	GreenFoot Energy Solutions	Ward 12	Accessory Building	New	\$250.00	\$25,000.00	Install a 40x12' ground mount solar panels for an SDD as per plans submitted.
2025BP0592	75525659	Aug-25-25	75 Munier Dr	Jonathan Burt	Ward 5	Accessory Building	New	\$530.00	\$60,000.00	Construct a new 28'x30' detached garage for an SDD as per plans submitted
2025BP0350	7426742	Aug-12-25	600 Saint Mary's St	Colpitts Developments	Ward 4	Apartment Building	New	\$57,250.00	\$7,150,000.00	Construct a new 65 unit apartment building as per plans submitted.
2025BP0408	01445980	Aug-22-25	440 Needham St	Gorham Real Estate	Ward 10	Apartment Building	Renovation	\$2,850.00	\$350,000.00	Construct renovation to install non-combustible cladding, replace all windows, install air-conditioning units and replace existing 9 x 12' entryway (parking garage) as per plans submitted.
2025BP0492	7426742	Aug-19-25	60 Two Nations Cross	Colpitts Developments	Ward 4	Apartment Building	New	\$1,090.00	\$6,380,000.00	Construct new 58 unit apartment building as per plans submitted.
2025BP0559	75476903	Aug-15-25	151 Queen St	New Tech Contracting	Ward 10	Apartment Building	Renovation	\$1,250.00	\$150,000.00	Construct renovation to replace balconies as per plans submitted.
2025BP0612	75146514	Aug-25-25	17 Hallett Hts	MRK Carpentry	Ward 1	Attached Garage	Demolition	\$50.00	\$0.00	Phase 1: Demolishing a 24'x30' attached garage that serves an SDD in preparation for an addition.
2024BP0394	01469451	Aug-14-25	921 College Hill Rd	K-Line Construction	Ward 11	Commercial Building	Renovation	\$34,962.00	\$4,363,560.00	Construct HVAC modifications and upgrades to RPC as per plans submitted.
2025BP0465	01446590	Aug-29-25	432 Queen St	Sunfield Apartments	Ward 11	Commercial Building	Renovation	\$450.00	\$950,000.00	Construct renovation to create Landlord's demising walls for proposed 7 units on ground floor of existing commercial building as per plans submitted.
2025BP0519	75560383	Aug-18-25	515 King St	Forum Asset Management	Ward 11	Commercial Building	Renovation	\$7,650.00	\$950,000.00	Construct select demolition work to prepare for renovation of NB Power Building as per manual application and plans submitted.
2025BP0527	01446160	Aug-12-25	371 Queen St	City of Fredericton	Ward 10	Commercial Building	Renovation	\$90.00	\$5,000.00	Construct renovations to create two additional offices on second floor of the commercial building as per the information submitted.
2025BP0560	01436799	Aug-18-25	104 Queen St	Bellastate Construction	Ward 10	Commercial Building	Demolition	\$50.00	\$0.00	Demolish existing commercial building as per aerial view submitted.
2025BP0564	01478403	Aug-08-25	845 Prospect St	Toss Solutions Inc.	Ward 9	Commercial Building	Renovation	\$610.00	\$70,000.00	Construct a renovation for the third floor of the commercial building as per information submitted.
2025BP0605	75441683	Aug-25-25	9 RioCan Ave	Valleywide Restorations	Ward 8	Commercial Building	Renovation	\$530.00	\$60,000.00	Construct renovation to repair fire damage in loading bay in commercial building as per plans submitted.
2025BP0614	75482950	Aug-28-25	675 King St	Simpson Building Contractors Ltd.	Ward 11	Commercial Building	Renovation	\$3,882.00	\$479,000.00	Construct renovation to repair a portion of the air barrier system on an existing commercial building as per plans submitted
2025BP0554	75539312	Aug-05-25	199 Queen St	Tony's Renovations	Ward 5	Deck	Renovation	\$210.00	\$20,000.00	Construct a renovation for a tenant fit up for Scandmodern store as per plans submitted.
2025BP0450	01491844	Aug-05-25	12 LaPointe St	Collin Sharpe	Ward 1	Deck	New	\$82.00	\$4,000.00	Construct a 12'x16' attached deck for an SDD as per plans submitted.
2025BP0515	75508671	Aug-18-25	24 Madison Ave	Tundra Construction	Ward 1	Deck	New	\$290.00	\$30,000.00	Construct a 20'x20' deck and a 35'x35' deck to accommodate a pool in a rear yard for an SDD as per plans submitted.
2025BP0528	75151639	Aug-08-25	135 Kings College Rd	John Cooper	Ward 9	Deck	New	\$242.00	\$23,500.00	Construct a 30' x12' attached deck and a 16'x10 detached deck for an SDD as per plans submitted.
2025BP0533	75344812	Aug-06-25	168 Goodline St	Sergio Marques	Ward 7	Deck	New	\$178.00	\$16,000.00	Construct renovation to replace existing deck with same size (16' x 16') for an SDD as per plans submitted
2025BP0535	01426527	Aug-12-25	748 Coombes St	Gage Montleith	Ward 6	Deck	New	\$114.00	\$8,000.00	Construct a new 31'x19' detached deck for an SDD as per plans submitted.
2025BP0544	01467190	Aug-05-25	44 Folkstone Crt	Laaper	Ward 8	Deck	New	\$74.00	\$3,000.00	Construct renovation to replace existing attached deck with a new detached deck for an SDD as per plans submitted
2025BP0580	75358168	Aug-14-25	988 Douglas Ave	Nest Carpentry Ltd.	Ward 3	Deck	New	\$202.00	\$19,000.00	Construct renovation to replace deck to serve SDD (and build a new portion) as per information submitted.
2025BP0588	75151639	Aug-21-25	16 Mason Ave	N. Jason McGrath	Ward 5	Deck	New	\$114.00	\$7,500.00	Construct detached deck to serve SDD as per information submitted.
2025BP0594	01488873	Aug-27-25	49 Jacob St	Cassandra Macfarlane	Ward 2	Deck	New	\$138.00	\$10,796.00	Construct a new 16'x12' deck for an SDD as per plans submitted.
2025BP0595	75354862	Aug-20-25	282 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted
2025BP0596	75354860	Aug-20-25	284 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted.
2025BP0597	75354878	Aug-20-25	286 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted
2025BP0598	75354886	Aug-20-25	288 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted
2025BP0599	75354894	Aug-20-25	290 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted
2025BP0600	75354902	Aug-20-25	292 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted
2025BP0601	75354910	Aug-20-25	294 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to replace existing front deck/step for a rowhouse as per plans submitted.
2025BP0602	75354928	Aug-20-25	296 Brunswick St	C.I. Design Inc	Ward 10	Deck	New	\$74.00	\$2,500.00	Construct renovation to lower rear deck to ground level and install access stairs and window wells (existing windows) as per information submitted
2025BP0616	01418516	Aug-22-25	12 Calder Ave	Karelle Khvak	Ward 1	Deck	Renovation	\$66.00	\$2,000.00	Construct renovation to replace rear deck serving SDD as per information submitted
2025BP0622	75004630	Aug-26-25	119 Mason Ave	Case's Renovations Ltd.	Ward 5	Deck	New	\$154.00	\$13,000.00	Construct renovation to replace a 35'x72" wooden step platform with new 48'x66" wooden step platform as per information submitted.
2025BP0631	01545573	Aug-29-25	55 Canada St	Sandy Macneill	Ward 5	Deck	New	\$58.00	\$62,000.00	Construct a 60'x62' storage garage (uninsulated interior) on an existing foundation as per plans submitted.
2025BP0572	01498278	Aug-21-25	1430 Woodstock Rd	Bellastate Construction	Ward 12	Industrial	Renovation	\$546.00	\$465,471.88	Construct electrical upgrade for Priestman Street school as per plans submitted
2025BP0297	01452671	Aug-13-25	363 Priestman St	K-Line Construction	Ward 11	Institutional	Renovation	\$3,778.00	\$983,812.00	Construct a ventilation system renovation to the Garden Creek School as per plans submitted
2025BP0311	01508936	Aug-13-25	1360 Woodstock Rd	K-Line Construction	Ward 12	Institutional	Renovation	\$7,922.00	\$50,000.00	Construct renovation to install a kitchen in common rooms #18 & #115 of Neil House (UNB) as per plans submitted
2025BP0508	01470848	Aug-14-25	22 Bailey Dr	Connors Mechanical	Ward 11	Institutional	Renovation	\$450.00	\$91,751.00	Construct renovation to replace interior finishes for experiential learning studio at the UNB physics building as per plans submitted.
2025BP0534	01470848	Aug-14-25	8 Bailey Dr	Acadian Construction (1991) Ltd	Ward 11	Institutional	Renovation	\$786.00	\$40,000.00	Construct a renovation to level the floor in the sanctuary area of the church as per plans submitted.
2025BP0573	75487629	Aug-28-25	224 York St	Bellastate Construction	Ward 10	Institutional	Renovation	\$370.00	\$120,000.00	Install a 16'x74' mini home as per plans submitted.
2025BP0551	75568477	Aug-12-25	101 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Construct renovation to install new kitchen Royal Road Fire Station as per plans submitted.
2025BP0618	75267707	Aug-27-25	27 Royal Rd	City of Fredericton	Ward 1	Municipal	Renovation	\$530.00	\$75,000.00	Install a 16'x20' inground pool and enclosure for an SDD as per plans submitted.
2025BP0571	75510362	Aug-12-25	20 Janice Crt	Ryan Cain	Ward 2	Pool	New	\$650.00	\$16,000.00	Install 18' above ground pool and fencing for an SDD as per plans submitted.
2025BP0576	75343574	Aug-18-25	115 Diamond St	Jessica Estley	Ward 1	Pool	New	\$178.00	\$8,000.00	Installing a 18' diameter pool to serve SDD as per information submitted.
2025BP0581	75096370	Aug-14-25	122 Mason Ave	Anna Nomanova	Ward 5	Pool	New	\$114.00	\$50,000.00	Installing a 18' pool and an attached deck for a SDD as per plans submitted.
2025BP0584	01486297	Aug-21-25	48 Lansdowne St	Lee MacPherson	Ward 11	Pool	New	\$450.00	\$22,000.00	Construct installation of 21' pool and decks in rear of an SDD as per plans submitted.
2025BP0608	75468627	Aug-25-25	50 GlenNorth St	Guylaine Murphy	Ward 2	Pool	New	\$226.00	\$614,500.00	Construct a semi-detached dwelling (unfinished basement) for future subdivision as per plans submitted.
2025BP0550	75394999	Aug-13-25	37 Leavery St	Mariell Custom Homes	Ward 2	Semi Detached	New	\$4,970.00	\$10,000.00	Construct an 8' x 10' mudroom addition for an SDD as per plans submitted
2025BP0381	01476613	Aug-18-25	226 McKean St	Daniel Morash	Ward 4	Single Detached Dwelling	Addition	\$130.00	\$11,215.00	Construct renovation to replace wooden piers with helical piles to support existing SDD as per information submitted.
2025BP0472	01455624	Aug-06-25	641 Churchill Row	Rob Case Homes	Ward 11	Single Detached Dwelling	Renovation	\$146.00	\$223,000.00	Construct new SDD as per plans submitted.
2025BP0483	75566976	Aug-15-25	4 Grant St	William Comfort	Ward 5	Single Detached Dwelling	New	\$1,834.00	\$497,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0522	75562777	Aug-18-25	24 Salisbury Cres	Colpitts Developments	Ward 8	Single Detached Dwelling	New	\$4,026.00	\$425,000.00	Construct a new SDD as per plans submitted.
2025BP0538	75560177	Aug-07-25	25 Sandwood Ln	Dave Hawkins Construction Ltd	Ward 1	Single Detached Dwelling	New	\$3,450.00	\$370,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0540	75562785	Aug-13-25	30 Salisbury Cres	Colpitts Developments	Ward 8	Single Detached Dwelling	New	\$3,010.00		

2025BP0558	01454222	Aug-06-25	908 York St	Jeff Earle	Ward 9	Single Detached Dwelling	Renovation	\$130.00	\$9,500.00	Construct a renovation to replace vinyl siding for the SDD and detached garage.
2025BP0561	75553211	Aug-14-25	110 Stonehill Ln	New View Designs	Ward 2	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct renovation to finish basement and re-configure mudroom as per plans submitted.
2025BP0569	7557651	Aug-20-25	158 Stonehill Ln	Alexator Inc	Ward 2	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct new SDD (unfinished basement) as per plans submitted
2025BP0585	01401579	Aug-22-25	199 Burpee St	Sunfield Apartment Rentals	Ward 1	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct replacement landing and stairs on 3 unit apartment building as per plans submitted.
2025BP0590	01419159	Aug-20-25	100 Fir Crt	Targett's Windows and Doors	Ward 4	Single Detached Dwelling	Renovation	\$186.00	\$17,000.00	Construct replacement of 11 windows (3br) and entry door in SDD as per information submitted.
2025BP0593	75553180	Aug-21-25	112 Leeland Way	Jill Rowe	Ward 4	Single Detached Dwelling	New	\$1,730.00	\$210,000.00	Construct Phase II (excluding foundation) as per plans submitted.
2025BP0604	01453091	Aug-27-25	242 Stanley St	614695 NB LTD	Ward 9	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct a renovation to replace windows (6 bdms) of SDD as per information submitted.
2025BP0607	01453331	Aug-27-25	260 Willingdon St	Fadi Daou	Ward 9	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00	Construct interior renovation for an SDD as per information submitted. No layout change.
2025BP0611	75008946	Aug-22-25	19 Sierra Dr	Buce Grandy	Ward 3	Single Detached Dwelling	Renovation/Additk	\$130.00	\$10,000.00	Construct renovation to existing SDD to build a roofed over deck as per plans submitted.
2025BP0613	75313494	Aug-25-25	30 Sekirk Cres	Sunly Energy Corp	Ward 12	Single Detached Dwelling	Renovation	\$154.00	\$12,956.00	Construct renovation to install roof mounted solar array as per information submitted.
2025BP0615	01442268	Aug-27-25	120 Victoria St	Laura Sleeves	Ward 10	Single Detached Dwelling	Renovation	\$274.00	\$27,600.00	Construct renovation to replace kitchen and install new window as per information submitted.
2025BP0617	01445931	Aug-28-25	485 Needham St	Natasha Coakley	Ward 10	Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to repair portion of foundation of SDD as per information submitted.
2025BP0567	7516696	Aug-19-25	38 Cedar Ridge Dr	Justin Beesley	Ward 1	Single Detached Dwelling/Aj	New	\$4,050.00	\$500,000.00	Construct a new SDD with basement apartment (non-secondary suite) as per plans submitted.
2025BP0377	75566414	Aug-06-25	30 Slately Crt	Reagan Group Ltd.	Ward 7	Townhouse	New	\$9,650.00	\$1,200,000.00	Construct a 12-unit stacked townhouse as per plans submitted.
2025BP0505	01405002	Aug-05-25	301 Northumberland St	Colin Ebbett	Ward 10	Townhouse	New	\$58.00	\$1,000.00	Construct phase 2 of building permit 2024BP0398 as per plans submitted.
2025BP0553	01470103	Aug-11-25	30 Shore St	M&T Home Builders	Ward 11	Townhouse	Renovation	\$114.00	\$3,200.00	Construct renovation to replace 2-storey deck on multi-unit townhouse as per information submitted.
2025BP0556	01434356	Aug-25-25	127 George St	VR Contracting	Ward 10	Townhouse	Renovation	\$2,450.00	\$300,000.00	Construct renovation to convert multi-unit townhouse into SDD and renovate interior/exterior as per plans submitted.
TOTALS								\$221,610.00	\$27,231,281.88	