

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, November 19, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – October 15, 2025

2. ZONING APPLICATIONS

2.1 KSM Ventures Inc. – 80 Cuffman Street

- Rezoning from MR-2 to MR-4 and tentative plan of subdivision to create two apartment building lots, one of which requires a 22.5m lot frontage variance. The proposal is to construct a 5-storey apartment building on each lot with shared access and parking.

3. SUBDIVISION APPLICATIONS

4. VARIANCE APPLICATIONS

4.1 Holland Homes - 569 Woodstock Road

- Similar Non-Conforming Use Variance to permit an office use within the existing building.
- Subject property is zoned Environmental and Open Space Zone (EOS). The previous non-conforming use was a retail store (Trites Flower Shop).

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for October 2025

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 19 novembre 2025, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 15 octobre 2025

2. DEMANDES DE ZONAGE

2.1 KSM Ventures Inc. – 80, rue Cuffman

- Changement de zonage de MR-2 à MR-4 et plan provisoire de lotissement pour créer deux lots destinés à des immeubles d'appartements, dont l'un nécessite une dérogation pour réduire la façade du lot à 22,5 m. Le projet prévoit la construction d'un immeuble d'appartements de cinq étages sur chaque lot, avec accès et stationnement partagés.

3. DEMANDE DE LOTISSEMENT

4. DEMANDE DE DÉROGATION

4.1 Holland Homes - 569, chemin Woodstock

- Dérogation pour usage similaire non conforme afin de permettre l'aménagement d'un bureau dans le bâtiment existant.
- La propriété visée est située dans la Zone environnement. L'usage non conforme précédent était un commerce de détail (fleuriste Trites).

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

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

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, October 15, 2025, 7:00 p.m.
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard, Chair
Neill McKay, Vice-Chair
Councillor Greg Ericson
Councillor Mark Peters
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Members Absent: Councillor Margo Sheppard

Staff: Marcello Battilana
Fredrick VanRooyen
Kenneth Forrest
Tyson Aubie
Jody Boone
Ryan Seymour
Ian Donihee
Shasta Stairs
Felix McCarthy
Dane Frenette
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – September 17, 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Mark Peters

That the minutes of the regular meeting of the Planning Advisory Committee of September 17, 2025, be approved.

CARRIED

ZONING APPLICATIONS

SUBDIVISION APPLICATIONS

VARIANCE APPLICATIONS

Fredericton Homeless Shelters Inc. - 355 Smythe Street

- Additional Temporary Use Variance to permit an emergency shelter within the Winner's Lounge Building on the Exhibition Grounds. There is no change to the existing temporary use, the application is solely for an extension of time up to April 30, 2026 (the existing one-year time period for the temporary use is set to expire on December 10, 2025).

Public Hearing

- The applicant Warren Maddox, Executive Director of Fredericton Homeless Shelters, explained that the shelter provides a safe and stable environment for those who use the facility. However, Mr. Maddox pointed out that the Fredericton Exhibition Grounds will not be a permanent home for this space.
- Nancy Murphy, Homelessness Strategist for the Province, spoke on the importance of maintaining the services of the shelter.
- Rob Hartlen, representing Overwatch Specialty Service, has provided security at the facility since it opened. Members are on site 24-7 and are trained in de-escalation and communication styles that help alleviate some of the issues that arise.
- Ken Sprague spoke in support of the application.
- Ted Leopkey said vulnerable people in the community need access to safe, supportive spaces but perhaps there should be consideration for more thoughtful placement of facilities of this nature.
- Angus Fletcher spoke in support of the application.
- Shelly Stevens spoke in support of the application.
- Indigo Poirier spoke in support of the application.
- Emily Wu Tanam (sp.) spoke in support of the shelter but due to public safety concerns, it would be better suited if it were at a different location.
- Jordan Ford resides adjacent to the NBEX. Mr. Ford is supporting a shelter but expresses safety concerns for property owners that are adjacent to the exhibition.
- Frank supports the temporary shelter but would like a more permanent solution.
- Bill and his team from Under the Tent Outreach, supply basic needs to unhoused residents in Fredericton, and is in support of the application.
- Sharon Lee Saulnier supports this application but not as a long-term solution.
- Leanne Wiens, one of the tenants in the Fredericton Intercultural Center, is supportive of the homeless shelter but would like to see a safety mechanism around the daycare to protect the children.

- Connie spoke in support of the application.
- Jeff Thompson conditionally supports the extension but is concerned about the interpretation of the multiple applications under the *Community Planning Act*. If this application is approved, Mr. Thompson requested additional terms and conditions be considered:
 1. An expansion of the Community Safety Services Unit with dedicated patrols offsite.
 2. Site and use modifications. A fence was installed to keep clients of the shelter from proceeding portions of the NBEX property, but there were no restrictions provided to flow people away from the daycare.
 3. Tracking incidents from Fredericton Police Force and the CSSU within a 1 km radius, including outcomes around placements, mental health referrals, addiction referrals, etc. Monthly reports to be presented to the Public Safety Committee.

Mr. Thompson recommended the hours of operation be extended, to allow breakfast and dinner to be served at the shelter. Final comments to the Committee include a priority to implement a safety lens on development and zoning applications, and establish urban planning criteria to guide location and design of services.
- Caroline Lubbe-D'Arcy advised that members of the Planning Advisory Committee do not have the legal authority to approve another temporary use variance for the shelter at 355 Smythe Street. If the shelter is to continue past December 10th, this would require a zoning amendment by City Council.

Moved by: Scott McConaghy

Seconded by: Councillor Mark Peters

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on October 15, 2025, the application submitted by Fredericton Homeless Shelters Inc. on property located at 355 Smythe Street for an additional temporary use variance to permit an emergency shelter within the Winners Lounge building on the Fredericton Exhibition Grounds, be approved subject to terms and conditions.

CARRIED

At the October 15, 2025 of the Planning Advisory Committee an application was considered from Fredericton Homeless Shelters Inc. for a 4.5 month temporary use variance to permit an emergency shelter on the Fredericton Exhibition Grounds. The public expressed concerns with respect to Police and CSSU patrol and response, a desire to see accelerated implementation of the Community Safety Task Force recommendations, and other matters.

Therefore the Planning Advisory Committee adopted the following motion:

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on October 15, 2025, the public feedback submitted for File No. P.R. No. 81/25 be forwarded to the Chief Administrative Officer of the City of Fredericton for his information.

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for September 2025

Moved by: Scott McConaghy

Seconded by: Julie Baker

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

CARRIED

ADJOURNMENT

Moved by: Melissa Dawe

Seconded by: Councillor Mark Peters

That the meeting of the PAC be adjourned at 9:00 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : Lundi 15 octobre 2025 à 19 h 30
Lieu : Salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson, conseiller municipal
Mark Peters, conseiller municipal
Melissa Dawe
Anna Patterson
Scott McConaghy
Julie Baker

Membres absents : Margo Sheppard, conseillère municipale

Membres du personnel : Marcello Battilana
Fredrick VanRooyen
Kenneth Forrest
Tyson Aubie
Jody Boone
Ryan Seymour
Ian Donihee
Shasta Stairs
Felix McCarthy
Dane Frenette
Elizabeth Murray

ADOPTION DE PROCÈS VERBAL

Réunion ordinaire – 17 septembre 2025

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Mark Peters, conseiller municipal

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 17 septembre 2025.

ADOPTÉ

DEMANDES DE ZONAGE

DEMANDE DE LOTISSEMENT

DEMANDE DE DÉROGATION

Fredericton Homeless Shelters Inc. – 355, rue Brunswick

- Dérogation temporaire complémentaire pour maintenir le refuge d'urgence dans le bâtiment Winner's Lounge du terrain d'exposition de Fredericton. La demande ne porte que sur une prolongation de délai jusqu'au 30 avril 2026, sans modification de l'usage temporaire actuellement autorisé (dont l'échéance est fixée au 10 décembre 2025).

Audience publique :

- M. Warren Maddox (le demandeur), directeur général de Fredericton Homeless Shelters, a présenté le refuge comme un lieu sécurisant et stable pour ses usagers, tout en précisant que le terrain d'exposition de Fredericton ne constituerait pas une solution pérenne.
- Nancy Murphy, stratège en matière d'itinérance pour le gouvernement provincial, a souligné l'importance de maintenir ces services d'hébergement.
- Rob Hartlen, pour Overwatch Specialty Service, a exposé le dispositif de sécurité en place depuis l'ouverture : présence d'agents 24h/24 formés à la médiation (techniques de désescalade) et à la gestion des situations conflictuelles.
- Ken Sprague s'est prononcé favorablement sur la demande.
- Ted Leopkey tout en reconnaissant la nécessité d'espaces sécurisés pour les personnes vulnérables, a suggéré de réfléchir davantage à l'implantation de ce type de structure.
- Angus Fletcher s'est prononcé favorablement sur la demande.
- Shelly Stevens s'est prononcée favorablement sur la demande.
- Indigo Poirier s'est prononcé favorablement sur la demande.
- Emily Wu Tanam (orthographe incertaine) s'est exprimée en faveur du refuge, mais a estimé qu'en raison de préoccupations de sécurité publique, il serait préférable qu'il soit situé à un autre endroit.
- Jordan Ford réside près du NBEX. M. Ford appuie l'existence d'un refuge, mais exprime des préoccupations quant à la sécurité des propriétaires de terrains adjacents au terrain d'exposition.
- Frank appuie le refuge temporaire, mais souhaiterait une solution plus permanente.
- Bill et son équipe d'Under the Tent Outreach, qui fournissent des produits de première nécessité aux sans-abris de Fredericton, appuient la demande.
- Sharon Lee Saulnier appuie cette demande, mais pas comme solution à long terme.
- Leanne Wiens, une des locataires du Centre interculturel de Fredericton, appuie le refuge pour sans-abri, mais aimerait qu'un dispositif de sécurité soit mis en place autour de la garderie pour protéger les enfants.

- Connie s'est prononcée favorablement sur la demande.
 - Jeff Thompson a exprimé un soutien conditionnel à la prolongation, mais s'interroge sur l'interprétation des demandes multiples au titre de la *Loi sur l'urbanisme*. Il a proposé des conditions complémentaires :
 1. Renforcement de l'Unité des services de sécurité communautaire avec des patrouilles dédiées hors site.
 2. Aménagements du site : si une clôture limite déjà l'accès des usagers à certaines zones du NBEX, aucun dispositif ne les éloigne de la garderie.
 3. Suivi des incidents par la Force policière de Fredericton et l'USSC dans un périmètre d'un km, avec un bilan détaillé des orientations (santé mentale, dépendances, etc. à présenter mensuellement au Comité de sécurité publique.
- M. Thompson préconise également d'étendre les horaires d'ouverture pour assurer les services de petit-déjeuner et de souper. Il recommande enfin d'intégrer systématiquement un volet sécurité aux demandes d'aménagement et de zonage, et d'établir des critères d'urbanisme encadrant l'implantation et la conception de ces services.
- Caroline Lubbe-D'Arcy a rappelé que le Comité consultatif sur l'urbanisme n'est pas habilité à accorder une nouvelle dérogation pour usage temporaire concernant le refuge du 355, rue Smythe. La poursuite de l'activité au-delà du 10 décembre nécessiterait une modification du zonage par le conseil municipal.

Proposé par : Scott McConaghy

Appuyé par : Mark Peters, conseiller municipal

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 15 octobre 2025, approuve, sous réserve des modalités et conditions, la demande de Fredericton Homeless Shelters Inc. relative à la propriété du 355, rue Smythe, concernant une dérogation temporaire complémentaire pour maintenir le refuge d'urgence dans le bâtiment Winner's Lounge du terrain d'exposition de Fredericton.

ADOPTÉ

Au cours de cette séance, le Comité a examiné la demande de Fredericton Homeless Shelters Inc. sollicitant une dérogation temporaire de 4,5 mois pour le maintien du refuge d'urgence sur le terrain d'exposition de Fredericton. Les riverains ont notamment fait part de leurs inquiétudes quant aux interventions policières et de l'USSC, et ont souhaité une application plus rapide des préconisations du Groupe de travail sur la sécurité communautaire, entre autres points soulevés.

Par conséquent, le Comité consultatif sur l'urbanisme a adopté la motion suivante :

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Julie Baker

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme du 15 octobre 2025, les commentaires du public soumis pour le dossier n° P.R. 81/25 soient transmis au directeur général de la Ville de Fredericton pour son information.

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour septembre 2025

Proposé par : Scott McConaghy

Appuyé par : Julie Baker

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

ADOPTÉ

FIN DE L'ATELIER

Proposé par : Melissa Dawe

Appuyé par : Mark Peters, conseiller municipal

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 21 h.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Planning Advisory Committee

From: Tony Dakiv, Senior Planner

Proposal: Rezoning and tentative plan of subdivision with variance to allow construction of two 5-storey apartment buildings.

Property: 80 Cuffman Street (PID 75549188)

APPLICANT: KSM Ventures Inc. (Kirk White)
17 Ross Terrace
Fredericton, NB, E3B 8E5

OWNER: Same as above

SITE INFORMATION:

Location: South side of Cuffman Street east of Cliffe Street

Context: Institutional uses to the north (new Cuffman Street School and Shannex complex), apartment buildings to the west, vacant land to the east and south.

Ward No: 4

Municipal Plan: New Neighbourhoods

Zoning: MR-2

Existing Land Use: Vacant

Previous Applications: None

EXECUTIVE SUMMARY:

The proposal is to rezone the property from MR-2 to MR-4 as well as a tentative plan of subdivision to create two multi-residential building lots, one of which requires a 22.5m lot frontage variance to permit the construction of a 5-storey apartment building on each lot.

The proposal is consistent with the Growth Strategy for New Neighbourhoods and Municipal Plan criteria for new mid-rise multi-residential development. The subject property is located along the south side of Cuffman Street, a corridor that is intended for a variety of multi-residential development with institutional uses across the street. Given this context, the additional density being proposed beyond the current MR-2 zone is considered to be appropriate.

Although the proposed lot frontage variance can be considered excessive, the proposed variance and resulting “flag lot” configuration has merit in this case. Access to both proposed lots will be from the existing driveway on the abutting property to the west which provides access to three apartment buildings. The intent is that the proposed buildings will form part of a five-building apartment complex with shared access and parking areas. This shared driveway arrangement will alleviate any potential traffic conflicts that could arise from new driveways impacting on the left turn bay access to the school property across the street. It also allows the street facing building to be oriented with its long wall parallel to the street instead of having both

end-on buildings face the street. This is similar to the layout for the existing three buildings and will result in a more unified overall building layout. Based on this Staff support the application subject to terms and conditions.

APPLICATION:

KSM Ventures Inc. has made application for the following on property located at 80 Cuffman Street:

- rezone land from MR-2 to MR-4, and
- a tentative plan of subdivision to create 2 multi-residential buildings lots requiring a 22.5m lot frontage variance for one of the lots,

in order to construct a 5-storey apartment building on each lot.

PLANNING COMMENTS:

Background:

- In 2021, a tentative plan of subdivision with lot frontage variances was approved to create three multi-residential building lots on the abutting property to the west. The lot frontage variances allowed for the creation of rear flag lots to accommodate a more suitable building envelope for all three buildings on their own lot while sharing one driveway. Without the variance the lots would have been extremely deep and narrow thereby limiting development options.

Proposal:

- The applicant is proposing to complete the overall development by adding two more apartment buildings utilizing the existing shared driveway. Similar to the first three buildings, the north building will parallel Cuffman Street along its long wall and will contain 65 one- and two-bedroom units. The south building will be oriented north-south and contain 64 one- and two- bedroom units. Building 5 will contain a social room and Building 3 which is currently under construction, will provide a gym – both rooms will be available to all tenants of the five buildings.
- Both buildings will provide underground parking, garbage storage and bike parking. Building design will match the first three buildings utilizing a combination of horizontal and vertical metal siding. According to the applicant the intent is to create a cohesive multi-residential complex with a consistent architectural building design including shared access, parking and amenity areas both indoor and outdoor.
- The interior of the site would accommodate the surface parking area which will be hidden from the street by the orientation of the proposed buildings. The parking area will include landscaped islands within and at the ends of parking rows. Walkways are provided along the front of the buildings and demarcated across drive aisles to allow pedestrian movement through the site and to the sidewalk along Cuffman Street. A common outdoor amenity space will be located at the south-west corner of the site. The site plan will also incorporate storm water attenuation along the east side.
- The proposal requires a rezoning to the MR-4 zone to accommodate the additional height and density being proposed as the current MR-2 zone limits building height to four storeys. The proposed subdivision requires a 22.5m lot frontage variance for the east lot (Lot B). The 8% public land dedication has already been taken as land as part of the overall rezoning and subdivision for the school site in 2021 that included the extension of Cuffman Street and the creation of multi-residential building parcels south of Cuffman Street. Based on this the tentative plan of subdivision does not require PAC and Council approval however, because one of the proposed lots requires a lot frontage variance, the tentative plan of subdivision has also been included with the application.

Growth Strategy

- The subject property is located within the Northeast future residential growth area, one of four growth areas identified in the Growth Strategy that will accommodate three quarters of the City's future residential growth. These growth areas are intended to bring a variety of new housing in a more compact and complete neighbourhood form. The proposed multi-residential development helps support the density targets in the Growth Strategy and contributes to the vision of the developing Northeast community.

Municipal Plan:

- The New Neighbourhoods designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developing neighbourhoods, providing a range of housing types that meet a variety of needs.
- The Municipal Plan contains the following policies for New Neighbourhoods:
 - *Section 2.2.1(24): Council shall seek to ensure that the design of New Neighbourhoods:*
 - i. Fosters a sense of community and neighbourhood;*
 - ii. Provides for the efficient use of land;*
 - iii. Provides for the compatible mix of varied and innovative forms of housing and other uses;*
 - iv. Provides for the efficient and economic extension and delivery of water and sewer services and utilities;*
 - v. Provides for parks, schools and other community uses in central, convenient locations;*
 - vi. Minimizes the adverse effects of highways and other existing incompatible surrounding land uses;*
 - vii. Includes a hierarchy of streets that adequately and safely accommodates traffic flows and provides proper linkages to other areas of the City;*
 - viii. Promotes walking and cycling opportunities by providing trails; trail connections and interconnected street pattern designed to provide a variety of convenient walking routes;*
 - ix. Places particular emphasis on the needs of public transit;*
 - x. Minimizes adverse impacts on the environment; and,*
 - xi. Includes a focal point or nodes, where appropriate.*
 - *Section 2.2.1(25): Where a rezoning or zoning by-law amendment is required for a new mid-rise or high-rise residential use in the New Neighbourhoods, proposals shall:*
 - i. Have direct access to an Arterial or Collector Road. If direct access to one of these road types is not possible, the development may gain access to an Arterial or Collector Road from a Local Road;*
 - ii. Incorporate underground parking facilities, where appropriate;*
 - iii. Provide for adequate on-site landscaping, buffering, amenity space, parking, and garbage pickup and recycling services;*
 - iv. Be adjacent to or in close proximity to an existing or planned transit route;*
 - v. Be adjacent to or in close proximity to parks, open spaces and/or other community facilities, services and amenities, and employment zones; and,*
 - vi. Provide high-quality building design that contributes positively to the City's urban form.*
- Overall, the proposed development meets the intent of the New Neighbourhoods designation and the above policies by providing:

- multi-residential development along a major arterial road with access to public transit and trails along Cliffe Street;
- residential density that is in close proximity to community facilities including the new elementary school, Leo Hayes high school, Shannex and Willie O'Ree Place and,
- a compatible multi-residential development that contributes to the supply of housing and growth in the Northeast community.

Zoning By-law:

- The proposal compared to the standards of the MR-4 zone is as follows:

Standard	Required	Provided	
		Building 4 (Lot B)	Building 5 (Lot A)
Lot Area	6500m ² min.	6501m ²	6521m ²
Lot Frontage	30m min.	7.5m*	79.8m
Building Setbacks			
(front)	3m min.	12.4m	11.1m
(west side)	3m min.	22m	10.5m
(east side)	3m min.	18m	4.5m
(rear)	7.5m min.	34m	9.5m
Building Height	18m max.	16.4m	16.4m
Lot Coverage	45% of lot area max.	17.5%	17.4%
Landscaped Area	35% of lot area min.	49%	49%
Parking (total)	152 spaces min. total	172 spaces total	

* Variance required

- The proposed lot frontage variance and flag lot configuration for Lot B allows the street facing building to be oriented with its long wall parallel to the street instead of having both end-on buildings face the street. This is similar to the layout for the existing three buildings and will result in a more unified overall building layout. Without the variance, the lots would be extremely deep and narrow in configuration thereby limiting development and building placement options. Utilizing the existing shared driveway will also help alleviate any potential traffic conflicts that could arise from new driveways impacting on the left turn bay access to the school property across Cuffman Street. Based on this staff feel the variance is reasonable in this case.

Access and Servicing

- Traffic/Access

The proposed buildings would be utilizing a shared vehicle access with the three existing buildings (Civics 30,40,50) that connects to Cuffman Street. The developer has worked with Engineering staff to provide a driveway location that is in accordance with the original Cuffman Street design. The density proposed is in accordance with the area wide traffic study completed when the road network was designed. Cuffman Street was constructed with left turn pockets, a roundabout and a new signal to accommodate this type of development. The proposed development matches the intended use and is not anticipated to have any adverse traffic impacts.

- **Water and Sewer Servicing**

Building 4 will connect to existing water and sanitary service stubs on Cuffman Street. Building 5 will connect the water and sanitary sewer to the shared service line for the three existing buildings. With the three buildings at Civics 30, 40 and 50 and proposed Building 5 connecting to the sanitary service main, the pipe capacities should be checked to ensure adequate capacity.

- **Stormwater Management**

The storm sewer will be a shared system combining flows of Civics 40 and 50 with proposed Buildings 4 and 5 as well as the associated attenuation. Easements and agreements will be required to address the requirements of the adjacent properties as well as the maintenance and life cycle costs associated with the infrastructure.

An area has been identified on the site plan for a stormwater attenuation facility, and the applicant's consultant will need to detail the adequacy of the pond (size and location) for the entire development in the design stage. An approved Stormwater Management Plan (SWMP) will be required in conjunction with approval of construction drawings.

The purpose of the SWMP is to ensure that surface water is managed and attenuated such that there will be no negative impact from the development during storm events on the City's public storm system, adjacent properties, or wetlands/ watercourses. Because construction of buildings will be phased, the developer must ensure that surface water is managed during all phases of construction (i.e. stormwater attenuation should be included with the first phase of construction).

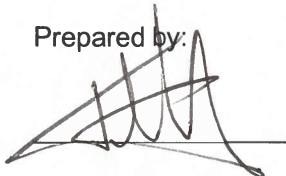
RECOMMENDATION:

It is recommended the application submitted by KSM Ventures Inc. to rezone land at 80 Cuffman Street from MR-2 to MR-4 and a tentative plan of subdivision to create 2 multi-residential buildings lots requiring a 22.5m lot frontage variance for one of the lots, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 91/25 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Map IV, V and VI attached to P.R. 91/25 to the satisfaction of the Development Officer;
- c) A final plan of subdivision be submitted substantially in accordance with Map III attached to P.R. 91/25 to the satisfaction of the Development Officer;
- d) Registration of shared access easement and shared parking agreements on title of all affected parcels to the satisfaction of the development officer prior to issuance of a building permit;
- e) A final landscape and parking plan be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- f) The Developer and their consultant are to meet with City staff following approval of the development to review expected timelines, design process, and any issues or concerns associated with the development;
- g) The Developer's consultant shall ensure there is adequate capacity of the sanitary service main for the adjoining properties;
- h) Servicing, access, lot grading, and storm water management are to be provided to the satisfaction of the Director of Engineering & Operations prior to the building permit application;

- h) Servicing, access, lot grading, and storm water management are to be provided to the satisfaction of the Director of Engineering & Operations prior to the building permit application;
- i) All roadway and municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services;
- j) Record drawings, stamped by a Professional Engineer, are required at completion of the project. Electrical site servicing to be shown on site plans;
- k) A private service easement/agreement for the shared municipal services is to be provided to the satisfaction of the Director of Engineering and Operations prior to issuance of the building permit.

Prepared by:

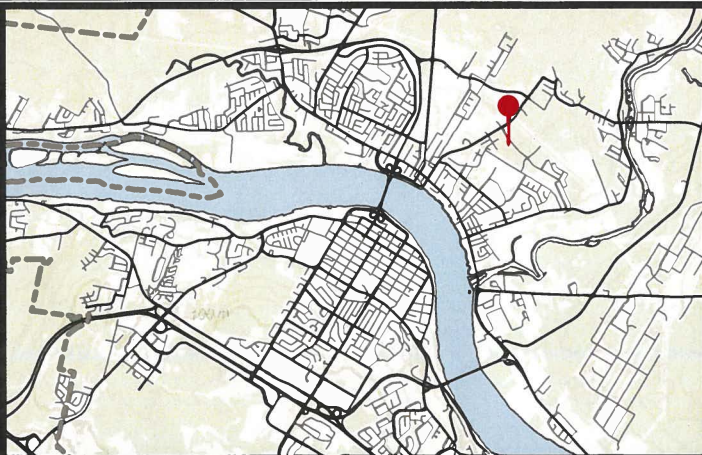
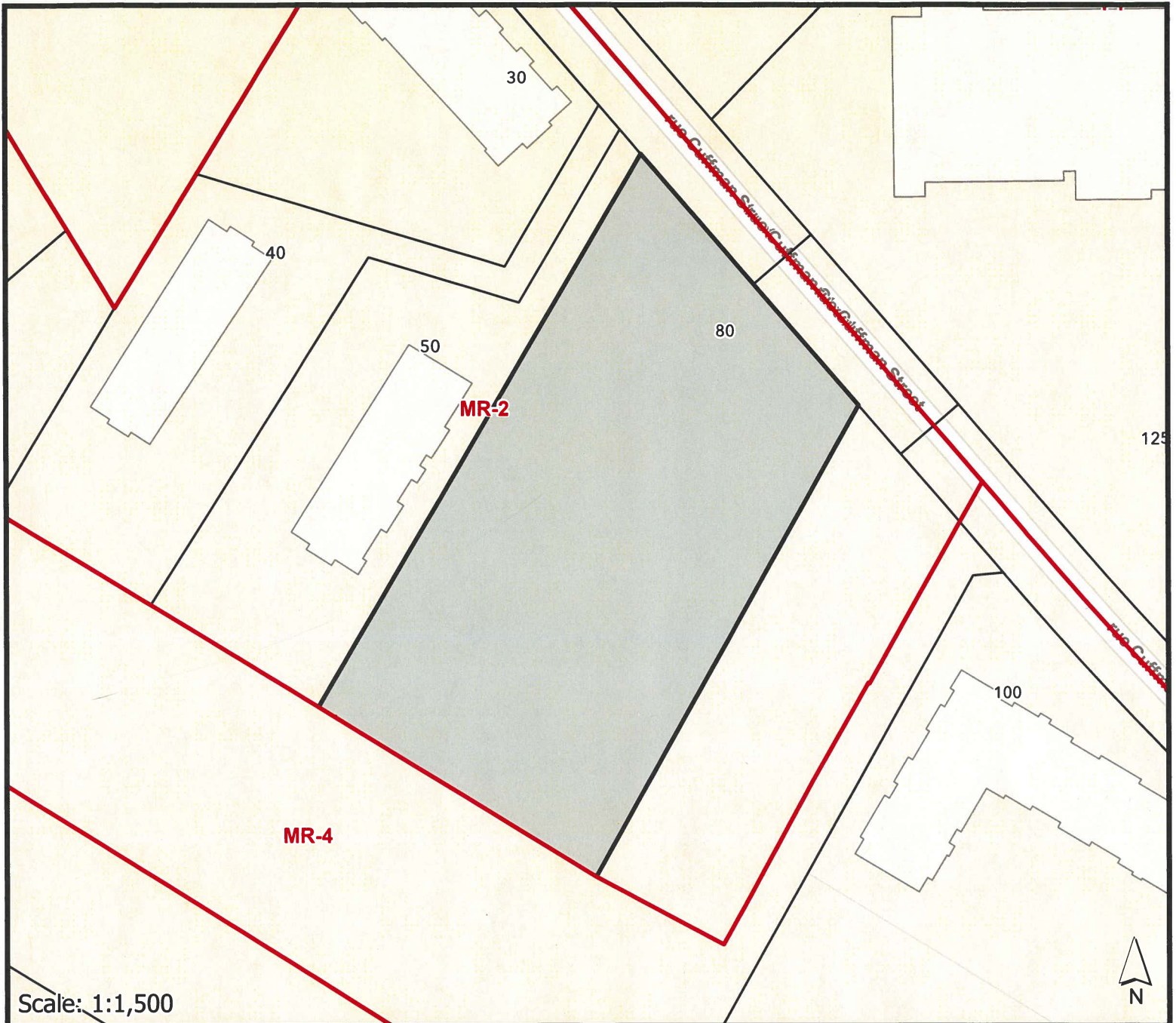


Tony Dakiv, RPP, MCIP
Senior Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



 Subject Properties / Propriétés Visées

Rezoning from MR-2 to MR-4 to allow construction of two 5-storey apartment buildings.

Rezoning de MR-2 à MR-4 pour permettre la construction de deux immeubles résidentiels de cinq étages.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-91-2025
Date \ date: novembre \ November 19, 2025
Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.



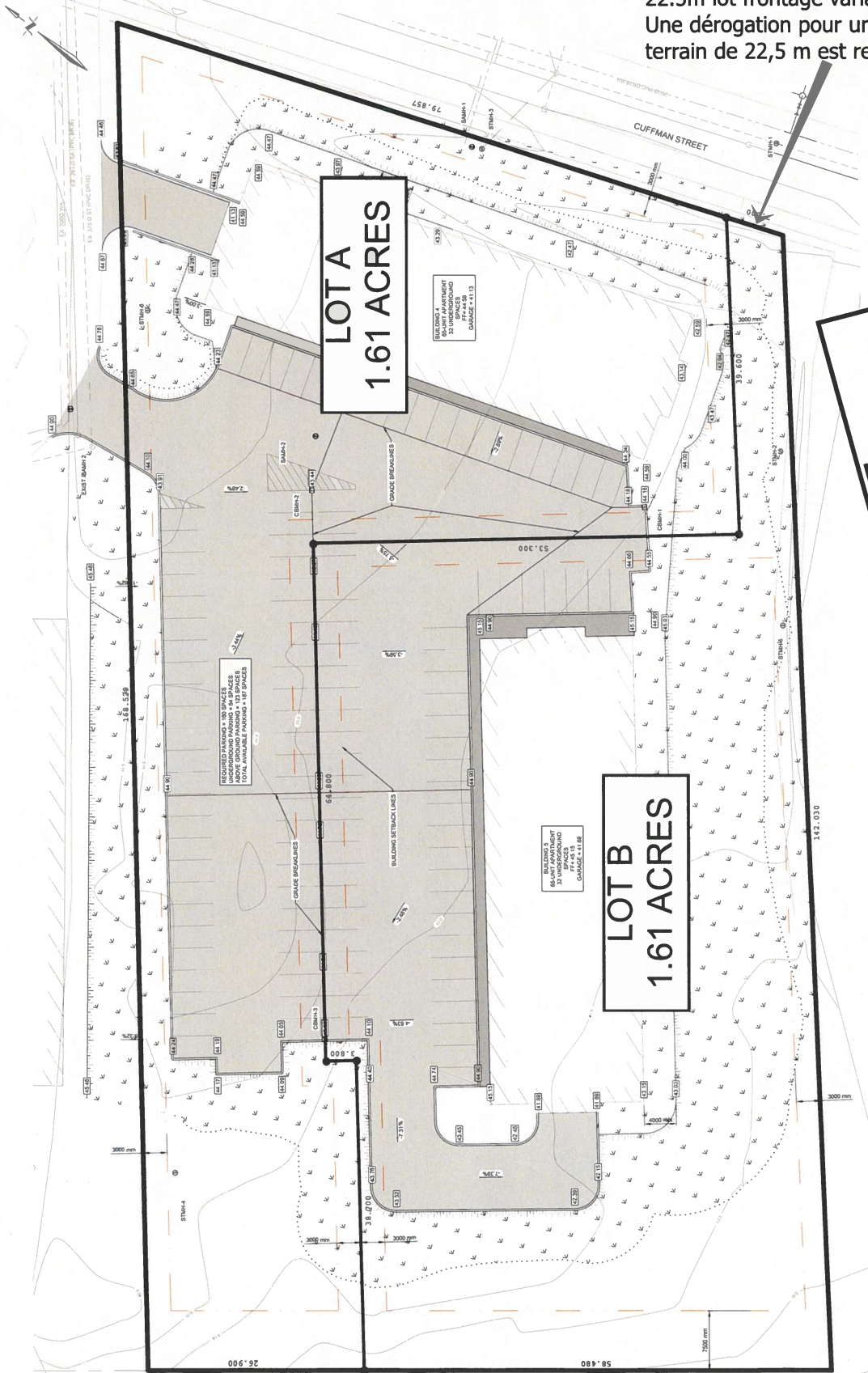
Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-91-2025
Date \ date: novembre \ November 19, 2025
Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.

22.5m lot frontage variance required /
Une dérogation pour une façade de
terrain de 22,5 m est requise.



Tentative Plan of Subdivision / Plan de lotissement provisoire



Building 5 - Conceptual / Conceptuel - Bâtiment 5

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-91-2025

Date \ date: novembre \ November 19, 2025

Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.



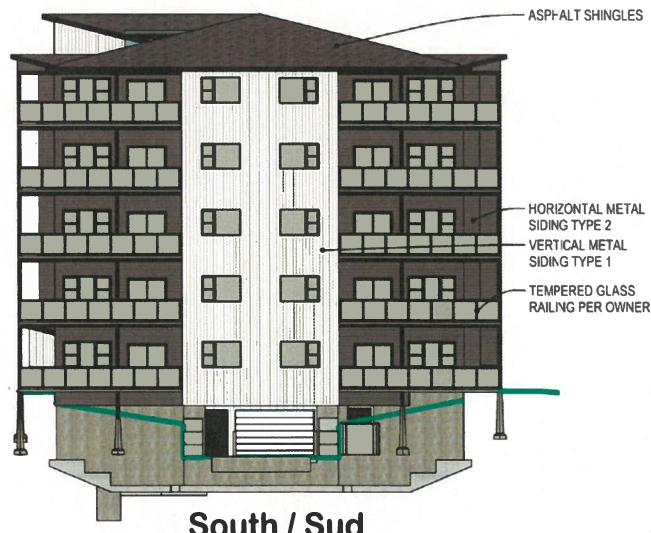
West (Parking Lot) / Ouest (stationnement)



East / Est



North / Nord



South / Sud

Elevations - Building 4 / Élévations – Bâtiment 4

Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-91-2025
Date \ date: novembre \ November 19, 2025
Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.



South (Parking Lot) / Sud (stationnement)



South (Cuffman Street) / Sud (rue Cuffman)

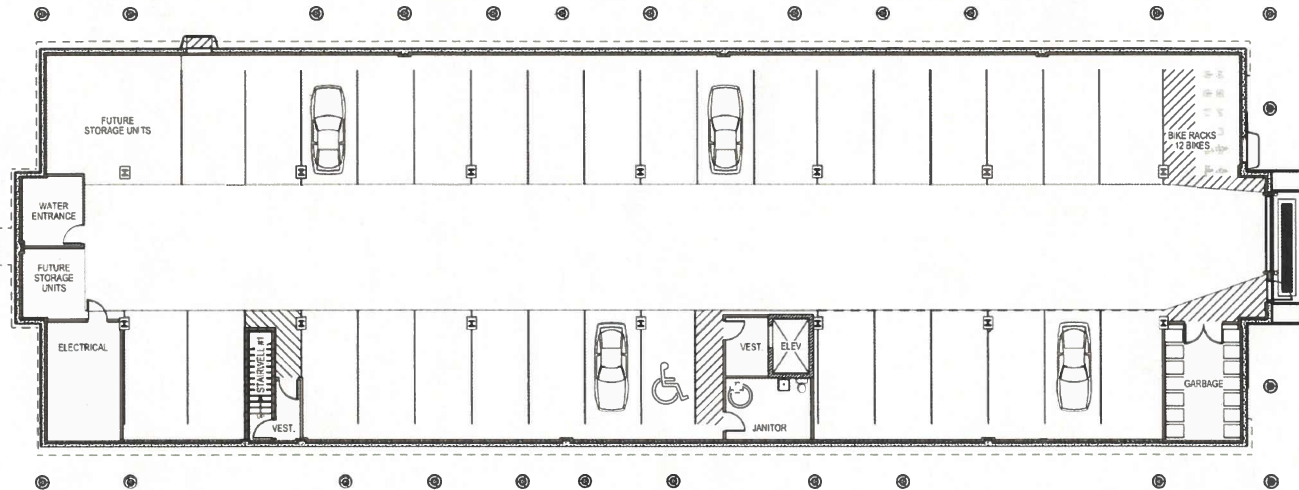


West / Ouest

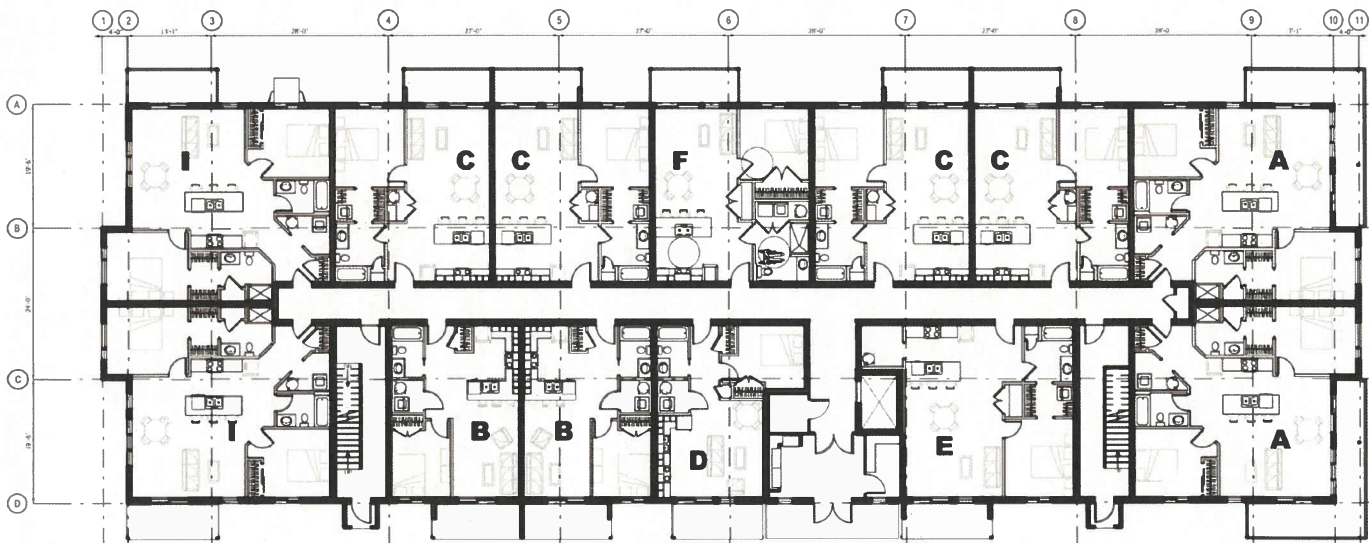


East / Est

Elevations - Building 5 / Élévations – Bâtiment 5

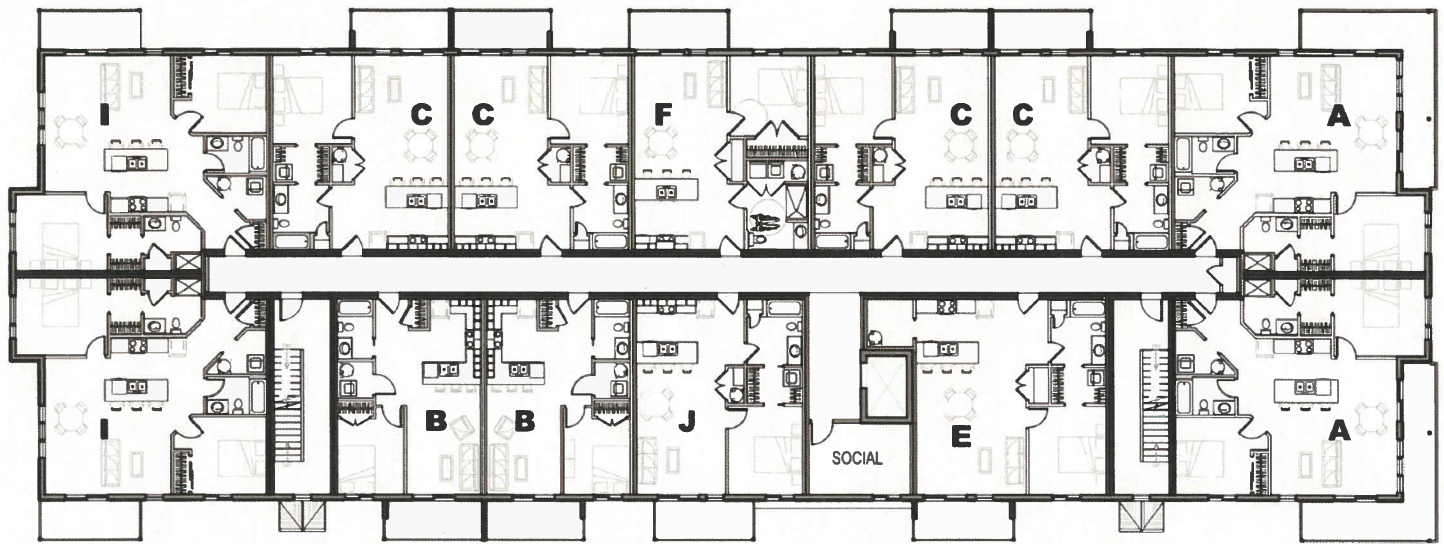


Garage

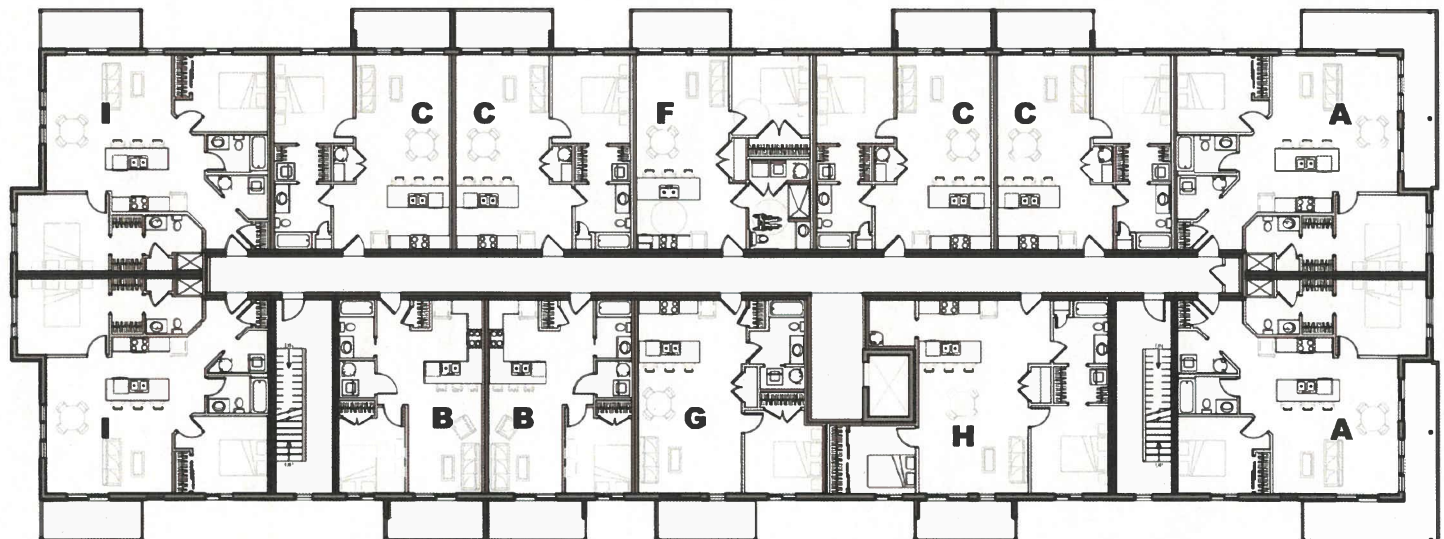


Main Floor / Rez-de-chaussée

Floor Plans - Building 4 / Plan d'étage - Bâtiment 4

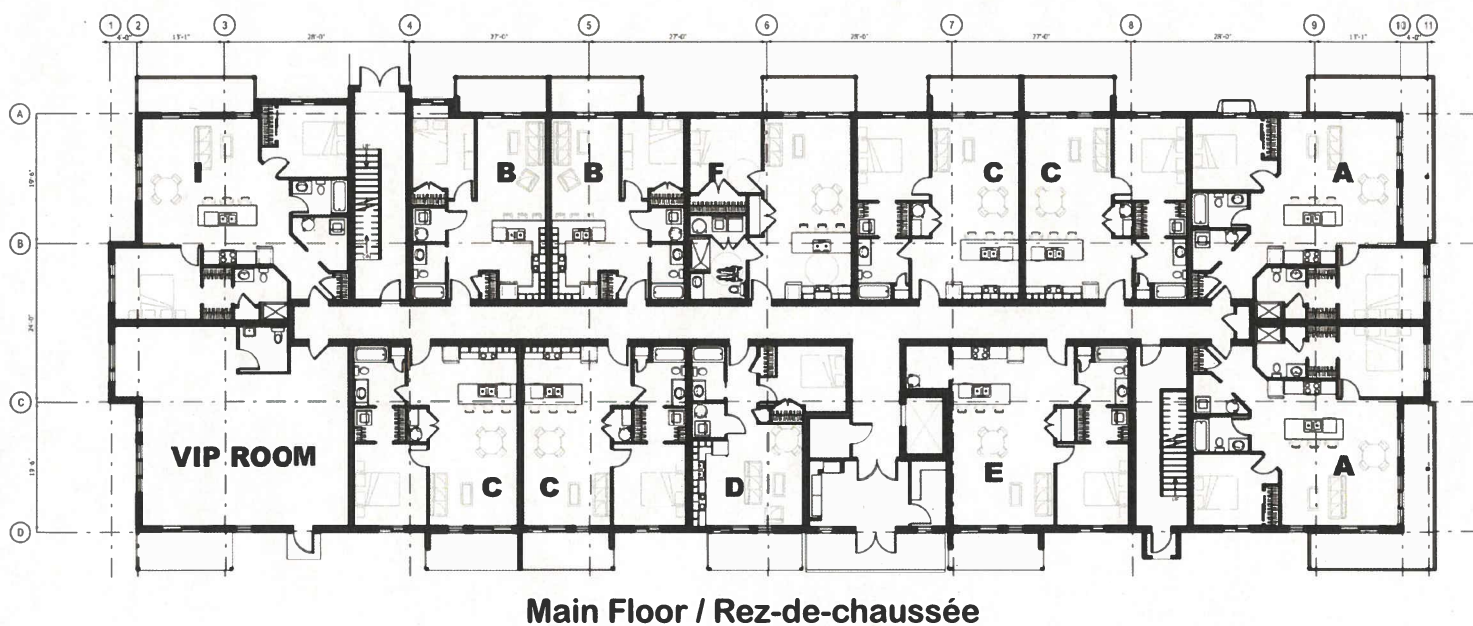
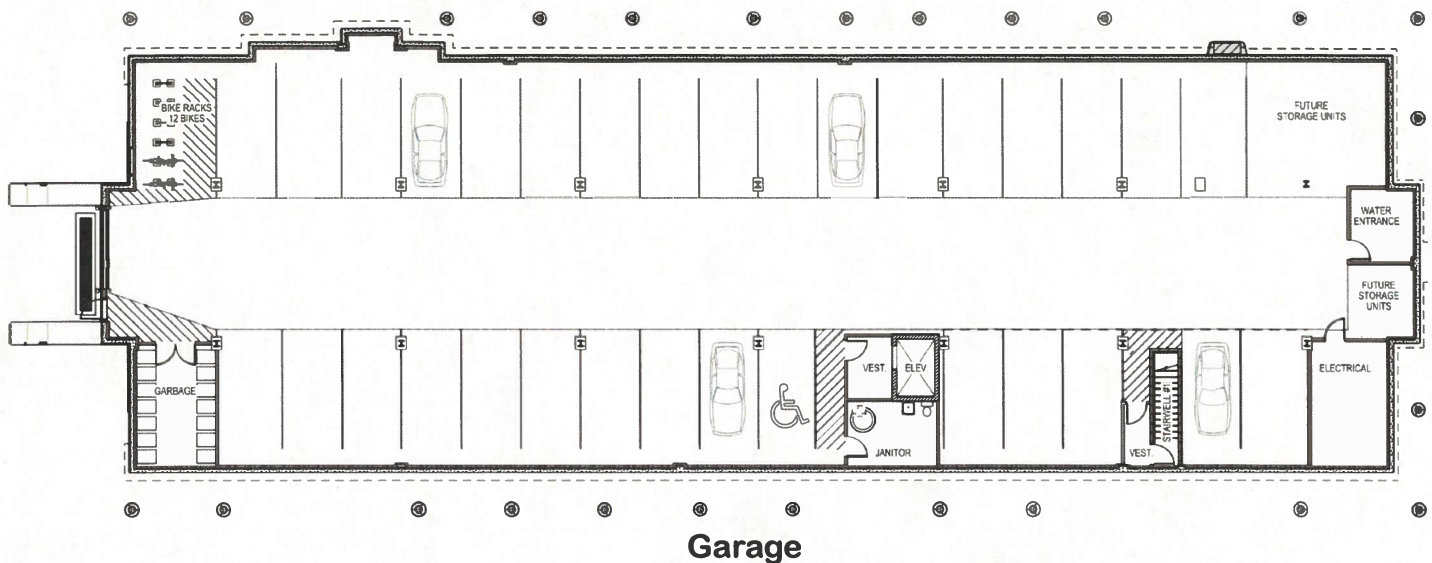


2nd Floor / 2e



3rd to 5th Floors / 3e, 4e & 5e

Floor Plans - Building 4 / Plan d'étage - Bâtiment 4



Floor Plans - Building 5 / Plan d'étage - Bâtiment 5

Fredericton

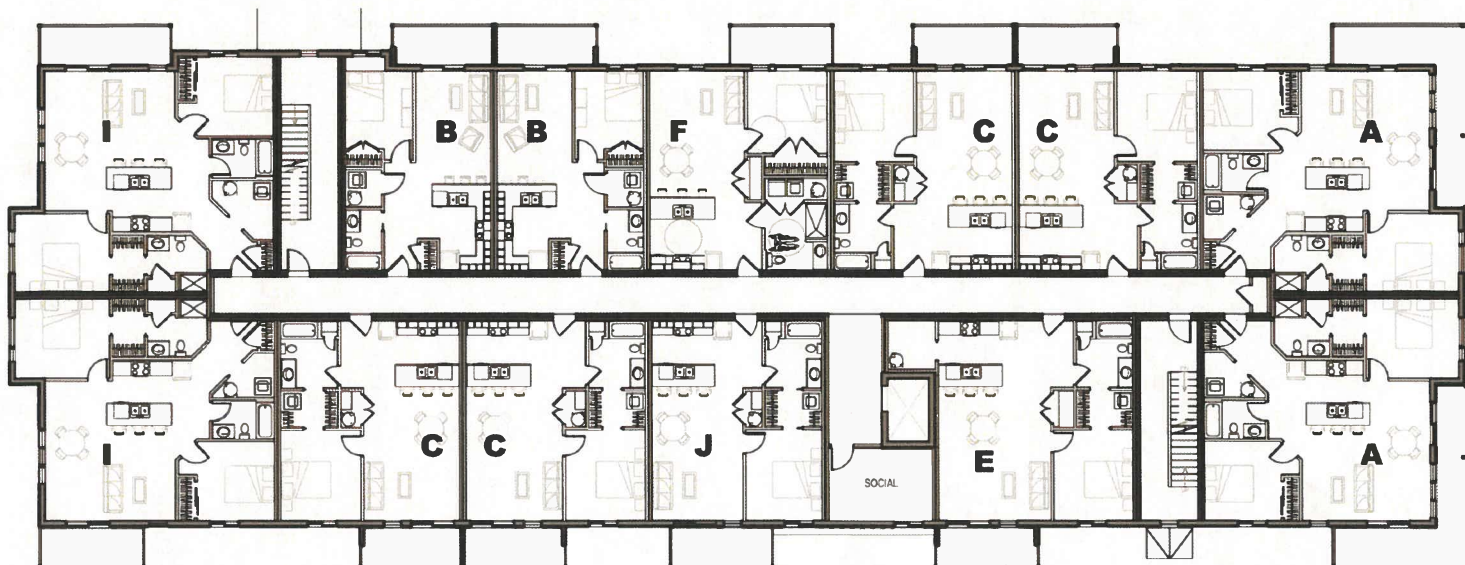
Community Planning
Planification urbaine

Map \ carte # IX

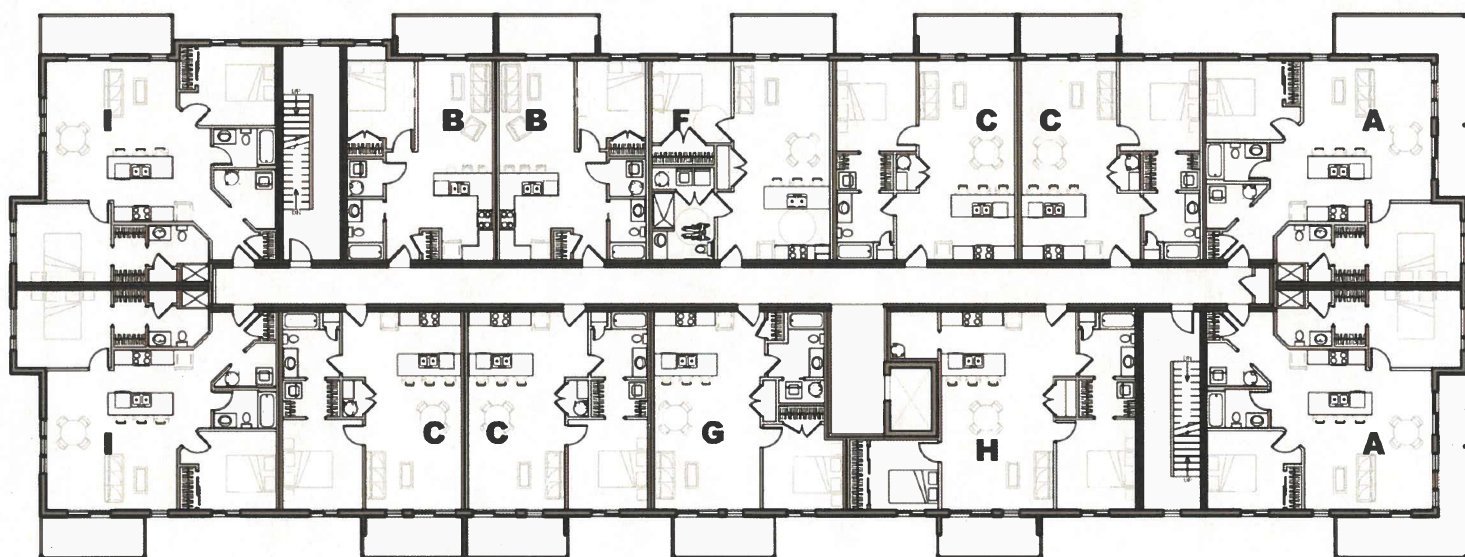
File \ fiche: PR-91-2025

Date \ date: novembre \ November 19, 2025

Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.



2nd Floor / 2e



3rd to 5th Floors / 3e, 4e & 5e

Floor Plans - Building 5 / Plan d'étage - Bâtiment 5

Fredericton

Community Planning
Planification urbaine

Map \ carte # X

File \ fiche: PR-91-2025

Date \ date: novembre \ November 19, 2025

Subject \ sujet: rue 80 Cuffman Street
KSM VENTURES INC.



PLANNING REPORT

PAC – November 19, 2025
File No.: V-23-2025 P.R. No. 89/25

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Similar Non-Conforming Use Variance to permit an office use within the existing building

Property: 569 Woodstock Rd (PID 01438118)

OWNER: Bryden Brothers Limited
569 Woodstock Rd
Fredericton, NB, E3B 2J2

APPLICANT: Holland Homes (c/o Steve Holland)
452 LedgeStone Drive
Hanwell, NB, E3B 5C1

SITE INFORMATION:

Location: Interior lot on Woodstock Road

Context: Low-rise residential neighbourhood on a major arterial with a cemetery to the west and Pine Grove Nursing Home to the east

Ward No: 12

Municipal Plan: Parks & Open Space

Zoning: Environmental and Open Space Zone (EOS)

Existing Land Use: Former flower shop

Previous Applications: N/A

EXECUTIVE SUMMARY:

The subject property contains a small commercial building that was constructed in the late 1950s prior to the adoption of the first zoning bylaw. In 1971, the first zoning bylaw classified the property as Greenspace, given the significant grade and wetland abutting to the north. As a result of the change in zoning, the existing commercial use of the building was deemed legal non-conforming. Future zoning changes maintained a greenspace like designation. Given that it is legal non-conforming any proposed new uses, which are similar in nature, would require a similar non-conforming use variance.

Steve Holland is proposing to use the subject property as the headquarters of Holland Homes. The business provides full-service design, build and residential development consultation. The applicant is only seeking a change in use not of the building itself. With the property being zoned Environmental and Open Space Zone (EOS) in Zoning Bylaw Z-5, the proposed office use is not a permitted use. However, given the legal non-conforming status of the property, the site's long commercial history, and the proposed office use being a similar size, scale, and impact to the previous flower shop, staff support the similar non-conforming use variance subject to terms and conditions.

APPLICATION:

Steve Holland, on behalf of Holland Homes, has made application on property located at 569 Woodstock Road for a similar non-conforming use variance to permit an office use within the existing building.

PLANNING COMMENTS:

Proposal:

- The subject property is zoned Environmental and Open Space (EOS) Zone and is located in a low-rise residential neighbourhood on a major arterial road with a cemetery to the west and Pine Grove Nursing Home to the east. Previous to this application, Trites Flower Shop operated out of this building as a non-conforming use but ceased operations on June 30, 2025. The applicant is proposing to establish an office use, the headquarters for their company Holland Homes, within the existing building. The business provides full-service design, build and residential development. The building will serve as the company headquarters for Holland Homes and will also include two office suites that will be leased to another office business. Holland Homes expects to employ 4 employees. This building is not intended for retail or high-traffic public use; all operations are appointment-based with clients.
- No substantive changes to the existing parking area are proposed and there is adequate parking for the proposed office use. As per subsection 5.2(12) (e)Table(ii) office usage for a building of approximately 176sqm would require 4 parking spaces, whereas 11 spaces are existing. Additionally, the applicant has noted that the appointment-based format of the business should ensure minimal daily traffic to the premises.
- The previous use was non-conforming which falls under Zoning Bylaw Z-5 subsection 4.1(6). This section states that:
 - (a) *Where a zoning by-law makes a property non-conforming, the provisions of Section 60 of the Community Planning Act will apply.*
 - (b) *The provisions of this section shall not exempt the owner of a non-conforming use from the obligation for proper maintenance and minimum occupancy standards of such use.*

Section 60 of the *Community Planning Act*, noted above, outlines that:

60(2) A non-conforming use may continue despite the zoning by-law or regulation or rural plan but

(a) if the use is discontinued for a period of ten consecutive months, or a further period as the advisory committee or regional service commission, as the case may be, considers fit, it shall not be recommenced and any further use of the land, building or structure shall conform with the zoning by-law or regulation or rural plan

60(4) With the consent of the advisory committee or regional service commission, as the case may be, a non-conforming use may be changed to a similar non-conforming use.

- In respect to subsection 60(2)(a) the use has only been discontinued for five months, which means the property is not required to come into conformity with the Zoning Bylaw. Given that both the flower shop and proposed office are commercial uses staff see the application as a similar non-conforming use, which requires the consent of the advisory committee as per subsection 60(4)
- Staff would note that the Applicant has confirmed that no major changes are proposed for the building itself. Signage will be changed (requiring a separate sign permit application), the trim may be painted, and landscaping may be updated. This respects section 60(5) of the *Community Planning Act* which notes that

60(5) Except as required by an Act or regulation or a by-law, no person shall enlarge, add to or structurally alter a building containing a non-conforming use.

Municipal Plan:

- The subject property is designated Parks and Open Space in the Municipal Plan. The Parks and Open Space designation permits limited complementary commercial uses that serve a permitted use. Further, subsection 4.1(7) of the Municipal Plan speaks to recognizing legal non-conforming uses:

4.1(7) Recognize any use that was lawfully in existence prior to this Plan (or any previous Municipal Plan or Zoning By-law of the City of Fredericton) as legal non-conforming, and consider, where appropriate, the creation of special zoning provisions for major legal nonconforming developments where significant investment has been made.

Given the previous commercial use existed prior to the Municipal Plan, the use is recognized as legal non-conforming.

Zoning By-law:

- The existing building location would be considered legal non-conforming. With no enlargement or additions to the existing building, the main zoning standard to be considered is vehicle parking for the change of use to office. Based on the existing floor area of 176sq.m., and the office parking rate being 2 spaces per 100sq.m., 4 vehicle parking spaces are required under the Zoning By-law, whereas 11 spaces are existing. Accordingly, there is ample parking to accommodate the proposed office use.

- The other component to consider in a similar non-conforming use variance is the size, scale, and impact of the proposed office use in comparison to the previous flower shop use. As the proposed office would have approximately 4 staff members and meetings by appointments only, it is anticipated that the proposed use would generate similar if not less traffic than the previous flower shop, which may have had more frequent visitors given the retail aspect of the business. With the proposed office use being within the existing building, the size and scale of the office use is limited. In summary, staff consider the proposed office use an appropriate similar non-conforming use given its size, scale, and limited impact when compared to the previous flower shop use.

Engineering & Operations

- Engineering & Operations have found no issues regarding transportation capacity, water and sewer servicing, or stormwater management. However, Engineering & Operations note that the existing cedar hedge on the eastern side of the property is encroaching on the city right-of-way causing a sight line restriction. To remedy this issue, a term and condition is recommended for the hedge to be trimmed back to the property line.

RECOMMENDATION:

It is recommended that the application submitted by Steve Holland, on behalf of Holland Homes, on property located at 569 Woodstock Road for a similar non-conforming use variance to permit an office use within the existing building, be approved subject to the following terms and conditions:

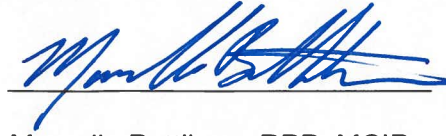
- a) The site be developed generally in accordance with Maps II and IV attached to P.R. 89/25 to the satisfaction of the Development Officer;
- b) The use of the property be restricted to the use of an office;
- c) A building permit be obtained for the necessary fit ups for the space;
- d) The cedar hedge along the eastern property line be trimmed back to the limits of the front property line to remove the encroachment from the public right-of-way to the satisfaction of the Director of Engineering and Operations;
- e) No outdoor storage of goods and materials shall be permitted; and,
- f) Changes to existing signage will require a separate sign permit subject to Section 6 of Zoning By-Law Z-5.

Prepared by:

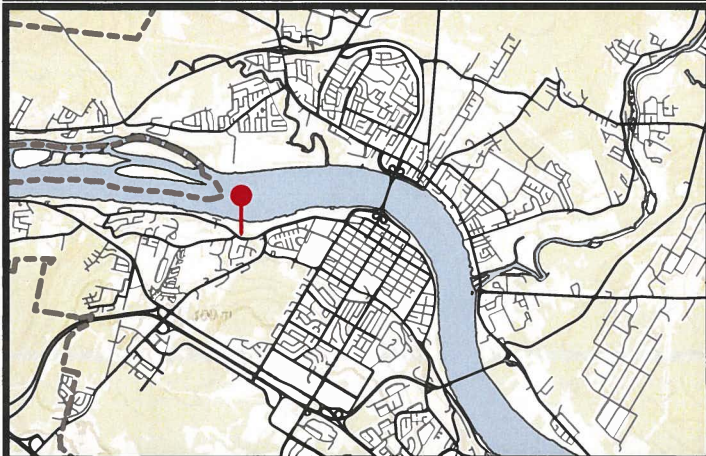
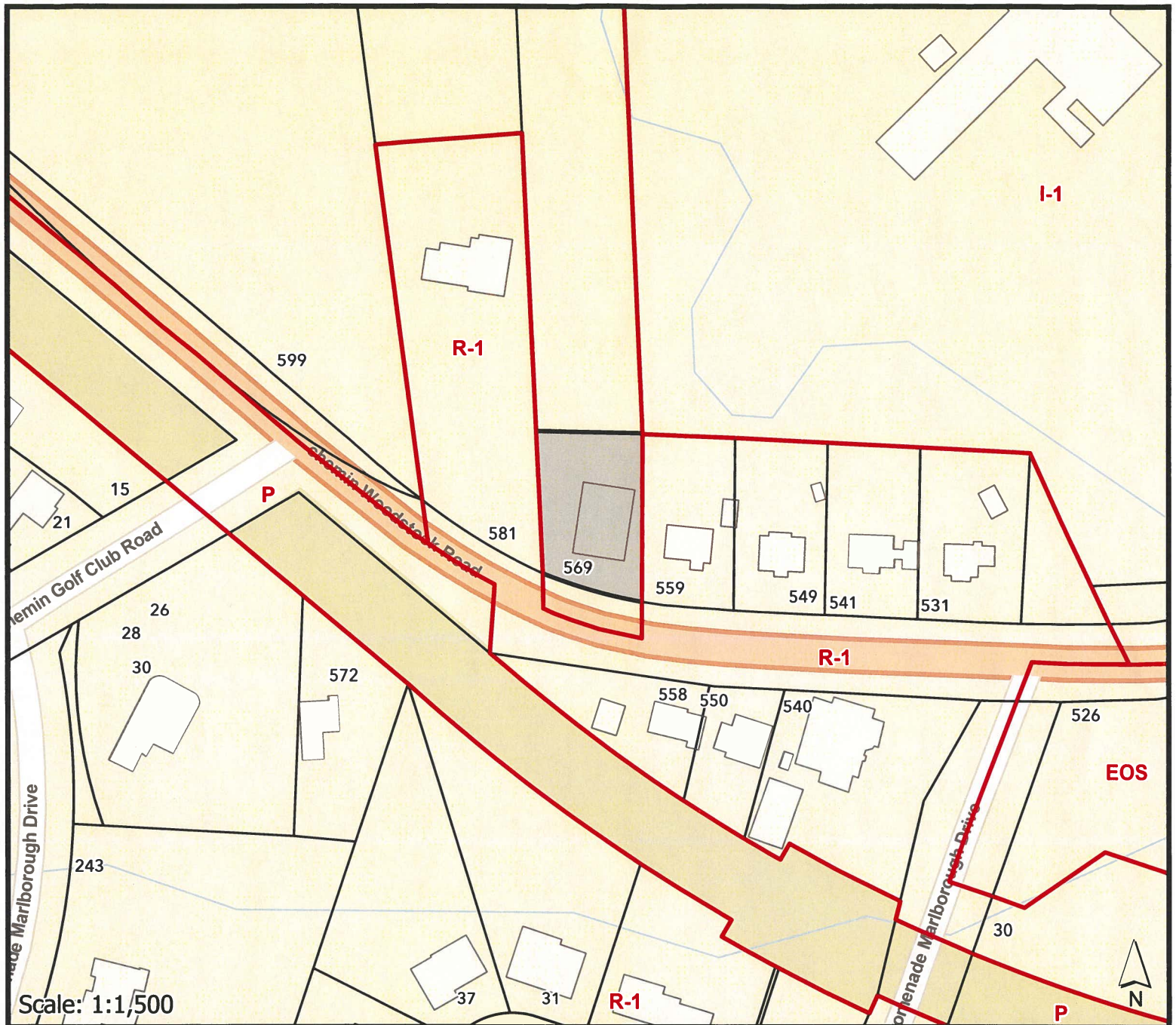
A handwritten signature in blue ink, appearing to read 'Connor Adsett', written over a horizontal line.

Connor Adsett
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



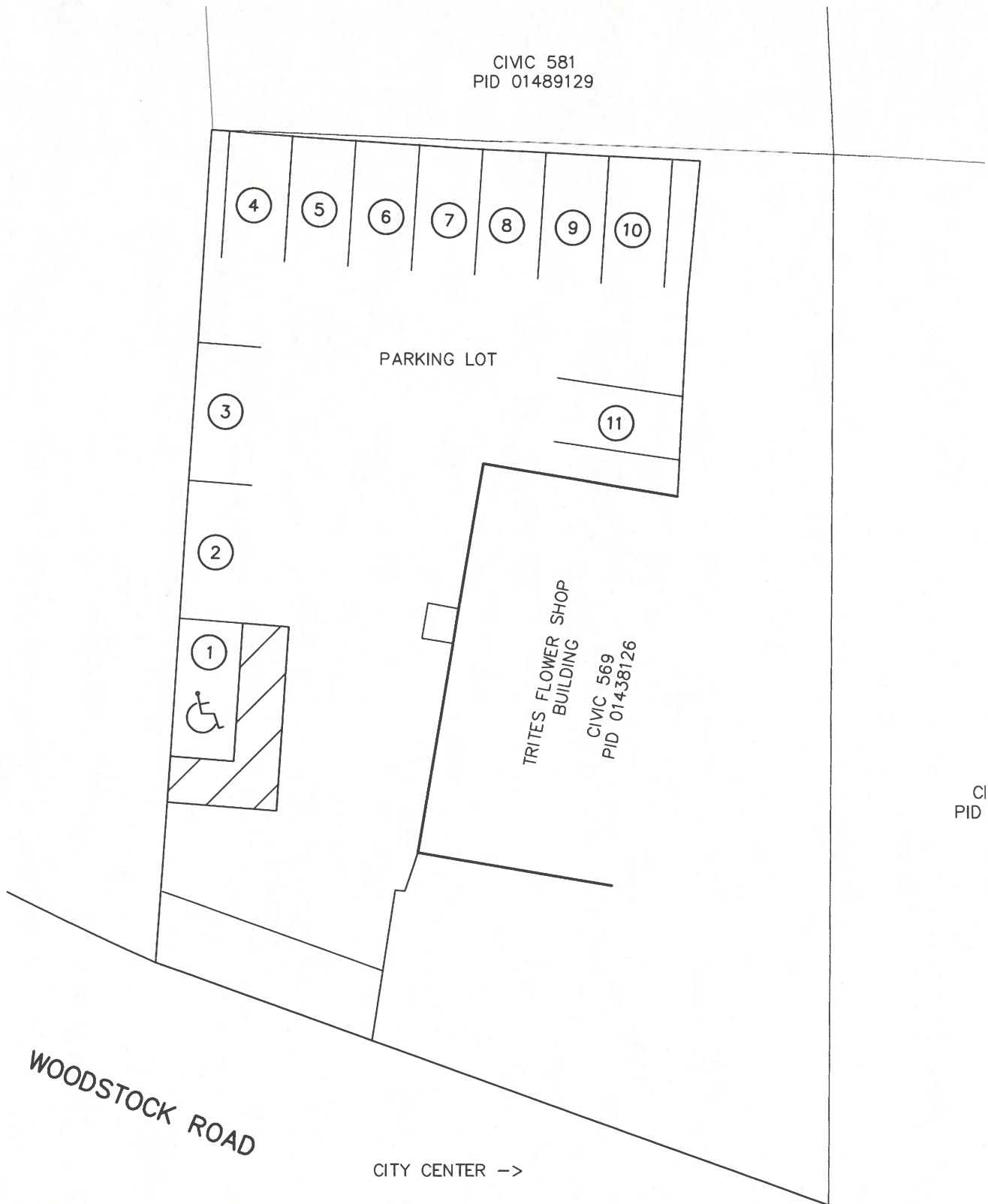
Subject Properties / Propriétés Visé
 Similar Non-Conforming Use Variance to permit an office use within the existing building.
 Dérégation pour usage non conforme similaire afin de permettre un usage de bureau dans le bâtiment existant.

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-89-2025
 Date \ date: novembre \ November 19, 2025
 Subject \ sujet: rue 569 Woodstock Rd
 Holland Homes
 c/o Steve Holland

CIVIC 581
PID 01489129



Site Plan / Plan du site



Existing Elevation / Élévation existante

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Development proposal for 569 Woodstock Road
Date: Monday, November 10, 2025 9:24:04 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.

Hi. I received notice of the proposal for the property at 569 Woodstock Road, and I appreciate the opportunity to participate in this process.

I live at 549 Woodstock Road. The proposal for use as an office building seems like a good use of the property, but I do have one question/concern: will the company be parking heavy equipment in the parking lot? If so, I am not supportive of this proposal. Woodstock Road is already so busy with traffic, a lot of which is heavy vehicles and equipment. If Holland Homes uses the parking lot at 569 for an equipment yard, that will lead to even more heavy equipment and large trucks and trailers on Woodstock Road. If this is to be the case, I do not support this use of the property.

Thanks.

Linda Boyle
[REDACTED]

BUILDING INSPECTION REPORT FOR October 2025

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	21	\$9,500,950	\$37,798,450	\$30,989,629
Additions	1	\$60,000	\$1,864,175	\$2,128,000
<u>MINI HOMES</u>				
New	-	-	\$2,012,000	\$1,921,600
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	4	\$1,744,000	\$7,696,500	\$10,611,280
Additions	-	-	\$199,000	\$100,000
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	2	\$91,000	\$566,000	\$381,000
New Accessory Apt	-	-	\$390,000	-
New Garden Apt	-	-	\$30,000	\$200,000
New Garage Apt	1	\$150,000	\$150,000	-
<u>TOWNHOUSES</u>				
New	-	-	\$2,847,000	\$5,114,400
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$24,113,464	\$196,706,176	\$51,109,923
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$541,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	5	\$52,000	\$921,591	\$423,397
Carport/Garage *	1	\$20,000	\$837,250	\$648,357
Swimming Pool	3	\$281,000	\$1,590,265	\$1,034,205
Deck	6	\$41,242	\$383,038	\$669,500
<u>RENOV/REPAIRS</u>				
	27	\$1,080,850	\$10,702,610	\$17,412,612
<u>TOTAL RESIDENTIAL</u>	73	\$37,134,506	\$265,251,055	\$122,743,903

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	\$14,448,000	\$7,337,360
Additions	-	-	\$1,314,000	\$3,243,086
Renov/Repairs	11	\$1,265,300	\$22,637,519	\$28,704,249
<u>INDUSTRIAL</u>				
New	1	\$650,000	\$3,650,000	-
Additions	-	-	-	-
Renov/Repairs	1	\$1,027,750	\$2,628,250	\$138,228
<u>GOVERN (Mun.)</u>				
New	-	-	-	\$1,842,500
Additions	-	-	-	-
Renov/Repairs	5	\$1,033,590	\$1,842,315	\$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	-	-	\$791,000	\$79,408,000
Additions	-	-	\$333,000	-
Renov/Repairs	1	\$1,481,000	\$6,552,959	\$11,741,484
Others	-	-	\$19,000	-
<u>DEMOLITION</u>	3	-	-	-
TOTALS	95	\$42,592,146	\$320,936,098	\$333,220,628

\$30,014,300 (October 2024)

DEMOLITIONS

27 Fisher Avenue - Front porch of SDD
147 Pine Street - Duplex
81 Waggoners Lane - 6 unit townhouse

NUMBER OF NEW DWELLING UNITS

	<u>October 2025</u>	<u>THIS YEAR TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	20	102	11	92
SEMI-DETACHED / DUPLEX	8	33	6	33
TINY / MINI HOMES	0	17	4	18
SECONDARY DWELLING UNIT	6	23	2	13
APARTMENT UNITS	180	1179	48	362
TOWNHOUSE UNITS	0	25	0	25
TOTAL	214	1379	71	543

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>October 2025</u>	<u>TO DATE</u>
89	731

PLUMBING PERMITS

<u>October 2025</u>	<u>TO DATE</u>
44	358

SIGN PERMITS

<u>October 2025</u>	<u>TO DATE</u>
18	82

DEVELOPMENT PERMITS

<u>October 2025</u>	<u>TO DATE</u>
6	76

FEES FOR BUILDING PERMITS ISSUED

<u>October 2025</u>	<u>TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$344,690.00	\$2,602,615.02	\$243,012.00	\$2,702,524.00

FEES FOR PLUMBING PERMITS ISSUED

<u>October 2025</u>	<u>TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$47,120.00	\$299,100.00	\$22,490.00	\$163,380.00

FEES FOR SIGN PERMITS

<u>October 2025</u>	<u>TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$2,225.00	\$10,000.00	\$500.00	\$9,125.00

FEES FOR DEVELOPMENT PERMITS

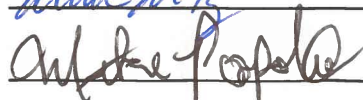
<u>October 2025</u>	<u>TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$700.00	\$7,900.00	\$650.00	\$4,600.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>October 2025</u>	<u>TO DATE</u>	<u>October 2024</u>	<u>SAME PERIOD LAST YEAR</u>
\$394,735.00	\$2,919,615.02	\$266,652.00	\$2,879,629.00

SUBMITTED BY:

APPROVED BY:



Growth & Community Services Department

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

Issued Building
Permits Sorted by
Structure Type

October 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0127	75538017	Oct-08-25	170 Greenwood Dr	Amico Construction (2018) Inc.	Ward 6	Apartment Building	New	\$98,682.00	\$12,328,464.00	Construct a new 102-unit apartment building as per plans submitted.
2025BP0410	75294314	Oct-08-25	41 Neville St	Wilson Builders 1978 LTD.	Ward 3	Apartment Building	Renovation	\$1,082.00	\$128,650.00	Construct renovation to replace retaining wall to serve apartment building as per plans submitted.
2025BP0563	75561894	Oct-10-25	641 Brookside Dr	Carle Developments Ltd.	Ward 2	Apartment Building	New	\$94,330.00	\$11,785,000.00	Construct a new 78 unit apartment building as per plans submitted.
2025BP0768	75002030	Oct-27-25	190 Parkside Dr	Killam Properties	Ward 9	Apartment Building	Renovation	\$210.00	\$19,915.00	Construct renovation to suite 10 as per information submitted.
2025BP0777	01459031	Oct-27-25	201 Saint John St	Third Estates Inc.	Ward 11	Apartment Building	Renovation	\$114.00	\$7,500.00	Construct renovation to replace metal roofing for a 5 unit apartment building as per information submitted.
2025BP0520	01445634	Oct-02-25	459 King St	RW Morton Construction Inc.	Ward 11	Commercial Building	Renovation	\$66.00	\$1,800.00	Construct renovation to front steps on MillTown Coffee Shop.
2025BP0655	01411255	Oct-03-25	283 Main St	FMI Atlantic Inc	Ward 4	Commercial Building	Renovation	\$2,450.00	\$300,000.00	Construct renovation to KFC restaurant as per plans submitted.
2025BP0664	01448026	Oct-16-25	83 York St	Bam Restaurant Ltd.	Ward 10	Commercial Building	Renovation	\$82.00	\$3,500.00	Construct renovation to install fire suppression system in restaurant as per information submitted.
2025BP0674	01445477	Oct-21-25	225 King St	Wall Construction Services	Ward 10	Commercial Building	Renovation	\$3,034.00	\$372,500.00	Construct renovation to second floor of office building as per plans submitted.
2025BP0685	75297325	Oct-09-25	1381 Regent St	K Paul Architect Inc.	Ward 9	Commercial Building	Renovation	\$1,650.00	\$200,000.00	Construct a tenant fit-up for a jewelry store as per plans submitted.
2025BP0688	75362830	Oct-16-25	5 Acorn St	Namaste Bistro Inc.	Ward 9	Commercial Building	Renovation	\$850.00	\$100,000.00	Construct renovation fit-up of Suite 1 for a restaurant/bar (previously "Que padre") as per plans submitted.
2025BP0723	75392878	Oct-03-25	30 Knowledge Park Dr	Chestnut Building Solutions	Ward 8	Commercial Building	Renovation	\$114.00	\$7,500.00	Construct new demising wall for Landlord's portion of work in unit 308 of an existing commercial building.
2025BP0744	75297325	Oct-16-25	1381 Regent St	Chuong Nguyen	Ward 9	Commercial Building	Renovation	\$170.00	\$15,000.00	Construct renovation to install pedicure and nail chairs in a nail salon (Unit L7B) as per plans submitted.
2025BP0775	75515908	Oct-29-25	620 Queen St	Carleton Cladding & Roofing Systems Inc.	Ward 11	Commercial Building	Renovation	\$690.00	\$80,000.00	Construct renovation to replace a portion of Dizal siding for the Hilton Garden hotel as per information submitted.
2025BP0787	01497015	Oct-27-25	500 Beaverbrook Crt	Case's Rennovations Ltd.	Ward 10	Commercial Building	Renovation	\$1,130.00	\$135,000.00	Construct interior renovation to Suite 410 (fourth storey) of commercial building as per plans submitted.
2025BP0800	01446608	Oct-29-25	448 Queen St	GreenFoot Energy Solutions	Ward 11	Commercial Building	Renovation	\$450.00	\$50,000.00	Construct renovation to replace HVAC rooftop units (same size and weight) for CIBC bank as pert plans submitte
2025BP0683	01490929	Oct-02-25	75 Barton Cres	A.S.H. Roofing and Construction	Ward 2	Deck	Addition	\$90.00	\$4,500.00	Construct new attached deck on front of SDD as per information submitted (see permit 2025BP0662 for roof exte
2025BP0690	01438613	Oct-01-25	155 Aberdeen St	Green Light Estimates	Ward 10	Deck	Renovation	\$130.00	\$9,200.00	Construct renovation to replace deck (roof to remain) for an existing 24'x6' covered deck for an SDD as per plans
2025BP0742	01491463	Oct-17-25	20 Jenning Dr	Cole Brooke Builders	Ward 2	Deck	Renovation	\$66.00	\$2,000.00	Construct renovation to replace foundation for an existing deck of an SDD as per plans submitted.
2025BP0778	01490655	Oct-23-25	140 Barton Cres	Nitin Seth	Ward 2	Deck	New	\$130.00	\$9,942.00	Construct an 18'x17' attached L-shaped deck for an SDD as per plans submitted.
2025BP0779	01548312	Oct-31-25	27 Fisher Ave	H & R Renovations	Ward 5	Deck	New	\$114.00	\$8,000.00	Construct a 12'x10' covered attached deck for an SDD as per plans submitted.
2025BP0384	01407279	Oct-06-25	52 Hillcourt Dr	Robert Bland	Ward 4	Duplex	Renovation	\$114.00	\$7,600.00	Construct renovation to duplex to remove and replace attached decks as per information submitted.
2025BP0630	75565895	Oct-22-25	133 Regiment Creek Ave	David Goodine	Ward 1	Garage Apartment	New	\$1,250.00	\$150,000.00	Construct a new 25'x40' garage apartment for an SDD as per plans submitted.
2025BP0547	01526060	Oct-17-25	812 Saint Mary's St	Hanson Construction Group Ltd	Ward 4	Industrial	New	\$5,250.00	\$650,000.00	Construct a 60' x 268' unheated warehouse building as per plans submitted
2025BP0711	01412972	Oct-08-25	122 Currie Ave	Avondale Construction Ltd	Ward 1	Industrial	Renovation	\$8,274.00	\$1,027,750.00	Construct phase 2 renovations for mechanical and electrical upgrades to the Fredericton Sign Shop as per plans
2025BP0391	01499078	Oct-15-25	521 Woodstock Rd	King Construction Ltd.	Ward 12	Institutional	Renovation	\$11,898.00	\$1,481,000.00	Construct ventilation upgrades at Pine Grove Nursing Home as per plans submitted.
2025BP0703	01446293	Oct-22-25	397 Queen St	City of Fredericton	Ward 10	Municipal	Renovation	\$74.00	\$2,500.00	Construct renovation to create a first aid room on the ground floor of City Hall as per plans submitted.
2025BP0704	01456862	Oct-23-25	665 George St	K-Line Construction	Ward 11	Municipal	Renovation	\$8,098.00	\$1,005,130.00	Construct energy efficiency, accessibility and washroom renovations to the Boyce Farmers Market as per plans s
2025BP0735	01454693	Oct-15-25	740 Aberdeen St	Chestnut Building Solutions	Ward 11	Municipal	Renovation	\$114.00	\$7,980.00	Construct a renovation to remove exiting roof dormers and infill roofing for the Queen Square outdoor pool buildin
2025BP0736	01406420	Oct-15-25	35 Royal Rd	Chestnut Building Solutions	Ward 1	Municipal	Renovation	\$114.00	\$7,980.00	Construct a renovation to remove exiting roof dormers and infill roofing for the Royal Road outdoor pool building a
2025BP0755	01406420	Oct-16-25	35 Royal Rd	The City of Fredericton	Ward 1	Municipal	Renovation	\$130.00	\$10,000.00	Construct structural reinforcement of roof structure of Royal Road Pool Building, to support future solar array as p
2025BP0705	75393132	Oct-02-25	12 Academy Crt	Lipstick Landscaping	Ward 12	Pool	New	\$770.00	\$90,000.00	Install 13'x31' inground pool in rear yard for an SDD as per plans submitted.
2025BP0756	01508860	Oct-21-25	1065 Woodstock Rd	Cheryl Hawley	Ward 12	Pool	New	\$1,378.00	\$166,000.00	Install 16'x40' inground pool for an SDD as per plans submitted.
2025BP0786	01513548	Oct-24-25	6 Mooers Dr	Joy Cummings-Dickinson	Ward 12	Pool	New	\$250.00	\$25,000.00	Install a new pool for an SDD as per plans submitted.
2025BP0702	75565531	Oct-21-25	128 Aiden St	Karla Forsythe	Ward 2	Semi Detached	New	\$4,562.00	\$564,000.00	Construct a new semi-detached dwelling for future subdivision as per plans submitted
2025BP0726	75502278	Oct-03-25	262 George St	GreenFoot Energy Solutions	Ward 10	Semi Detached	Renovation	\$594.00	\$68,000.00	Install rooftop solar panel array for a semi-detached house as per information submitted.
2025BP0737	75565531	Oct-23-25	84 Aiden St	S & P Ventures Ltd.	Ward 2	Semi Detached	New	\$3,890.00	\$480,000.00	Construct a new semi detached dwelling for future subdivision as per plans submitted.
2025BP0740	75565531	Oct-21-25	120 Aiden St	J. Morehouse Developments & Management Ltd.	Ward 2	Semi Detached	New	\$2,850.00	\$350,000.00	Construct a new semi-detached dwelling for future subdivision as per plans submitted.
2025BP0741	75565531	Oct-16-25	114 Aiden St	J. Morehouse Developments & Management Ltd.	Ward 2	Semi Detached	New	\$2,850.00	\$350,000.00	Construct a new semi-detached dwelling for future subdivision as per plans submitted.
2025BP0562	75391037	Oct-03-25	194 McGibbon St	XOLAR INC	Ward 7	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct the installation of roof mounted solar array on SDD as per information submitted.

2025BP0623	01500461	Oct-07-25	29 Nawal Ct	Stanislaus Obi	Ward 12	Single Detached Dwelling	New	\$4,050.00	\$500,000.00	Construct a new SDD as per plans submitted.
2025BP0634	75480368	Oct-08-25	204 Dora Dr	First General	Ward 7	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD with an unfinished basement as per plans submitted.
2025BP0687	75569442	Oct-03-25	7 Sebastian Drive	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,066.00	\$252,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0699	75567594	Oct-03-25	179 Stonehill Ln	D.C. Forbes Ltd.	Ward 2	Single Detached Dwelling	New	\$4,850.00	\$600,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0706	01453935	Oct-06-25	963 York St	Daniel Felkman	Ward 9	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace 6 windows (4 bedroom) and vinyl siding as per information submitted.
2025BP0710	75570085	Oct-15-25	8 Sami St	Noah Youssef	Ward 12	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2025BP0719	01504653	Oct-22-25	3455 Woodstock Rd	Better Homes & Designs	Ward 12	Single Detached Dwelling	New	\$5,562.00	\$688,750.00	Construct a new SDD as per plans submitted.
2025BP0721	75570093	Oct-21-25	11 Sami St	Mackenzie Washburn	Ward 12	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2025BP0724	01488659	Oct-31-25	35 Sunset Dr	Kevin Moore	Ward 1	Single Detached Dwelling	New	\$1,650.00	\$200,000.00	Construct a new SDD as per plans submitted.
2025BP0727	01509983	Oct-06-25	595 Glengarry Pl	Targett's Windows and Doors	Ward 12	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace patio door and 3 windows (non bedroom) in SDD as per information submitted.
2025BP0728	75365718	Oct-09-25	875 Brookside Dr	Targett's Windows and Doors	Ward 2	Single Detached Dwelling	Renovation	\$154.00	\$13,000.00	Construct renovation to replace 4 basement windows (2 br) and 2 patio doors in SDD as per information submitted
2025BP0729	75025999	Oct-07-25	10 Derby Crt	Targett's Windows and Doors	Ward 8	Single Detached Dwelling	Renovation	\$226.00	\$22,000.00	Construct renovation to install 19 windows (3br) in SDD as per information.
2025BP0730	75556886	Oct-15-25	17 HollyNorth St	First Choice Builders & Renovations	Ward 2	Single Detached Dwelling	New	\$1,650.00	\$200,000.00	Construct a new SDD as per plans submitted.
2025BP0733	01482645	Oct-08-25	7 Elmcroft Pl	McKinley Builders	Ward 11	Single Detached Dwelling	Addition	\$530.00	\$60,000.00	Construct attached garage addition for SDD as per plans submitted.
2025BP0734	75005744	Oct-07-25	37 Reading St	Targett's Windows and Doors	Ward 8	Single Detached Dwelling	Renovation	\$218.00	\$21,000.00	Construct renovation to replace 14 windows(4br) in SDD as per information submitted.
2025BP0739	01432129	Oct-30-25	152 Ryan Crt	Graeme Powell	Ward 4	Single Detached Dwelling	Renovation	\$722.00	\$83,300.00	Construct Phase I renovation to SDD as per plans submitted.
2025BP0743	01491190	Oct-17-25	21 Dickson St	Ryan David Johnson	Ward 2	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct renovation to replace a vinyl siding for an SDD as per information submitted.
2025BP0745	75271429	Oct-16-25	14 Southall Crt	Targett's Windows and Doors	Ward 12	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace 4 windows in breakfast nook of SDD
2025BP0746	01482801	Oct-31-25	84 Topcliffe Cres	Colpitts Developments	Ward 8	Single Detached Dwelling	Renovation	\$698.00	\$81,000.00	Construct renovation to build additions onto an SDD and create a basement apartment (secondary suite) as per p
2025BP0747	75314484	Oct-17-25	528 Douglas Ave	Nielsen General Contracting Inc.	Ward 3	Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Construct renovation to a bathroom in an SDD as per plans submitted.
2025BP0749	01407360	Oct-15-25	107 Fraser Ave	Targett's Windows and Doors	Ward 3	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace living room window and front door in SDD as per information submitted.
2025BP0750	01495514	Oct-16-25	387 Sewell St	Targett's Windows and Doors	Ward 6	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to replace 8 windows (5br) in SDD as per information submitted.
2025BP0751	75446278	Oct-31-25	348 Gibson St	S.T.A.R.S. Children Home Inc.	Ward 6	Single Detached Dwelling	Renovation	\$2,250.00	\$275,000.00	Construct renovation to convert SDD to a children's home-type care occupancy as per plans submitted.
2025BP0752	01500651	Oct-30-25	628 Golf Club Rd	New View Designs	Ward 12	Single Detached Dwelling	New	\$5,250.00	\$650,000.00	Construct new SDD as per plans submitted.
2025BP0759	75552455	Oct-24-25	11 Tiffany Ct	Mark Saunders	Ward 6	Single Detached Dwelling	New	\$3,218.00	\$395,200.00	Construct a new SDD as per plans submitted.
2025BP0761	01445113	Oct-15-25	212 George St	David Roth	Ward 10	Single Detached Dwelling	Renovation	\$226.00	\$22,000.00	Construct renovation to replace side entrance of SDD as per information submitted.
2025BP0763	75449983	Oct-23-25	718 Hillcrest Dr	R.J. Morrison Custom Carpentry Ltd.	Ward 4	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to create an additional bedroom for an SDD as per plans submitted.
2025BP0766	75569467	Oct-21-25	21 Sebastian Drive	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct SDD (unfinished basement) as per plans submitted.
2025BP0767	75541151	Oct-20-25	493 Ledgestone Dr	Sunly Energy Corp	Ward 12	Single Detached Dwelling	Renovation	\$234.00	\$22,500.00	Install roof-mounted solar array to SDD for the purpose of net metering as per information submitted.
2025BP0769	75569459	Oct-31-25	15 Sebastian Drive	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$1,706.00	\$207,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0770	75513085	Oct-31-25	71 Freedom St	Dave Hawkins Construction Ltd	Ward 2	Single Detached Dwelling	New	\$4,450.00	\$550,000.00	Construct new SDD as per plans submitted.
2025BP0771	01548312	Oct-16-25	27 Fisher Ave	H & R Renovations	Ward 5	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish the front, roofed-over, porch for future construction of the deck for an SDD as per aerial view submitted
2025BP0776	75000836	Oct-21-25	73 Burnham Crt	Adam Donaldson	Ward 12	Single Detached Dwelling	Renovation	\$682.00	\$79,000.00	Construct renovation to replace siding and windows (3 bedroom) on SDD as per information submitted
2025BP0780	75555904	Oct-28-25	426 River St	Chase Gary		Single Detached Dwelling	New	\$4,450.00	\$550,000.00	Construct a new SDD (unfinished basement) as per plans submitted.
2025BP0782	75308981	Oct-22-25	150 Samantha St	GreenFoot Energy Solutions	Ward 5	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Install roof mounted solar panel array for an SDD as per plans submitted.
2025BP0783	01439595	Oct-23-25	135 Edinburgh St	Sunly Energy Corp	Ward 9	Single Detached Dwelling	Renovation	\$234.00	\$22,734.78	Install roof-mounted solar array to SDD for the purpose of net metering as per information submitted.
2025BP0788	01433820	Oct-24-25	83 Charlotte St	We Build Contracting	Ward 10	Single Detached Dwelling	Renovation	\$690.00	\$80,000.00	Construct interior renovation to SDD as per information submitted.
2025BP0790	75103291	Oct-29-25	66 Hearne St	Etienne Roussel	Ward 7	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Install roof mounted solar panel array for an SDD as per plans submitted.
2025BP0792	75567917	Oct-28-25	23 Lunney St	R. Foster Developments Ltd.	Ward 2	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct SDD (unfinished basement) as per plans submitted.
2025BP0793	75567925	Oct-28-25	17 Lunney St	R. Foster Developments Ltd.	Ward 2	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct SDD (unfinished basement) as per plans submitted.
2025BP0794	01508993	Oct-30-25	22 Mayflower St	Tjrentals.ltd	Ward 12	Single Detached Dwelling	New	\$3,242.00	\$399,000.00	Construct SDD (unfinished basement) as per plans submitted.
2025BP0802	75422436	Oct-31-25	5 Red Maple Crt	Ryan Parks	Ward 9	Single Detached Dwelling	Renovation	\$394.00	\$42,750.00	Construct renovation to finish a portion of the basement and create a bedroom and bathroom in an SDD as per pl
2025BP0803	01431725	Oct-28-25	147 Pine St	G. Austin Builders Inc	Ward 6	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolition permit application submitted by a contractor on behalf of the Fire Chief of the City of Fredericton. Dem
2025BP0555	75147272	Oct-20-25	13 Riva Ridge Rd	Noory Engineering Inc.	Ward 1	Single Detached Dwelling/Apartment	New	\$6,450.00	\$800,000.00	Construct new SDD with basement apartment (second unit as per NBCC 2020 definition) to replace a fire loss as
2025BP0649	75382713	Oct-23-25	1573 Lincoln Rd	R.J. Morrison Custom Carpentry Ltd.	Ward 7	Single Detached Dwelling/Apartment	New	\$8,450.00	\$1,050,000.00	Construct a new SDD with secondary suite as per plans submitted.
2025BP0692	01559533	Oct-09-25	24 Davenport St	Mike Babineau	Ward 6	Single Detached Dwelling/Apartment	New	\$2,450.00	\$300,000.00	Construct a new SDD with a secondary suite as per plans submitted.
2025BP0762	01491844	Oct-21-25	12 LaPointe St	Colin Sharpe	Ward 5	Single Detached Dwelling/Apartment	Renovation	\$130.00	\$10,000.00	Construct renovation to create a secondary suite in an SDD as per plans submitted.
2025BP0666	01467885	Oct-15-25	884 George St	Colpitts Developments	Ward 11	Townhouse	Renovation	\$114.00	\$7,500.00	Construct renovation to replace roofed-over deck on townhouse as per plans submitted.
2025BP0796	01442433	Oct-28-25	82 Waggoners Ln	S & W Goodine Construction Ltd.	Ward 10	Townhouse	Demolition	\$50.00	\$0.00	Demolish a 6-unit townhouse as per information submitted.
TOTALS								\$344,690.00	\$42,520,145.78	