

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, December 10, 2025, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. **APPROVAL OF MINUTES**

Regular Meeting – November 19, 2025

2. **ZONING APPLICATIONS**

2.1 City of Fredericton – Zoning By-Law Z-5 housekeeping amendments

- Zoning By-law housekeeping amendments: fences, garden apartment height, temporary use process, density increase in the Corridor and Mid-Town areas of the south core.

3. **SUBDIVISION APPLICATIONS**

3.1 TJ Rentals Ltd. – 16-22 Mayflower Street

- Tentative plan of subdivision to create one new Residential Zone One (R-1) lot

4. **VARIANCE APPLICATIONS**

4.1 Alfred Fabro – 33 Logan Street

- 0.6 meter side yard setback variance to permit the construction of an attached garage in the Residential Zone One (R-1)

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **BUILDING PERMITS**

To receive building permits for November 2025

8. **ADJOURNMENT**

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 10 décembre 2025, 19 h 00**

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

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 19 novembre 2025

2. DEMANDES DE ZONAGE

2.1 Ville de Fredericton – Modifications administratives de l'arrêté de zonage Z-5

- Modifications administratives de l'arrêté de zonage : clôtures, hauteur des pavillons-jardins, processus d'utilisation temporaire, augmentation de la densité dans les zones corridor et le secteur Midtown du noyau sud.

3. DEMANDE DE LOTISSEMENT

3.1 TJ Rentals Ltd. – 16-22, rue Mayflower

- Plan provisoire de lotissement visant à créer un nouveau lot résidentiel de zone (R-1)

4. DEMANDE DE DÉROGATION

4.1 Alfred Fabro – 33, rue Logan

- Dérogation de 0,6 mètre au retrait latéral pour permettre la construction d'un garage attenant dans la zone résidentielle 1 (R-1)

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de Novembre 2025

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

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

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

Members Absent: Melissa Dawe

Staff: Marcello Battilana
Tony Dakiv
Connon Adsett
Tyson Aubie
Jody Boone
Jill Durling
Marley McLellan
Dane Frenette
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – October 15, 2025

Moved by: Julie Baker

Seconded by: Scott McConaghy

That the minutes of the regular meeting of the Planning Advisory Committee of October 15, 2025, be approved.

CARRIED

ZONING APPLICATIONS

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.

Public Hearing

- The applicant Kirk White was available to respond to questions.

Councillor Sheppard arrived at 7:06 p.m.

- Andy Campbell, resident of the Cuffman Street area, voiced his concerns about the increasing population density and safety issues related to the increase in traffic.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on November 19, 2025, the application submitted by KSM Ventures Inc. to rezone land at 80 Cuffman Street from Multi-Residential Zone Two (MR-2) to Multi-Residential Zone Four (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 terms and conditions.

Moved by: Scott McConaghy

Seconded by: Councillor Greg Ericson

CARRIED

SUBDIVISION APPLICATIONS

VARIANCE APPLICATIONS

Moved by: Councillor Mark Peters

Seconded by: Anna Patterson

CARRIED

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).

Public Hearing

- The applicant Steve Holland was available to respond to questions.

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on November 19, 2025, 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 terms and conditions.

Moved by: Councillor Mark Peters

Seconded by: Anna Patterson

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for the month of October 2025

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

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

CARRIED

ADJOURNMENT

Moved by: Julie Baker

Seconded by: Councillor Mark Peters

That the meeting of the PAC be adjourned at 7:14 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : mercredi 19 novembre 2025 à 19 h 30.
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Mark Peters, conseiller municipal
Greg Ericson, conseiller municipal
Margo Sheppard, conseillère municipale
Anna Patterson
Scott McConaghy
Julie Baker

Membres absents : Melissa Dawe

Membres du personnel : Marcello Battilana
Tony Dakiv
Connon Adsett
Tyson Aubie
Jody Boone
Jill Durling
Marley McLellan
Dane Frenette
Felix McCarthy
Elizabeth Murray

ADOPTION DU PROCÈS-VERBAL

Réunion ordinaire – 15 octobre 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 15 octobre 2025.

ADOPTÉ

DEMANDES DE ZONAGE

KSM Ventures Inc. – 80, rue Cuffman

- Changement de zonage de MR-2 à MR-4 et plan provisoire de lotissement visant la création de deux lots pour immeubles d'habitation, dont l'un nécessite une dérogation pour une façade de lot de 22,5 m. Le projet prévoit la construction d'un immeuble résidentiel de cinq étages sur chacun des lots, avec une entrée et un stationnement partagés.

Audience publique :

- Le demandeur, Kirk White, est disponible pour répondre aux questions.

La conseillère municipale Margo Sheppard arrive à 19 h 6.

- Andy Campbell, résident du secteur de la rue Cuffman, exprime ses préoccupations au sujet de l'augmentation de la densité de population et des enjeux de sécurité liés à la hausse de la circulation.

IL EST RÉSOLU QUE, à la réunion du Comité consultatif sur l'urbanisme du 19 novembre 2025, la demande présentée par KSM Ventures Inc. visant le changement de zonage du terrain situé au 80, rue Cuffman, de la Zone multirésidentielle deux (MR-2) à la Zone multirésidentielle quatre (MR-4), ainsi qu'un plan provisoire de lotissement en vue de créer deux lots destinés à des immeubles d'habitation nécessitant une dérogation pour une façade de lot de 22,5 m pour l'un des lots, soit approuvée sous réserve de modalités et conditions.

Proposé par : Scott McConaghy

Appuyé par : Greg Ericson, conseiller municipal

ADOPTÉ

DEMANDE DE LOTISSEMENT

DEMANDE DE DÉROGATION

Proposé par : Mark Peters, conseiller municipal

Appuyé par : Anna Patterson

ADOPTÉ

Holland Homes – 569, chemin Woodstock

- Dérogation pour un usage similaire dérogatoire afin de permettre un usage de bureau dans le bâtiment existant.

La propriété visée est située dans la Zone d'environnement. L'usage dérogatoire précédent était un commerce de détail (Trites Flower Shop).

Audience publique :

- Le demandeur, Steve Holland, est disponible pour répondre aux questions.

IL EST RÉSOLU QUE, à la réunion du Comité consultatif sur l'urbanisme du 19 novembre 2025, la demande présentée par Steve Holland, au nom de Holland Homes, visant une dérogation pour un usage similaire dérogatoire afin de permettre un usage de bureau dans le bâtiment existant situé au 569, chemin Woodstock, soit approuvée sous réserve de modalités et conditions.

Proposé par : Mark Peters, conseiller municipal

Appuyé par : Anna Patterson

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Réception des permis de construire pour octobre 2025

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Julie Baker

Recevoir les permis de construire du mois d'octobre 2025.

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Julie Baker

Appuyé par : Mark Peters, conseiller municipal

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 14.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

Memorandum

Planning Advisory Committee
PR 95/25



To: Rodney Blanchard and Members of the Planning Advisory Committee
From: Tony Dakiv, Senior Planner
Date: November 28, 2025
Subject: Zoning By-law Housekeeping Amendments

I. INTRODUCTION

Zoning By-law Z-5 was adopted in June 2013 with subsequent housekeeping amendments approved since that time. A number of updates have been identified and the issues range in scope from correcting errors and omissions and clarifying requirements to recognizing and implementing policy and legislative changes.

The following is a summary of the main amendments being proposed:

- Update procedure rules regarding temporary uses to align with the Community Planning Act;
- Add basic standards for fences in residential areas. At the request of the Economic Prosperity and Growth Planning (EPGP) Committee, Planning Staff presented a survey of regulations regarding fences in residential areas across different New Brunswick communities. Currently, the City of Fredericton does not regulate fences between residential properties and a permit is not required in order to install them. As a result of the Committee discussion, Planning Staff were directed to include fencing standards as part of the upcoming Zoning By-law housekeeping amendments and passed the following motion on March 25, 2025:

BE IT RESOLVED THAT staff provide potential amendments to Zoning By-law Z-5 to regulate fencing in the City of Fredericton as part of future housekeeping amendments to the By-law and that the amendments include requirements respecting barbed wire, electrification, broken glass and spikes.

- Adjust the building height standard for garden apartments. On October 15, 2025, the federal government released the Housing Design Catalogue, which features a range of standardized housing designs that meet regional Building Code requirements, with the aim of streamlining the approval process and building housing faster. In order for the City of Fredericton to meet one of its obligations under the Housing Accelerator Fund, the City must adopt a pre-approved plan for a secondary dwelling unit. In order to accommodate the design from the Atlantic Housing catalogue, the maximum building height standard for garden apartments must be changed from 4.5 metres to 4.9 metres.
- Increase density allowance within the Corridor and Mid-Town Areas of the south core in order to allow for the height and scale of buildings encouraged in the South Core Secondary Municipal Plan. Buildings up to 7 storeys (8 storeys on prominent corner lots) are permitted within the Corridor Area and buildings

up to 12 storeys (15 storeys on “gateway” corner lots) are permitted within the Mid-Town Area. To achieve these building heights, the allowable density standards within the MR-4, MX-2, MR-5 and MX-3 zones have been increased as well as the density bonus for affordable housing.

The following chart contains a summary of the proposed housekeeping text amendments. The chart identifies the applicable section being amended, the detailed text as it would appear in Zoning By-law Z-5 and the brief rationale for the changes. Please consider this memorandum as written request for the concurrence of PAC to adopt the following amendments to Zoning By-law Z-5.

II. ANALYSIS

Amendments to Zoning By-law Z-5

The following text amendments are proposed to Zoning By-law Z-5:

1.	Section 2.1(2) Powers of the Advisory Planning Committee	<p>(b) Temporary Uses</p> <p>The Planning Advisory Committee, subject to terms and conditions as it considers fit:</p> <p>(i) may authorize, for a temporary period not exceeding one year, a <i>development</i> otherwise prohibited by this By-law;</p> <p>(ii) may authorize, for an additional temporary period not exceeding one year, a <i>development</i> otherwise prohibited by this By-law if</p> <ul style="list-style-type: none"> (A) the applicant holds an authorization under Section 2.1(2)(b)(i) that is to expire or has expired and, (B) an application with respect to the land has been made to amend this By-law, and (C) the Planning Advisory Committee has received a resolution from Council confirming that Council will consider the application referred to in Section 2.1(2)(b)(ii)(B); and <p>(iii) shall require the termination or removal of a <i>development</i> authorized under Section 2.1(2)(b)(i) or (ii) at the end of the authorized period.</p>	Update temporary use rules to match Community Planning Act.
2.	Section 4.2(3) Accessory Buildings	<p>(d) Height</p> <p>(i) The height of an <i>accessory building or structure</i> shall not exceed the height of the main <i>building</i> on the <i>lot</i> and in no case shall it exceed:</p> <p>(A) 4.8-9 metres measured from <i>grade</i> to the highest point of any portion of the roof,</p>	Adjust accessory building height for consistency.

3.	Section 5.2(12)(e) Required Parking	Table (ii) Commercial Parking Requirements (E) <i>Convenience Store</i> Refer to Table (ii) item (U) As per Retail Store (R) <i>Personal Service-Appearance</i> Refer to Table (ii) item (T) As per Retail Store	Correction
4.	Section 7.2 Standards (Regulations Applying to Residential Uses)	Add new section: 7.2(7) FENCES (a) The <i>height</i> of a fence above <i>grade</i> to any point along the fence shall not exceed: (i) 2.5m where the fence is located within a <i>side or rear yard</i> , and (ii) 1.6m where the fence is located within a <i>front yard</i> . (b) Fence construction shall not incorporate barbed/razor wire, broken glass, spikes or other similar material, and shall not be electrified except for <i>agriculture and farming</i> purposes.	Provides basic residential fence standards in response to the Economic Prosperity and Growth Planning Committee resolution.
5.	Section 7.3(7) Garden Apartments	(b) Standards (v) not exceed: 4.59 metres in <i>height</i> measured from <i>grade</i> to the highest point of any portion of the roof, and 2.8 3.0 metres from the finished floor to the required <i>eave line</i> ;	Adjust garden apartment height to match CMHC's Housing Design Catalogue.
6.	Section 9.5(1) Purpose Section 9.5(4) Standards	<ul style="list-style-type: none"> provides for mid- and high-rise <i>building height</i>; (a) Density (Lot Area per Dwelling Unit) (ii) <i>Buildings</i> located within the Corridor Area as shown on Schedule 14: MAX 123 222 <i>dwelling units</i> per hectare (MIN 81 45 m ² per <i>dwelling unit</i>)	Recognize allowance for higher MR-4 buildings within Corridor Area. Increase the density allowance in the MR-4 zone within Corridor

		<p>(iii) Despite Section (ii) above, buildings located within the Corridor Area as shown on Schedule 14 that provide at least 50% of the required parking underground: MAX 150 dwelling units per hectare (MIN 66m² per dwelling unit)</p> <p>(b) Density Bonus</p> <p>(ii) for any affordable housing dwelling unit: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>	<p>Area to achieve the building height and scale encouraged in the South Core Plan.</p> <p>Increase the affordable housing density bonus in the MR-4 zone.</p>
7.	Section 9.6(4) Standards	<p>(a) Density (Lot Area per Dwelling Unit)</p> <p>(ii) Buildings located within the Mid-Town Area as shown on Schedule 15: MAX 285 dwelling units per hectare (MIN 35m² per dwelling unit)</p> <p>(b) Density Bonus</p> <p>(ii) for any affordable housing dwelling unit: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>	<p>Increase the density allowance in the MR-5 zone within Mid-Town Area to achieve the building height and scale encouraged in the South Core Plan.</p> <p>Increase the affordable housing density bonus in the MR-5 zone.</p>
8.	Section 11.11(2) Permitted Uses	<p>(a) Permitted Uses</p> <p>Delete Three or Four Unit Dwelling and add Multiplex in alphabetical order</p>	Correction (MX-1 zone).
9.	Section 11.12(4) Standards	<p>(d) Density (Lot Area per Dwelling Unit)</p> <p>(ii) Buildings located within the Corridor Area as shown on Schedule 14: MAX 123 222 dwelling units per hectare (MIN 81 45 m² per dwelling unit)</p>	Increase density allowance in the MX-2 zone within Corridor Area to achieve the building height and

		<p>(iii) for any affordable housing dwelling units: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>	<p>scale encouraged in the South Core Plan.</p> <p>Increase the affordable housing density bonus in the MX-2 zone.</p>
10.	<p>Section 11.13(4) Standards</p>	<p>(d) Density (Lot Area per Dwelling Unit)</p> <p>(ii) <i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15: MAX 160 285 dwelling units per hectare (MIN 62 35 m² per dwelling unit)</p> <p>(iii) for any affordable housing dwelling units: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>	<p>Increase density allowance in the MX-3 zone within Corridor Area to achieve the building height and scale encouraged in the South Core Plan.</p> <p>Increase the affordable housing density bonus in the MX-3 zone.</p>
11.	<p>Section 11.16(2) Permitted Uses</p> <p>Section 11.16(4) Standards</p>	<p>(a) Permitted Uses</p> <p>Delete Three or Four Unit Dwelling and add Multiplex in alphabetical order</p> <p>(a) Lot Area (MIN)</p> <p>(i) Three or four unit dwelling MIN 720 m² (4 unit) MIN 640 m² (3 unit) Multiplex MAX 62 dwelling units per hectare (MIN 161 m² per dwelling unit)</p> <p>(c) Lot Frontage</p> <p>(iv) For a three or four unit dwelling multiplex 25 3 metres</p>	<p>Corrections (CCIL zone).</p>

III. RECOMMENDATION

- A. It is recommended that the text amendments to By-law Z-5, A Zoning By-law for the City of Fredericton as outlined in attached Schedule A be approved.

Prepared By:



Tony Dakiv, MCIP, RPP
Senior Planner
Community Planning

Approved By:



Marcello Battilana, MCIP, RPP
Assistant Director,
Community Planning

Schedule A

1.	Section 2.1(2) Powers of the Advisory Planning Committee	<p>(b) Temporary Uses</p> <p>The Planning Advisory Committee, subject to terms and conditions as it considers fit:</p> <p>(i) may authorize, for a temporary period not exceeding one year, a <i>development</i> otherwise prohibited by this By-law;</p> <p>(ii) may authorize, for an additional temporary period not exceeding one year, a <i>development</i> otherwise prohibited by this By-law if</p> <p style="padding-left: 40px;">(A) the applicant holds an authorization under Section 2.1(2)(b)(i) that is to expire or has expired and,</p> <p style="padding-left: 40px;">(D) an application with respect to the land has been made to amend this By-law, and</p> <p style="padding-left: 40px;">(E) the Planning Advisory Committee has received a resolution from Council confirming that Council will consider the application referred to in Section 2.1(2)(b)(ii)(B); and</p> <p>(iii) shall require the termination or removal of a <i>development</i> authorized under Section 2.1(2)(b)(i) or (ii) at the end of the authorized period.</p>
2.	Section 4.2(3) Accessory Buildings	<p>(d) Height</p> <p>(ii) The height of an <i>accessory building or structure</i> shall not exceed the height of the main <i>building</i> on the <i>lot</i> and in no case shall it exceed:</p> <p style="padding-left: 40px;">(A) 4.8-9 metres measured from <i>grade</i> to the highest point of any portion of the roof,</p>
3.	Section 5.2(12)(e)) Required Parking	<p>Table (ii) Commercial Parking Requirements</p> <p>(E) <i>Convenience Store</i> Refer to Table (ii) item (U) As per Retail Store</p> <p>(R) <i>Personal Service-Appearance</i> Refer to Table (ii) item (T) As per Retail Store</p>

4.	Section 7.2 Standards (Regulations Applying to Residential Uses)	<p>Add new section:</p> <p>7.2(7) FENCES</p> <p>(c) The <i>height</i> of a fence above <i>grade</i> to any point along the fence shall not exceed:</p> <p>(iv) 2.5m where the fence is located within a <i>side</i> or <i>rear yard</i>, and</p> <p>(ii) 1.6m where the fence is located within a <i>front yard</i>.</p> <p>(d) Fence construction shall not incorporate barbed/razor wire, broken glass, spikes or other similar material, and shall not be electrified except for <i>agriculture and farming purposes</i>.</p>
5.	Section 7.3(7) Garden Apartments	<p>(b) Standards</p> <p>(v) not exceed: 4.59 metres in <i>height</i> measured from <i>grade</i> to the highest point of any portion of the roof, and 2.8 3.0 metres from the finished floor to the required <i>eave line</i>;</p>
6.	Section 9.5(1) Purpose Section 9.5(4) Standards	<ul style="list-style-type: none"> provides for mid- and high-rise <i>building height</i>; <p>(c) Density (Lot Area per Dwelling Unit)</p> <p>(ii) <i>Buildings</i> located within the Corridor Area as shown on Schedule 14: MAX 123 222 <i>dwelling units</i> per hectare (MIN 81 45m² per <i>dwelling unit</i>)</p> <p>(iii) Despite Section (ii) above, buildings located within the Corridor Area as shown on Schedule 14 that provide at least 50% of the required parking underground: MAX 150 dwelling units per hectare (MIN 66m² per dwelling unit)</p> <p>(d) Density Bonus</p> <p>(ii) for any <i>affordable housing dwelling unit</i>: MAX 224 333 <i>dwelling units</i> per hectare (MIN 45 30 m² per <i>dwelling unit</i>)</p>
7.	Section 9.6(4) Standards	<p>(c) Density (Lot Area per Dwelling Unit)</p> <p>(ii) <i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15: MAX 285 <i>dwelling units</i> per hectare (MIN 35m² per <i>dwelling unit</i>)</p> <p>(d) Density Bonus</p> <p>(ii) for any <i>affordable housing dwelling unit</i>: MAX 224 333 <i>dwelling units</i> per hectare (MIN 45 30 m² per <i>dwelling unit</i>)</p>

8.	Section 11.11(2) Permitted Uses	<p>(a) Permitted Uses</p> <p>Delete Three or Four Unit Dwelling and add Multiplex in alphabetical order</p>
9.	Section 11.12(4) Standards	<p>(e) Density (Lot Area per Dwelling Unit)</p> <p>(ii) <i>Buildings</i> located within the Corridor Area as shown on Schedule 14: MAX 123 222 dwelling units per hectare (MIN 81 45 m² per dwelling unit)</p> <p>(iii) for any affordable housing dwelling units: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>
10.	Section 11.13(4) Standards	<p>(e) Density (Lot Area per Dwelling Unit)</p> <p>(ii) <i>Buildings</i> located within the Mid-Town Area as shown on Schedule 15: MAX 160 285 dwelling units per hectare (MIN 62 35 m² per dwelling unit)</p> <p>(iii) for any affordable housing dwelling units: MAX 224 333 dwelling units per hectare (MIN 45 30 m² per dwelling unit)</p>
11.	<p>Section 11.16(2) Permitted Uses</p> <p>Section 11.16(4) Standards</p>	<p>(a) Permitted Uses</p> <p>Delete Three or Four Unit Dwelling and add Multiplex in alphabetical order</p> <p>(a) Lot Area (MIN)</p> <p>(ii) Three or four unit dwelling MIN 720 m² (4 unit) MIN 640 m² (3 unit) Multiplex MAX 62 dwelling units per hectare (MIN 161 m² per dwelling unit)</p> <p>(c) Lot Frontage</p> <p>(iv) For a three or four unit dwelling multiplex 253 metres</p>

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Subdivision to create one new R-1 lot

Property: 16-22 Mayflower Street (PID 01508993)

OWNER: TJ rentals Ltd. (c/o Charbel George)
362 Oxford Street
Fredericton, NB
E3B 2W6

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot near the intersection of Mayflower Street and Monteith Drive

Context: Low rise residential neighbourhood

Ward No: 12

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Single Detached Dwelling (under construction)

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide property at 16-22 Mayflower Street to create one new Residential Zone One (R-1) building lot. Both the new lot and the remnant lot will meet the standards of the R-1 Zone. The proposal is consistent with policies in the Municipal Plan and is keeping with the existing development pattern in the area. Staff support the application subject to terms and conditions.

APPLICATION:

Charbel George has made application for a tentative plan of subdivision to create one new Residential Zone One (R-1) lot from property located at 16-22 Mayflower Street.

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to subdivide the property, creating one new R-1 lot, as shown on Map II. The new lot would have a lot frontage of 16.76 metres, lot depth of 45.72 metres, and lot area of 767 metres squared. The Applicant has indicated that both the new and remnant lots will be sites for the purpose of building single-detached dwellings. Staff would further note a building permit for a single-detached dwelling at 22 Mayflower has already been issued.

Municipal Plan:

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

The area surrounding 16-22 Mayflower is composed mainly of single-detached dwellings, and the Applicant is also proposing to build a single-detached dwellings on the proposed new lot. Similar development pattern exists in this area. 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 applicable R-1 Zone standards as follows:

Standard	Permitted	Proposed
Lot 25-187 (new lot)		
Lot Area (min)	450 m ²	767 m ²
Lot Frontage (min)	15 m	16.76 m
Lot Depth (min)	30 m	+/- 45.72 m
Lot 25-186 (remnant lot)		
Lot Area (min)	450 m ²	767 m ²
Lot Frontage (min)	15 m	16.76 m
Lot Depth (min)	30 m	+/- 45.72 m

- The proposed subdivision will not result in any lot dimension deficiencies, and no variances will be required.

Public Land Dedication

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

Access and Servicing

- Engineering and Operations have no issues with the proposal. Servicing and lot grading plans are to be provided to the satisfaction of the Director of Engineering & Operations at the time of building permit application. A new service will be required for each lot, shut off at main will be required for the existing service.

RECOMMENDATION:

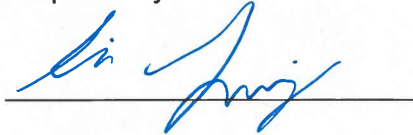
It is recommended that the application submitted by Charbel George for property located at 16-22 Mayflower Street for a tentative plan of subdivision to create one new Residential Zone One (R-1) lot be forwarded to council with a recommendation that the public land dedication be taken as cash.

Additional Information

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

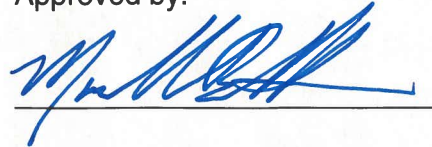
- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 96/25 to the satisfaction of the Development Officer;
- b) Access, servicing and lot grading plans are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application.
- c) Prior to the approval of the subdivision plan for registration, the following are required by Engineering & Operations:
 - A Drainage Easement and the Drainage Easement Restrictive Covenant are to be added to each of the parcels
 - A lot grading and site servicing plan (prepared by a professional engineer) are to be provided to the satisfaction of the Director of Engineering & Operations
 - A curb cut and reinstatement fee may be required
- d) Applicant is responsible for shut-off-at-main of any existing services, and installation of new services to the property and all curb cuts and/ or curb reinstatements.
- e) All municipal services design, construction, and inspection are to be in accordance with the City's General Specifications for Municipal Services.
- f) Record drawings, stamped by a Professional Engineer, are required at completion of the project.

Prepared by:

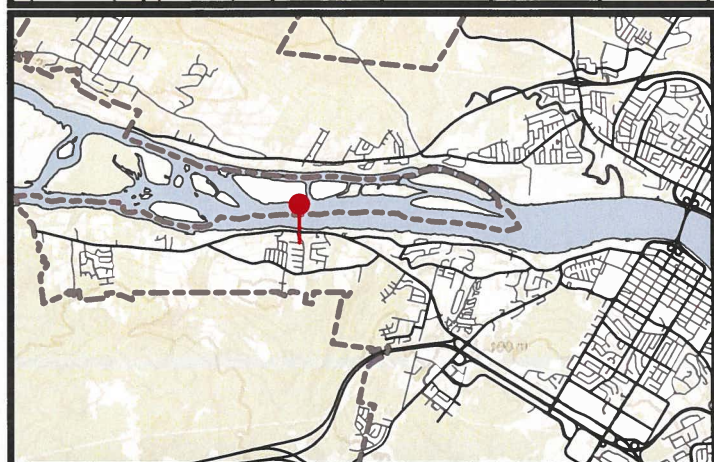
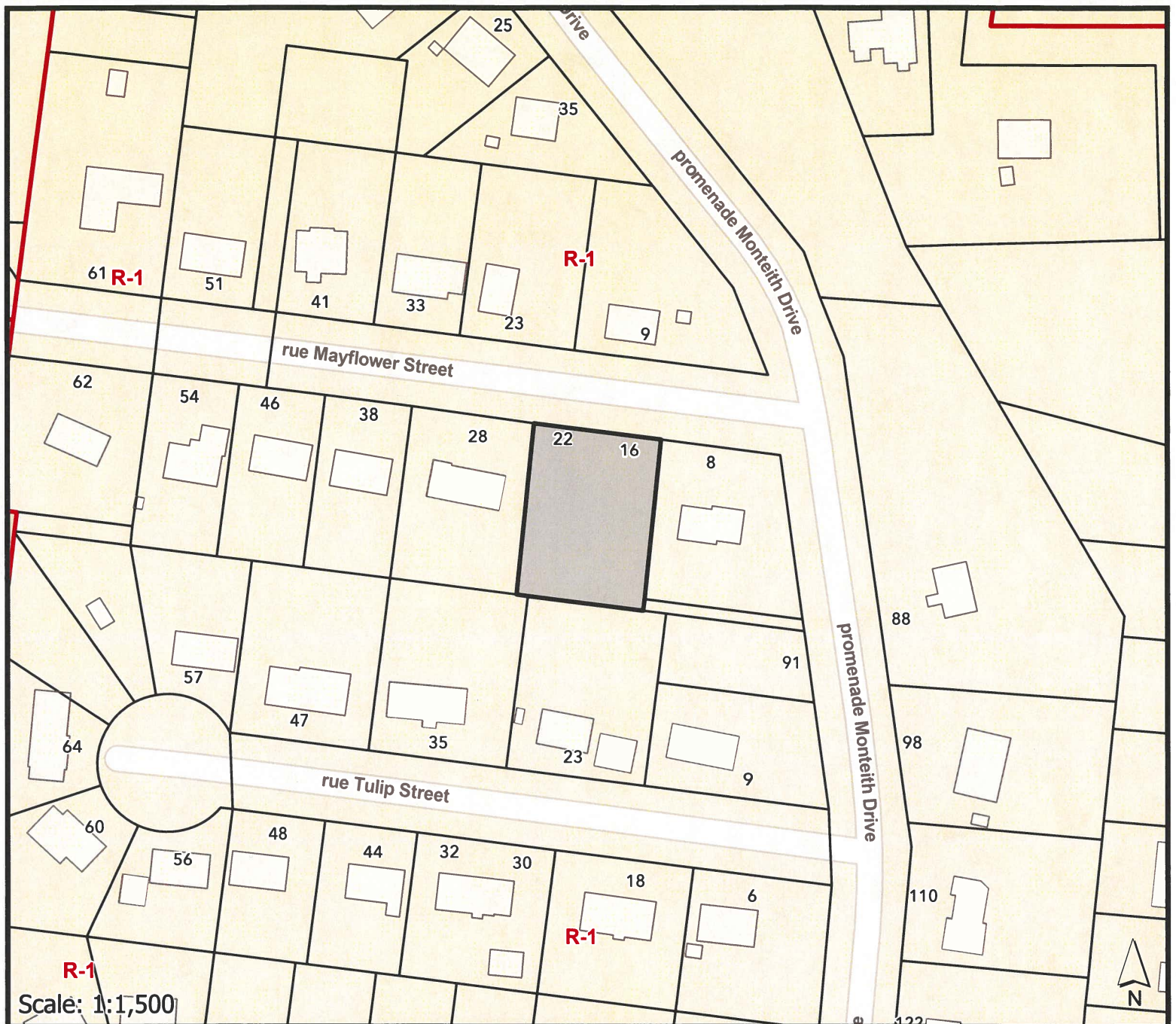
A handwritten signature in blue ink, appearing to read 'Mei Jiang', written over a horizontal line.

Mei Jiang
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, Community Planning



Subject Properties / Propriétés Visé
 Tentative plan of subdivision to create one new (R-1) lot.

Plan de lotissement provisoire visant à créer un nouveau lot (R-1).

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-96-2025
 Date \ date: decembre \ December 10, 2025
 Subject \ sujet: 16-22 rue Mayflower Street
 TJ rentals Ltd.
 (c/o Charbel George)

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: PAC Meeting Dec 10
Date: Wednesday, December 10, 2025 11:16:10 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.

Good Morning,

The following questions are about the property at 16-22 Mayflower Street.

I have to wonder if this notification and comment request is actually simply to pacify families in the neighbourhood. The reason I say this is because the builder has already laid the foundation and started to build on half the property in question, leaving space for residence two. I can't perceive any property owner only utilizing half his investment. I wonder if the building currently being erected would have been the same type or size if he thought he would not be allowed to subdivide the property.

I also like to know about the dwellings on the individual subdivided properties. Will they be rentals or freehold?

My last question is how many residential units will be on each proposed property?

Sincerely,

Bill Perro

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [REDACTED]
Subject: File: S-20-2025 PR:96/25
Date: Wednesday, December 10, 2025 2:25:14 PM

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: Members of the Planning Advisory Committee
RE: File: S-20-2025 PR: 96/25

I am writing to you to oppose the application for a tentative plan of subdivision to create one new Residential Zone One (R-1) lot.

My family and I have lived in the lot immediately next door to this proposed new lot since we moved to the neighbourhood in May 2005. The property in question was owned by Robert Gallant and his family for several years before they sold it to their son, who soon after moved out west and tried to sell it. The property was rented to a family of drug dealers for a short period and then sat empty for some time after that. It was eventually sold to the last owner who let the property fall into such poor condition that it was unsightly and likely unsafe. In June 2023 he set fire to his house. In November 2023 he came back and set fire to what remained. It then sat as a burned out shell infested with racoons until March 2025 when it was finally torn down.

While we have been pleased that it has finally been cleaned up and sold, we were quite disappointed to learn that it is likely going to be rental units. This is our primary opposition. While having two houses on two half-sized lots is undesirable in the neighbourhood, it is that the people who own the property will not be living there to look after it. I do not believe that rental tenants are as invested in the upkeep of the property and absentee landlords are not interested in improving the property once construction is completed. Are these homes going to be rented or sold once completed?

It is an assumption on my part, based on the notice from the City of Fredericton, that these homes will be rented by TJ Rentals (c/o Charbel George). Will there be only one rental unit per house? Will they be sublet to others? Is there anything preventing this from occurring? Who will be responsible for maintaining the property (mowing lawns, etc)? After such a poor experience living next to the property under the previous owner over the last 10 years, we were hoping that another single family home might be constructed and lived in by people who care about it - not just someone looking to make money from it or use it as an corporate investment.

Once approval is given, it cannot be undone. At the very least, wait a year or two and let us see how the first unit (which is currently under construction) operates before approving a second one.

Greg Peters
[REDACTED]



To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: 0.6 metre side yard setback variance to permit the construction of an attached garage

Property: 33 Logan Street (PID 75358580)

OWNER: Azia and Jared Costales
33 Logan Street
Fredericton, NB
E3B 9L5

APPLICANT: Alfred Fabro
770 Hanwell Road
Fredericton, NB
E3B 2R7

SITE INFORMATION:

Location: East side of Logan Street, approaching the intersection of Logan Street and Adams Street

Context: Single detached dwellings in the cul-de-sac on Logan Street with three storey apartment buildings on nearby Adams Street

Ward No: 7

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Single Detached Dwelling

Previous Applications: P.R. 170/93

EXECUTIVE SUMMARY:

The Applicant is proposing to complete construction of an attached garage at 33 Logan Street, which requires a 0.6m side yard setback variance. Staff feel that the request is reasonable given the siting of the existing house at an angle, which means that any addition on the driveway side would be closer to the side property line at the front. Staff are of the view that with the attached garage, there remains an adequate side yard and that the variance is reasonable. Staff do not anticipate any negative land use impacts and support the application subject to terms and conditions.

APPLICATION:

Alfred Fabro, on behalf of Azia and Jared Costales, has made application for a 0.6 metre side yard setback variance to permit the completion of an existing attached garage on property at 33 Logan Street.

PLANNING COMMENTS:

Proposal:

- The Applicant is requesting a 0.6 metre side yard setback variance in order to permit a 24.3sqm attached garage on the existing driveway at 33 Logan Street. The applicant had begun construction of the garage without a permit and is now looking to rectify this.
- In 1993, a 0.13m non-driveway side yard setback variance was granted in order to permit the construction of the single-detached dwelling on the subject property. As seen on Map II (site plan), this permitted the siting of the house at an angle, with the southwest corner of the house being closer to the non-driveway side property line and the northeast corner of the house being closer to the driveway side property line. The applicant has noted that, due to the siting of the house and the existing driveway, the proposed location would be the most suitable for an attached garage on the property.

Zoning By-law:

The proposal relates to attached garages in the R-1 zone as follows:

Standard	Required	Proposed	Variance
Side yard setback (west)	1.2 m	0.6m	0.6m
Front yard setback	6 m	9.65m	n/a
Maximum Floor Area	70m ²	24.3m ²	n/a

- Given the location of the building and existing side yard setback, staff consider the variance request minor and reasonable. Staff have supported similar side yard variances for attached garages in the past when the lot makes other options challenging. The intent of the 1.2 metre side yard setback is to provide an adequate separation distance between two main buildings of abutting properties for effective fire protection, safety and privacy. Discussions with the Building Inspections department have confirmed that this variance will not impact these areas of concern. Furthermore, the Building Inspections department will provide further directions at the building permit stage to ensure adherence to the National Building Code.
- While staff do not support applicants beginning construction without permits, the applicant has worked closely with staff to remedy the situation and ensure any future work goes through the appropriate permitting processes. Overall, staff are of the view that there remains adequate space within the side yard and that the variance is appropriate.

Engineering & Operations:

- Whereas the side yard space will be reduced, attention to detail with regard to the lot grading will be required to ensure that positive drainage remains to the applicants and adjacent properties.

RECOMMENDATION:

It is recommended that the application submitted by Alfred Fabro, on behalf of Azia and Jared Costales, for a 0.6 metre side yard side yard setback for the completion of an existing garage on property at 33 Logan Street be approved subject to the following terms and conditions:

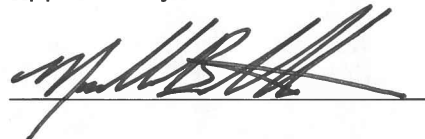
- (a) That the site be developed substantially in accordance with Map II attached to PR 97/25 to the satisfaction of the Development Officer;
- (b) The Applicant obtain a building permit to ensure that the construction of the attached garage meets the requirements of the National Building Code of Canada.
- (c) Lot grading and storm water management are not to adversely impact adjacent properties to the satisfaction of the Director of Engineering and Operations.

Prepared by:

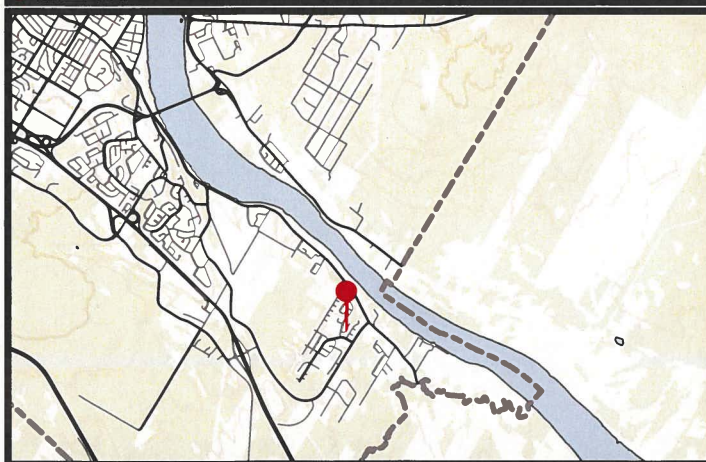
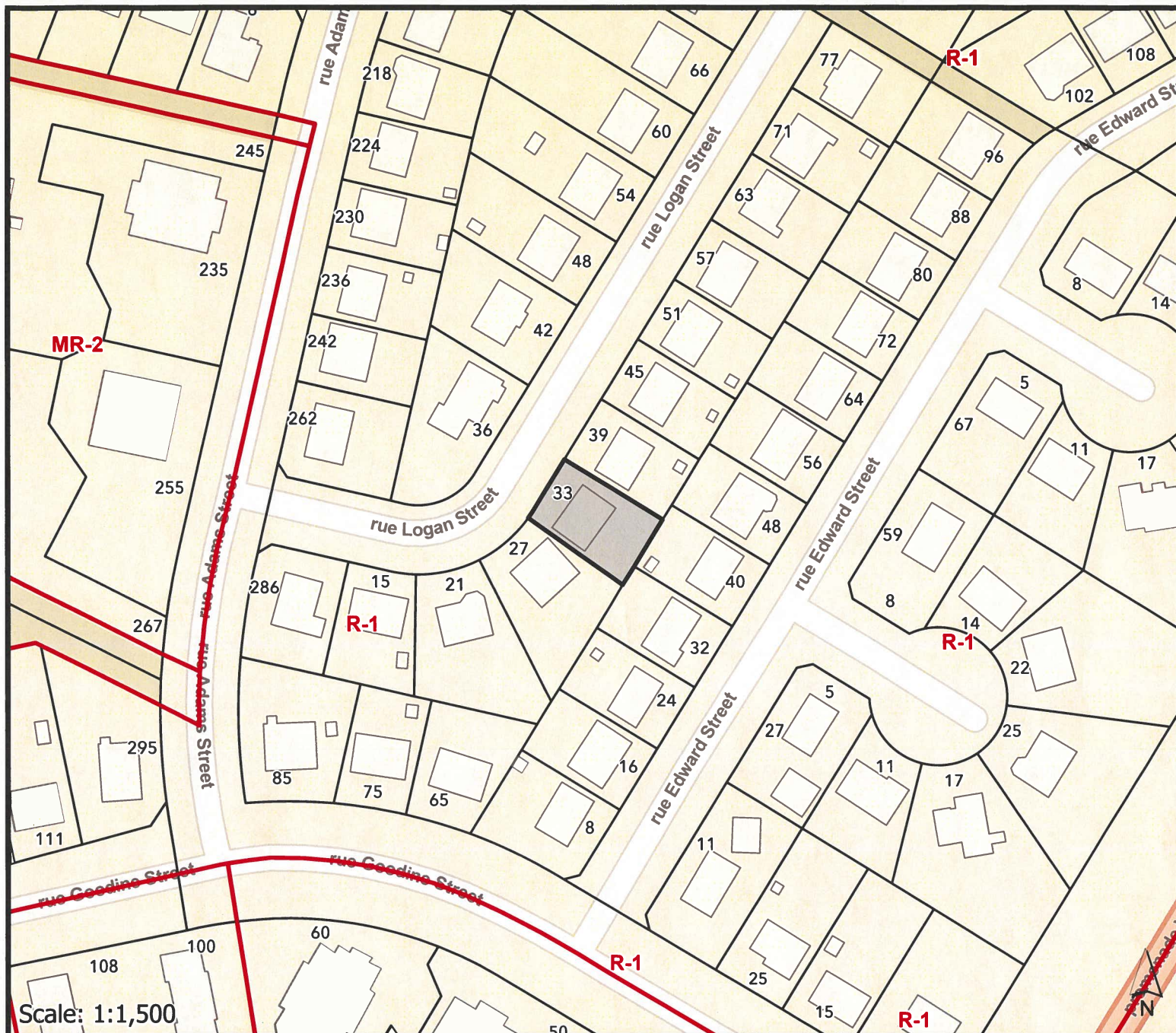


Connor Adsett
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP
Assistant Director , Community Planning



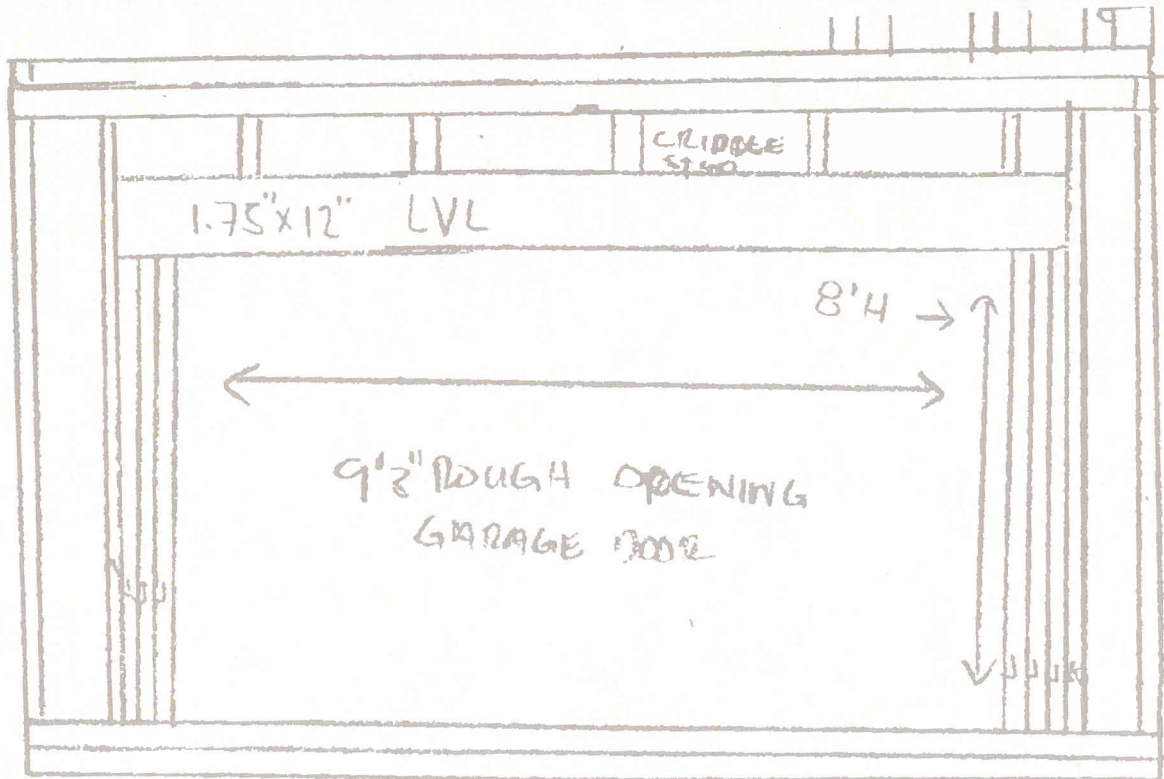
Subject Property / Propriété Visé
 0.6 meter side yard setback variance to permit the construction of an attached garage in the R-1 Zone.

Dérogation de 0,6 mètre à la marge de recul latérale afin de permettre la construction d'un garage attenant dans la zone R-1.

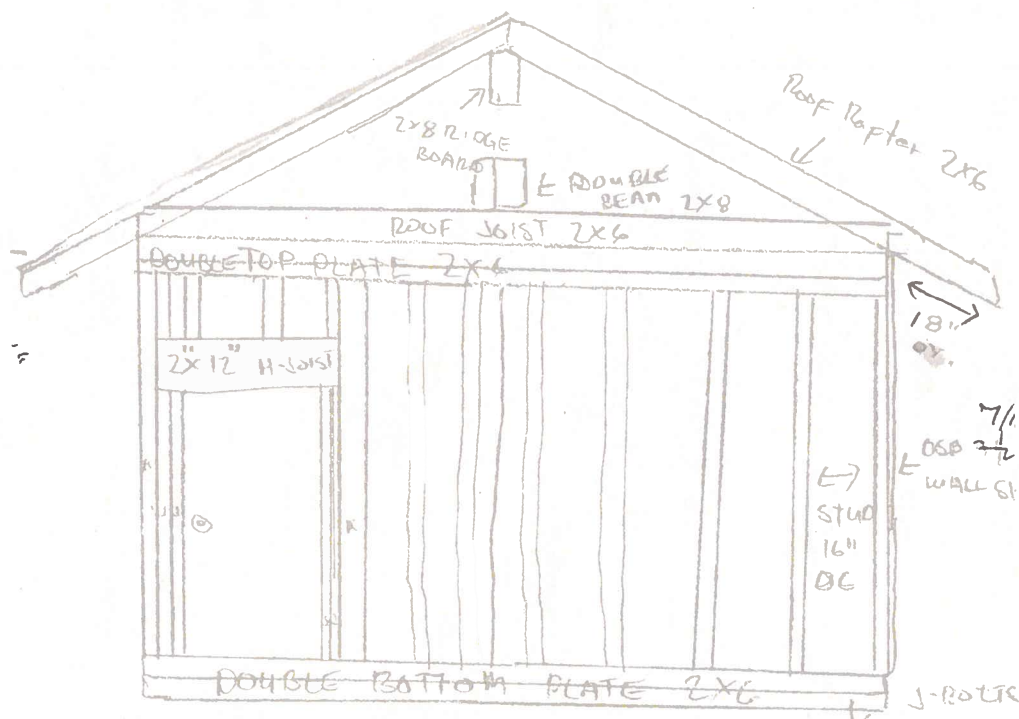
Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-97-2025
 Date \ date: decembre \ December 10, 2025
 Subject \ sujet: 33 rue Logan Street
 Alfred Fabro

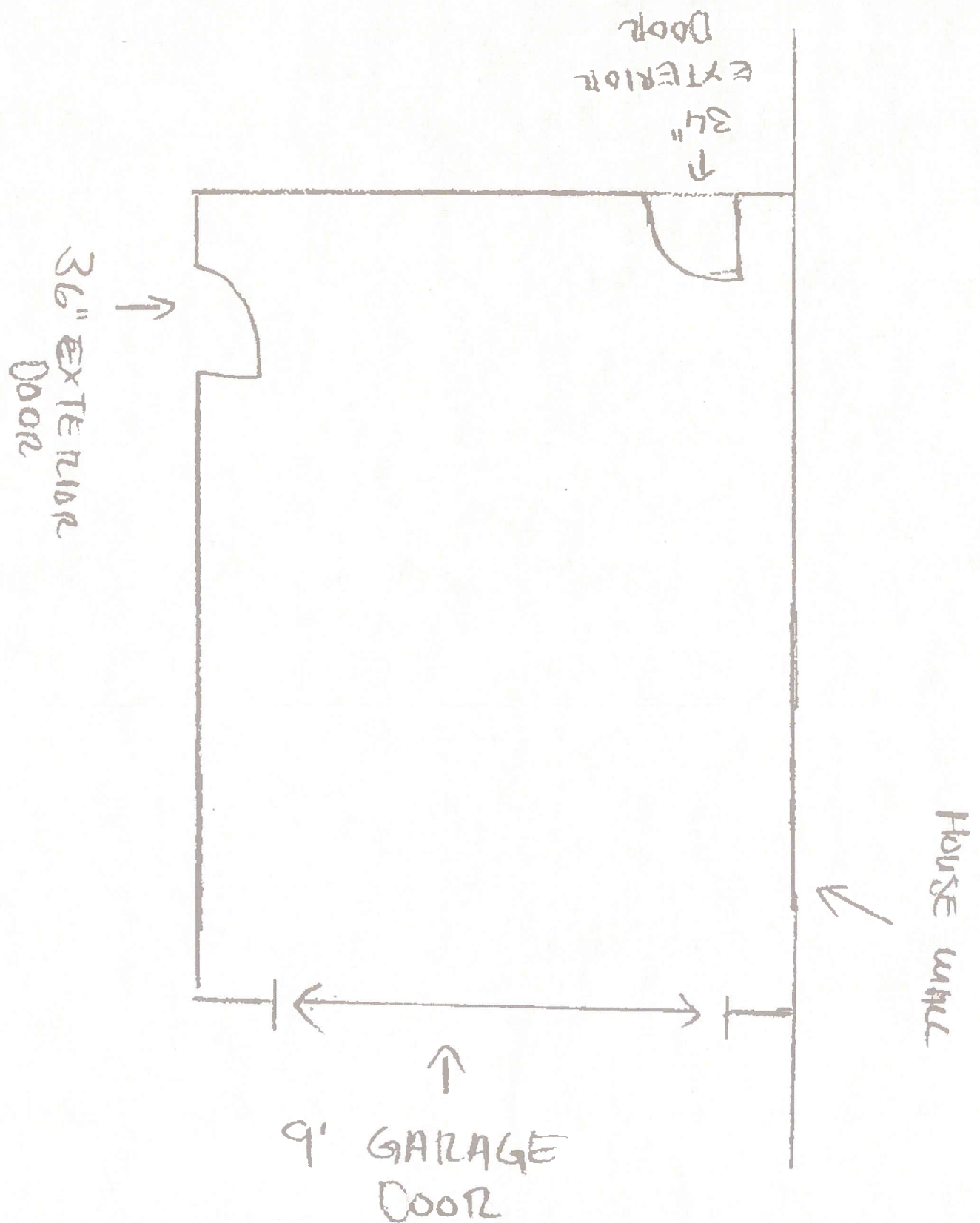


Front (Logan Street) / Façade (rue logan)



Side (North) / latéral (nord)

Existing Elevation / Élévation existante



Floor Plan / Plan d'étage



Existing Garage / Garage existant

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: 33 Logan St. - Variance Application
Date: Tuesday, December 9, 2025 2:05:07 PM

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

Good Afternoon,

I live at 39 Logan Street. We are aware of an upcoming PAC meeting (December 10th), that includes the consideration of a variance to the 1.2m standard setback from our property line, to allow for the construction of a garage at 33 Logan Street. We would like to offer the following regarding this application.

- We were contacted by the owners of 33 Logan Street several weeks ago, they requested our support for the construction of this garage, as was stipulated in an email between Connor Adsett and Alfred Fabro dated October 31, 2025. We were clear at the time, via a phone call on November 14 between myself and Jared Costales that we were **not** in support of this variance.
- First We would like to confirm how the 0.6m setback measurement was determined. We believe that the front edge of the garage roof is directly at if not over our property line. We do not know exactly where the property line is however based on the pin location in the back corner of our lot we believe the measurement used as the bases of this application is incorrect and should be confirmed by a legal survey.
- We would also like to clarify what by-laws are in place regarding adjacent buildings. Our issue with this application is not only the proximity of the garage to our property line but also to our house. We believe the garage is too close to our house and would present a fire hazard.
- When considering these applications does the city consider the effect of these additions on adjacent property values. We believe this structure will negatively impact our property value at no fault of ours.
- The PAC agenda recognizes that the garage construction began without a permit. Would the permit application have been approved if submitted in advance?
- As mentioned above, we were provided with a copy of an email between Connor Adsett and Alfred Fabro dated October 31, 2025. This email mentions the need for the variance. We would like to point out that the house at 33 Logan street is over 20 years old. With no need for such a variance until now.
- We were also not notified at any time that this variance application was with the PAC committee, and only learned that it was on the agenda for tomorrow evening, last night

via a relative who noticed a post on Facebook.

We are disappointed that the recommendation in the PAC agenda is that the application be approved, and wish that the above points be considered. We also note the recommendations that the applicant obtain a permit that confirms the garage meets the requirements of the NBCC and confirm that storm water not adversely impact our property.

To clarify, it was our understanding that based on the phone call on November 14 between myself and Jared Costales that the conditions of the variance application were not met and would not move forward. However without any notification this variance application has been brought before the PAC. We believe this application requires further attention.

We appreciate your time in this matter,

Mitchell MacFarlane

BUILDING INSPECTION REPORT FOR November 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	6	\$2,387,985	\$40,186,435	\$34,299,729
Additions	2	\$36,000	\$1,900,175	\$2,128,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$2,132,000	\$2,281,600
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	3	\$1,843,500	\$9,540,000	\$11,655,280
Additions	-	-	\$199,000	\$100,000
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	-	-	\$566,000	\$607,600
New Accessory Apt	-	-	\$390,000	-
New Garden Apt	-	-	\$30,000	\$468,000
New Garage Apt	-	-	\$150,000	-
<u>TOWNHOUSES</u>				
New	2	\$3,044,907	\$5,891,907	\$5,114,400
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$7,400,000	\$204,106,176	\$57,132,423
Additions	-	-	\$16,000	-
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	-	-
Additions	-	-	\$541,000	-
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	7	\$33,900	\$955,491	\$423,397
Carport/Garage *	4	\$73,000	\$910,250	\$814,357
Swimming Pool	1	\$70,000	\$1,660,265	\$1,034,205
Deck	1	\$10,000	\$393,038	\$674,500
<u>RENOV/REPAIRS</u>				
	16	\$590,390	\$11,293,000	\$18,639,191
<u>TOTAL RESIDENTIAL</u>	45	\$15,609,682	\$280,860,737	\$135,372,682

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	1	\$430,000	\$14,878,000	\$7,337,360
Additions	2	\$755,427	\$2,069,427	\$3,843,086
Renov/Repairs	12	\$2,999,480	\$25,636,999	\$31,707,519
<u>INDUSTRIAL</u>				
New	-	-	\$3,650,000	\$250,000
Additions	-	-	-	-
Renov/Repairs	-	-	\$2,628,250	\$138,228
<u>GOVERN (Mun.)</u>				
New	-	-	-	\$1,842,500
Additions	-	-	-	-
Renov/Repairs	1	\$10,000	\$1,852,315	\$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	\$5,300	\$6,558,259	\$11,741,484
Others	-	-	\$19,000	-
<u>DEMOLITION</u>				
	1	-	-	-
TOTALS	63	\$19,809,889	\$340,745,987	\$349,702,677

\$30,014,300 (October 2024)

DEMOLITIONS

357 Smythe Street - NBEX Grand Stand

NUMBER OF NEW DWELLING UNITS

	November 2025	THIS YEAR TO DATE	November 2024	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	6	108	10	102
SEMI-DETACHED / DUPLEX	6	39	4	37
TINY / MINI HOMES	1	18	3	21
SECONDARY DWELLING UNIT	3	26	5	18
APARTMENT UNITS	28	1207	42	404
TOWNHOUSE UNITS	12	37	0	25
TOTAL	56	1435	64	607

NUMBER OF PERMITS ISSUED**BUILDING PERMITS**

<u>November 2025</u>	<u>TO DATE</u>
54	785

PLUMBING PERMITS

<u>November 2025</u>	<u>TO DATE</u>
32	390

SIGN PERMITS

<u>November 2025</u>	<u>TO DATE</u>
14	96

DEVELOPMENT PERMITS

<u>November 2025</u>	<u>TO DATE</u>
9	85

FEES FOR BUILDING PERMITS ISSUED

<u>November 2025</u>	<u>TO DATE</u>	<u>November 2024</u>	SAME PERIOD <u>LAST YEAR</u>
\$160,644.00	\$2,763,259.02	\$134,608.00	\$2,837,132.00

FEES FOR PLUMBING PERMITS ISSUED

<u>November 2025</u>	<u>TO DATE</u>	<u>November 2024</u>	SAME PERIOD <u>LAST YEAR</u>
\$40,120.00	\$339,220.00	\$19,990.00	\$183,370.00

FEES FOR SIGN PERMITS

<u>November 2025</u>	<u>TO DATE</u>	<u>November 2024</u>	SAME PERIOD <u>LAST YEAR</u>
\$1,750.00	\$11,750.00	\$1,000.00	\$10,125.00

FEES FOR DEVELOPMENT PERMITS

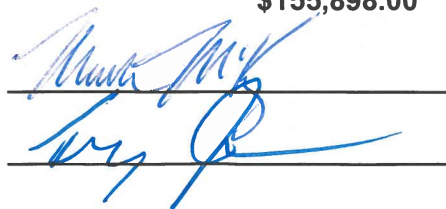
<u>November 2025</u>	<u>TO DATE</u>	<u>November 2024</u>	SAME PERIOD <u>LAST YEAR</u>
\$750.00	\$8,650.00	\$300.00	\$4,900.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>November 2025</u>	<u>TO DATE</u>	<u>November 2024</u>	SAME PERIOD <u>LAST YEAR</u>
\$203,264.00	\$3,122,879.02	\$155,898.00	\$3,035,527.00

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

November 2025

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2025BP0773	75430348	Nov-27-25	1163 Woodstock Rd	Peter Macmillan	Ward 12	Accessory Building	Addition	\$218.00	\$21,000.00	Construct a 14'x10' addition to an existing detached garage for an SDD as per plans submitted.
2025BP0832	75569566	Nov-21-25	357 Smythe St	XL Plating & Machining	Ward 10	Accessory Building	Demolition	\$50.00	\$0.00	Demolishing grandstand and removing debris as per information submitted.
2025BP0163	75476564	Nov-28-25	195 Brookside Dr	D.R.C. Developments Ltd.	Ward 3	Apartment Building	New	\$23,250.00	\$2,900,000.00	Construct 18 unit apartment building as per stamped design drawings submitted.
2025BP0251	75561886	Nov-21-25	39 Charles Ave	New Brunswick Housing Corporation	Ward 6	Apartment Building	New	\$36,050.00	\$4,500,000.00	Construct new 10-unit apartment building as per plans submitted.
2025BP0517	75476903	Nov-10-25	151 Queen St	East Coast Stone and Siding	Ward 10	Apartment Building	Renovation	\$2,250.00	\$275,000.00	Construct renovation to replace windows and siding for an apartment building as per information submitted.
2025BP0845	01497494	Nov-28-25	127 Biggs St	Three D Fabrications Ltd	Ward 8	Apartment Building	Renovation	\$338.00	\$36,000.00	Construct renovation to replace 36 windows (21 bedroom) in apartment building, all windows are at least 42" above the floor.
2025BP0846	01484146	Nov-28-25	120 Dunns Crossing Rd	Three D Fabrications Ltd	Ward 8	Apartment Building	Renovation	\$370.00	\$40,000.00	Construct renovation to replace 17 exit stairwell doors, 1 office door, 1 electrical room door, and 1 laundry room door in an apartment building
2025BP0654	01439439	Nov-05-25	66 Simpson Crt	Dana MacFarlane	Ward 10	Attached Garage	New	\$122.00	\$9,000.00	Demolish existing 24' x 24' carport and construct new 20' x 20' carport as per plans submitted.
2025BP0481	75002279	Nov-24-25	50 Whiting Rd	SB Architecture Inc.	Ward 7	Commercial Building	Renovation	\$6,050.00	\$750,000.00	Construct renovation for fit up of existing commercial building (former Auto Machinery) as per plans submitted.
2025BP0656	01425040	Nov-06-25	534 Union St	Avenue Architecture Inc.	Ward 6	Commercial Building	Renovation	\$5,650.00	\$700,000.00	Construct renovation to Tim Horton's restaurant as per plans submitted.
2025BP0661	75560409	Nov-24-25	527 King St	Forum Asset Management	Ward 11	Commercial Building	Renovation	\$2,330.00	\$285,000.00	Construct renovation to modify building services (mechanical and electrical) and floor layout to support the work to the NB Power Building unit
2025BP0678	01446590	Nov-24-25	432 Queen St	TW Design Studio	Ward 11	Commercial Building	Renovation	\$850.00	\$100,000.00	Construct renovation fit up for Sushi Jet restaurant in commercial building as per plans submitted.
2025BP0708	01446160	Nov-07-25	371 Queen St	Chestnut Building Solutions	Ward 10	Commercial Building	Renovation	\$3,690.00	\$455,000.00	Construct renovation of existing office space on 4th floor for new Deloitte office fit-up as per plans submitted.
2025BP0765	01462639	Nov-06-25	565 Priestman St	Sunfield Apartments	Ward 11	Commercial Building	Renovation	\$98.00	\$6,000.00	Construct renovation to existing washroom on the main floor of an office building as per plans submitted.
2025BP0772	75560896	Nov-03-25	808 Saint Mary's St	Targett's Windows and Doors	Ward 4	Commercial Building	Addition	\$210.00	\$20,000.00	Construct roof canopy onto the front of Targett's Window and Door building as per plans submitted.
2025BP0781	75555763	Nov-24-25	544 Alison Blvd	Colpitts Developments	Ward 7	Commercial Building	New	\$3,490.00	\$430,000.00	Construct a self-storage building as per plans submitted.
2025BP0798	75441683	Nov-18-25	10 Trinity Ave	Wall Construction Services	Ward 8	Commercial Building	Renovation	\$450.00	\$49,480.00	Construct fit-up renovation for new Cannabis NB (unit G201) in commercial building as per plans submitted.
2025BP0806	01446160	Nov-07-25	371 Queen St	Chestnut Building Solutions	Ward 10	Commercial Building	Renovation	\$1,770.00	\$215,000.00	Construct renovation to replace flooring, finishes and washroom fixtures for lobby area of commercial building as per plans submitted.
2025BP0813	75554501	Nov-27-25	575 Two Nations Cross	Castone Construction	Ward 4	Commercial Building	Renovation	\$642.00	\$74,000.00	Construct fit-up for Supplement King in vacant suite #5 in commercial building as per plans submitted.
2025BP0817	75297325	Nov-20-25	1381 Regent St	CPM Projects	Ward 9	Commercial Building	Renovation	\$370.00	\$40,000.00	Construct cosmetic renovation to existing Thai Express food court space (suite P9) as per plans submitted.
2025BP0818	75297325	Nov-20-25	1381 Regent St	CPM Projects	Ward 9	Commercial Building	Renovation	\$370.00	\$40,000.00	Construct cosmetic renovation to existing Manchu Wok food court space (suite P4) as per plans submitted.
2025BP0829	75385849	Nov-27-25	440 King St	Castone Construction Limited	Ward 11	Commercial Building	Renovation	\$2,330.00	\$285,000.00	Construct renovation to washrooms on level 3 & 5 in NB Power building as per plans submitted.
2025BP0831	01469451	Nov-27-25	921 College Hill Rd	K-Line Construction	Ward 11	Commercial Building	Renovation/Addition	\$5,938.00	\$735,427.00	Construct a slab for an exterior generator used for emergency power as per plans submitted.
2025BP0839	75549725	Nov-27-25	43 Donald St	Seymour's Renovation	Ward 2	Deck	New	\$130.00	\$10,000.00	Construct a new 8' x 22' attached deck in the rear yard of SDD as per plans submitted.
2025BP0836	01465764	Nov-19-25	135 Canterbury Dr	Skyline Acres Baptist Church	Ward 8	Institutional	Renovation	\$98.00	\$5,300.00	Construct renovation to ceiling (hot roof) of main level washroom in church building as per information submitted.
2025BP0821	75568451	Nov-20-25	89 Burns St	Today's Homes Northrup Homes	Ward 2	Mini Home	New	\$1,010.00	\$120,000.00	Install a 16'x58' mini home as per plans submitted.
2025BP0754	01454693	Nov-17-25	730 Aberdeen St	City of Fredericton	Ward 11	Municipal	Renovation	\$130.00	\$10,000.00	Construct structural reinforcement of roof structure of Queen Square Pool Building, to support future solar array as per plans submitted.
2025BP0822	75540047	Nov-17-25	95 Spencer St	Alexander MacKinnon	Ward 1	Pool	New	\$610.00	\$70,000.00	Install an inground pool for an SDD as per plans submitted.
2025BP0714	75394999	Nov-12-25	40 Leavery St	Martell Homes Builders	Ward 2	Semi Detached	New	\$4,970.00	\$614,500.00	Construct a new semi-detached dwelling for future subdivision (unfinished basement) as per plans submitted.
2025BP0715	75394999	Nov-04-25	43 Leavery St	Martell Custom Homes	Ward 2	Semi Detached	New	\$4,970.00	\$614,500.00	Construct a new semi-detached dwelling for future subdivision (unfinished basement) as per plans submitted.
2025BP0716	75394999	Nov-12-25	46 Leavery St	Martell Custom Homes	Ward 2	Semi Detached	New	\$4,970.00	\$614,500.00	Construct a new semi-detached dwelling for future subdivision (unfinished basement) as per plans submitted.
2025BP0784	75382044	Nov-06-25	26 Bliss Carman Dr	Jones and Oak Build Studio	Ward 8	Single Detached Dwelling	New	\$6,050.00	\$750,000.00	Construct a new SDD (finished basement) as per plans submitted.
2025BP0791	75555151	Nov-03-25	22 Kors Ln	Fine Homes Fredericton	Ward 6	Single Detached Dwelling	New	\$2,354.00	\$287,985.00	Construct a new SDD as per plans submitted.
2025BP0795	01510528	Nov-07-25	52 Anderson St	XOLAR INC	Ward 12	Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2025BP0804	01502301	Nov-04-25	401 Glengarry Pl	Targett's Windows and Doors	Ward 12	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct renovation to replace 6 windows (4 bedroom) for an SDD as per information submitted.
2025BP0805	75334474	Nov-04-25	63 Katie Ave	Amanda Murphy	Ward 1	Single Detached Dwelling	Renovation	\$570.00	\$65,000.00	Construct renovation to replace vinyl siding and 13 windows (3 bedroom) for an SDD as per information submitted.
2025BP0808	01431618	Nov-04-25	653 Philip St	Renovations Plus 2012 Inc.	Ward 4	Single Detached Dwelling	Renovation	\$114.00	\$7,500.00	Construct renovation to install two helical piles for an existing front porch and repair the foundation wall for an SDD as per information submitted
2025BP0809	01441914	Nov-07-25	922 Smythe St	Uthira Kumar	Ward 9	Single Detached Dwelling	Renovation	\$82.00	\$4,000.00	Construct an attached carport onto SDD as per plans submitted.
2025BP0810	60000841	Nov-17-25	28 Glasier Rd	Daniel Sader	Ward 7	Single Detached Dwelling	Renovation	\$146.00	\$11,500.00	Construct renovation to replace front and patio door, 12 windows (3 br) in SDD as per information submitted.
2025BP0811	75552562	Nov-14-25	46 St Pierre Dr	Sherico Developments Ltd.	Ward 7	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD as per plans submitted.
2025BP0819	75449454	Nov-18-25	46 Jackstraw Crt	Distinctive Sunrooms & Patio Enclosures	Ward 12	Single Detached Dwelling	Addition	\$370.00	\$20,000.00	Construct a 3 season sunroom over an existing deck for an SDD as per plans submitted.
2025BP0820	75400432	Nov-19-25	15 Adams St	Distinctive Sunrooms & Patio Enclosures	Ward 7	Single Detached Dwelling	Addition	\$178.00	\$16,000.00	Construct a 6'x11' 3 season sunroom over an existing deck for an SDD as plans submitted.
2025BP0825	75374926	Nov-14-25	153 Leisure Ave	Sunly Energy Corp	Ward 7	Single Detached Dwelling	Renovation	\$226.00	\$21,952.00	Install a solar array system on a SDD as per plans submitted.
2025BP0826	75376285	Nov-17-25	47 Wilfred Ave	Wayne Hanlon	Ward 7	Single Detached Dwelling	Renovation	\$58.00	\$1,000.00	Construct renovation to install screw piles and replace deck columns for a SDD as per information submitted.
2025BP0827	75305565	Nov-13-25	313 Jewett St	Targett's Windows and Doors	Ward 1	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct renovation to replace 4 non-bedroom windows in SDD as per information submitted.
2025BP0835	75460295	Nov-17-25	23 Hazen Dr	Mr. Sun Solar & Renewables	Ward 4	Single Detached Dwelling	Renovation	\$298.00	\$30,638.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2025BP0838	01470418	Nov-19-25	160 Surrey Cres	Nicholas Brown	Ward 8	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct interior renovation to SDD as per information submitted.
2025BP0844	75155614	Nov-24-25	1094 McLeod Hill Rd	Andrew Davis	Ward 2	Single Detached Dwelling	Renovation	\$58.00	\$300.00	Construct structural basement renovation to a SDD as per plans submitted.
2025BP0345	75542670	Nov-25-25	376 Goodine St	Noory Engineering Inc.	Ward 7	Single Detached Dwelling/Ap	New	\$2,850.00	\$350,000.00	Construct a new SDD with secondary suite as per plans submitted
2025BP0529	75542670	Nov-25-25	384 Goodine St	Off Beat Homes Inc.	Ward 7	Single Detached Dwelling/Ap	New	\$2,850.00	\$350,000.00	Construct a new SDD with secondary suite as per plans submitted.
2025BP0537	75542670	Nov-25-25	380 Goodine St	Noory Engineering Inc.	Ward 7	Single Detached Dwelling/Ap	New	\$2,850.00	\$350,000.00	Construct a new SDD with secondary suite as per plans submitted.
2025BP0830	75000935	Nov-19-25	44 Burnham Crt	C.I. Design Inc	Ward 12	Single Detached Dwelling/Ap	Renovation	\$106.00	\$6,500.00	Construct renovation to create two new roof dormers as per information submitted.
2025BP0025	75562660	Nov-07-25	14 Westwood Dr	Maple Leaf Homes	Ward 12	Townhouse	New	\$14,010.00	\$1,744,548.00	Construct a 6 unit townhouse building as per plans submitted.
2025BP0405	75568873	Nov-10-25	20 Westwood Dr	Maple Leaf Homes	Ward 12	Townhouse	New	\$10,458.00	\$1,300,359.00	Construct a 6-unit townhouse building for future subdivision as per plans submitted
TOTALS								\$160,644.00	\$19,715,989.00	