

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, January 21, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – December 10, 2025

2. ZONING APPLICATIONS

2.1 Gibson Gardens c/o Eric Price – 501 Gibson Street

- Application to rezone a portion of PID 01427780 from MR-2 to R-1 and from R-1 to MR-2 to permit the relocation of the driveway to the multi-unit development and of the R-1 lot.

3. SUBDIVISION APPLICATIONS

3.1 City of Fredericton c/o Ryan Seymour – 26 Gilbert Street

- Tentative plan of subdivision to subdivide existing PID 01547090, zoned Multi-Residential Zone Two, to create Lot 25-219

4. VARIANCE APPLICATIONS

4.1 Darren Blythe – 119 Saint Mary's Street

- A 1.2 metre height variance to permit a freestanding sign on a property in the Multi-Residential Four Zone (MR-4)

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 21 janvier 2026, 19 h 00**
Endroit : **salle du conseil municipal et participation via conférence web**

1. **ADOPTION DE PROCÈS-VERBAL**

Séance ordinaire – 10 décembre 2025

2. **DEMANDES DE ZONAGE**

2.1 Gibson Gardens a/s d'Eric Price – 501, rue Gibson

- Demande de rezonage visant une partie du NID 01427780, passant de MR-2 à R-1 et de R-1 à MR-2, afin de permettre le déplacement de l'allée d'accès desservant l'immeuble à logements multiples ainsi que le lot R-1.

3. **DEMANDE DE LOTISSEMENT**

3.1 Ville de Fredericton a/s de Ryan Seymour – 26, rue Gilbert

- Plan provisoire de lotissement visant la subdivision du NID 01547090, actuellement zoné multirésidentiel 2 (MR-2), afin de créer le lot 25-219

4. **DEMANDE DE DÉROGATION**

4.1 Darren Blythe – 119, rue Saint Mary's

- Dérogation de 1,2 mètre afin de permettre l'installation d'une enseigne autoportante sur une propriété située en zone multirésidentielle 4 (MR-4)

5. **AFFAIRE COURANTE**

6. **AFFAIRE NOUVELLE**

7. **LEVÉE DE LA SÉANCE**

MINUTES OF A PLANNING ADVISORY COMMITTEE

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

Members: Rodney Blanchard, Chair
Neill McKay, Vice-Chair
Councillor Greg Ericson
Councillor Margo Sheppard
Melissa Dawe
Anna Patterson
Julie Baker

Members Absent Councillor Mark Peters
Scott McConaghy

Staff: Marcello Battilana
Tony Dakiv
Connor Adsett
Mei Jiang
Jody Boone
Dane Frenette
Matthew Killam
Shasta Stairs
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – November 19, 2025

Moved by: Councillor Greg Ericson

Seconded by: Councillor Margo Sheppard

That the minutes of the regular meeting of the Planning Advisory Committee of November 19, 2025, be approved.

CARRIED

ZONING APPLICATIONS

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.

Moved by: Councillor Greg Ericson

Seconded by: Councillor Margo Sheppard

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on December 10, 2025, the application submitted by the City of Fredericton for text amendments to By-law Z-5, A Zoning By-law for the City of Fredericton as outlined in attached Schedule A, be approved.

CARRIED

SUBDIVISION APPLICATIONS

TJ Rentals Ltd. – 16-22 Mayflower Street

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

Public Hearing

- The applicant Charbel George was present to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Neill McKay

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on December 10, 2025, 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.

CARRIED

VARIANCE APPLICATIONS

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)

Public Hearing

- The applicant Alfred Fabro was present to respond to questions.
- Mitchell MacFarlane expressed concerns regarding the application for 33 Logan Street and notification process.

Moved by: Melissa Dawe

Seconded by: Councillor Greg Ericson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on December 10, 2025, 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 terms and conditions.

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for November 2025

Moved by: Councillor Margo Sheppard

Seconded by: Anna Patterson

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

CARRIED

ADJOURNMENT

Moved by: Councillor Margo Sheppard

Seconded by: Councillor Greg Ericson

That the meeting of the PAC be adjourned at 7:23 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : mercredi 10 décembre 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
Margo Sheppard, conseillère municipale
Melissa Dawe
Anna Patterson
Julie Baker

Membres absents : Mark Peters, conseiller municipal
Scott McConaghy

Membres du personnel : Marcello Battilana
Tony Dakiv
Connor Adsett
Mei Jiang
Jody Boone
Dane Frenette
Matthew Killam
Shasta Stairs
Felix McCarthy
Elizabeth Murray

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 19 novembre 2025

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Margo Sheppard, conseillère municipale

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 19 novembre 2025.

ADOPTÉ

DEMANDES DE ZONAGE

Ville de Fredericton – Arrêté de zonage Z-5 – Modifications d'ordre administratif

- Modifications d'ordre administratif à l'arrêté de zonage : clôtures, hauteur des pavillons-jardins, processus d'usages temporaires, augmentation de la densité dans les secteurs corridor et mid-town du noyau sud.

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Margo Sheppard, conseillère municipale

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 10 décembre 2025, la demande présentée par la Ville de Fredericton visant des modifications de texte à l'arrêté Z-5, *Arrêté de zonage de la Ville de Fredericton*, telles qu'énoncées à l'annexe A ci-jointe, soit approuvée.

ADOPTÉ

DEMANDE DE LOTISSEMENT

TJ Rentals Ltd. – 16-22, rue Mayflower

- Plan provisoire de lotissement visant la création d'un nouveau lot de la zone résidentielle un (R-1)

Audience publique :

- Le demandeur, Charbel George, est présent afin de répondre aux questions.

Proposé par : Greg Ericson, conseiller municipal

Appuyé par : Neill McKay

IL EST RÉSOLU QUE lors de la réunion du Comité consultatif sur l'urbanisme tenue le 10 décembre 2025, la demande présentée par Charbel George concernant la propriété située aux 16–22, rue Mayflower, visant un plan provisoire de lotissement pour la création d'un nouveau lot de la zone résidentielle un (R-1), soit transmise au conseil municipal avec la recommandation que la cession de terrain à des fins publiques soit prise sous forme de contribution financière.

ADOPTÉ

DEMANDE DE DÉROGATION

Alfred Fabro – 33, rue Logan

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

Audience publique :

- Le demandeur, Alfred Fabro, est présent afin de répondre aux questions.

- Mitchell MacFarlane exprime des préoccupations concernant la demande relative au 33, rue Logan, ainsi que le processus d'avis.

Proposé par : Melissa Dawe

Appuyé par : Greg Ericson, conseiller municipal

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 10 décembre 2025, la demande présentée par Alfred Fabro, au nom de Azia et Jared Costales, visant une dérogation de 0,6 mètre à la marge de recul latérale afin de permettre l'achèvement d'un garage existant sur la propriété située au 33, rue Logan, soit approuvée sous réserve de modalités et de conditions.

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Réception des permis de construire pour novembre 2025

Proposé par : Margo Sheppard, conseillère municipale

Appuyé par : Anna Patterson

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

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Margo Sheppard, conseillère municipale

Appuyé par : Greg Ericson, conseiller municipal

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 23.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

PLANNING REPORT



PAC – January 21, 2026
File No.: Z-1-2026 P.R. No. 3/26

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Rezoning a portion of PID 01427780 from MR-2 to R-1 and from R-1 to MR-2, to permit the relocation of the driveway and the R-1 lot.

Property: **501 Gibson Street (PID 01427780)**

OWNER: Peter J. Adams
905 Springhill Road
Fredericton, NB E3C 1R4

APPLICANT: Gibson Gardens (c/o Eric Price)
30 Hughes Street Unit 2
Fredericton, NB E3A 2W3

SITE INFORMATION:

Location: Large interior lot parcel off Gibson Street, between Ashfield Street and Irvine Street

Context: Mostly low-rise residential neighbourhood, with some townhouse developments to the east and to the west

Ward No: 6

Municipal Plan: Established Neighbourhoods

Zoning: Multi-residential Zone Two (MR-2) and Residential Zone One (R-1)

Existing Land Use: Vacant land

Previous Applications: P.R. 84/23; P.R. 72/25

EXECUTIVE SUMMARY:

In September 2025, Council approved the rezoning of a portion of the subject property from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2) to permit a 52-unit stacked townhouse development and a tentative plan of subdivision to create two new R-1 lots. In order to accommodate servicing to the development, the Applicant has indicated that the location of the driveway to the multi-residential component would need to be switched with one of the R-1 lots, and thus, a rezoning is being requested. Staff have worked with the Applicant to retain the original concept plan as much as possible and thus support the application subject to terms and conditions.

APPLICATION:

Eric Price, on behalf of Gibson Gardens, has made application to rezone a portion of 501 Gibson Street from Multi-residential Zone Two (MR-2) to Residential Zone One (R-1) and from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2), in order to permit the relocation of the driveway to the multi-residential component and one of the R-1 lots.

PLANNING COMMENTS:

Background:

- In September 2025, Council approved the rezoning of a portion of the subject property from R-1 to MR-2 to permit a 52-unit stacked townhouse development and the creation of two new R-1 lots at the front of the property. The original concept plan showed the two R-1 lots being next to each other and the driveway to the west of the R-1 lots (see Map III of this report). The subject property was thus rezoned based on the proposed plan submitted as part of PR 72/25 and shown on Map III of this report.

Proposal:

- The Applicant is requesting the rezoning of a portion of the subject property from MR-2 to R-1 and from R-1 to MR-2, in order to permit the relocation of the driveway to the MR-2 lot as well as the relocation of one of the R-1 lots. As shown on Map II, the driveway to the MR-2 lot would be located between the two new R-1 lots, which necessitates a rezoning application. This modification would allow the Applicant to properly accommodate the installation of servicing to the proposed development, which would otherwise would have become cost-prohibitive with the original lot layout.
- Staff have worked with the Applicant in order to retain the original concept plan that was approved as much as possible, with the internal pedestrian connections and tree buffer maintained, and no density or building changes being proposed to the MR-2 lot. In order to accommodate the new driveway location, the 4-unit building in the MR-2 lot would be relocated to the western side of the property, whereas the original concept plan showed the 4-unit building on the eastern side of the MR-2 lot. Additionally, the frontages of the R-1 lots have been modified from 13 metres to 12 metres in order to accommodate the new site layout and to create some buffer between the R-1 lots and the driveway to the MR-2 lot.

Zoning By-law:

The proposal complies with the standards of the R-1 zone as follows:

Standard	Required	Provided	Variance
Lot Frontage	11.5 m	12 m	n/a
Lot Depth	30 m	30.5 m	n/a
Lot Area	345 m ²	366 m ²	n/a

- As shown on the table above, the R-1 lots would continue to comply with the corresponding zone standards, and no additional variances are required. As no significant

changes are being proposed for the MR-2 lot, the lot continues to meet the standards of the zone and no additional variances are required.

Tentative Plan of Subdivision:

- Staff would note that the original tentative plan of subdivision created two R-1 lots from the subject property. While the location of one of the R-1 lots has changed, the total new lot yield remains the same and Staff are of the opinion that the proposed tentative plan is still in accordance with the previously submitted tentative plan. Thus, an additional subdivision application is not required and the final plan of subdivision will reflect the proposed zoning change to accommodate the driveway for the multi-residential component to be located between the two new R-1 lots.
- Overall, Staff are of the opinion that the proposed development is in keeping with the previously approved plans and meets the standards in the Zoning By-law. Staff would further note that this application deals with the rezoning to facilitate the relocation of the driveway, and that the previous terms and conditions imposed in the original rezoning application would still apply. Staff support this application subject to terms and conditions.

Engineering & Operations:

- The two lots and the larger development would each require a design plan stamped by a professional engineer for site services and lot grading. All comments from the previous approval regarding traffic, municipal services, stormwater management and wetland and watercourse still apply. There is a storm main located on Gibson Street but the age, condition and size are not known. The developer's consultant is to research the main and determine its suitability for use.

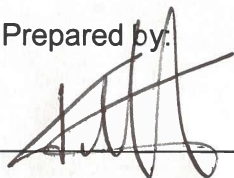
RECOMMENDATION:

It is recommended that the application submitted by Eric Price on behalf of Gibson Gardens to rezone a portion of 501 Gibson Street from Multi-residential Zone Two (MR-2) to Residential Zone One (R-1) and from Residential Zone One (R-1) to Multi-residential Zone Two (MR-2) to permit the relocation of the driveway to the multi-residential component and of the R-1 lot, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 3/26 to the satisfaction of the Development Officer;
- b) Servicing, access, lot grading, and storm water management to be provided to the satisfaction of the Director of Engineering & Operations;
- c) All design, construction, and inspection to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project;
- d) Easements are to be located/designed to the satisfaction of the Director of Engineering & Operations;

- e) Power servicing from the front is required to be located underground as per City of Fredericton Municipal Specification and by-laws;
- f) The applicant's consultant is responsible to review and assess the suitability of the storm main for connection of the services required.

Prepared by:

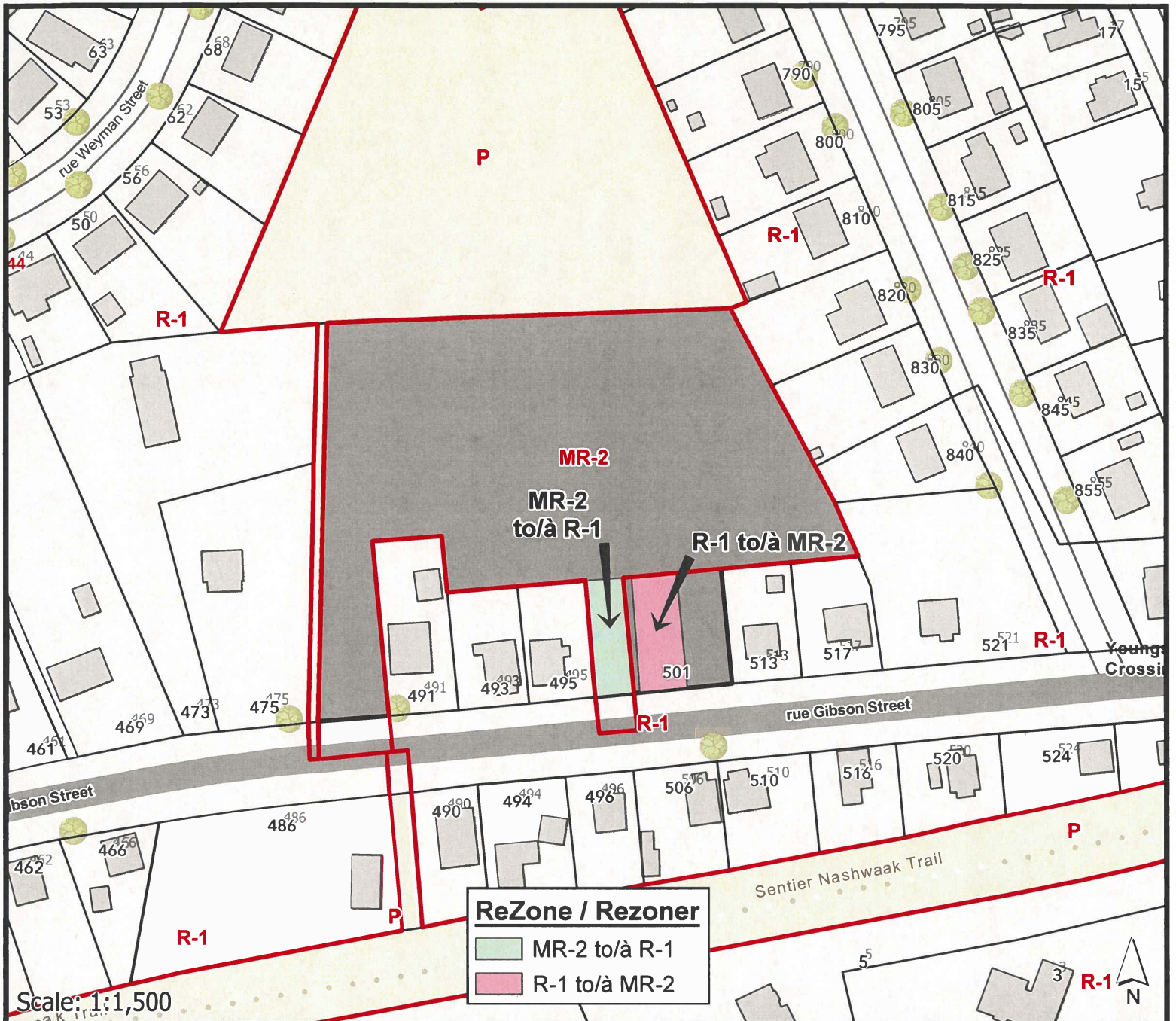


for: Melisa Tang Choy, RRP, MCIP
Planner, Community Planning

Approved by:



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



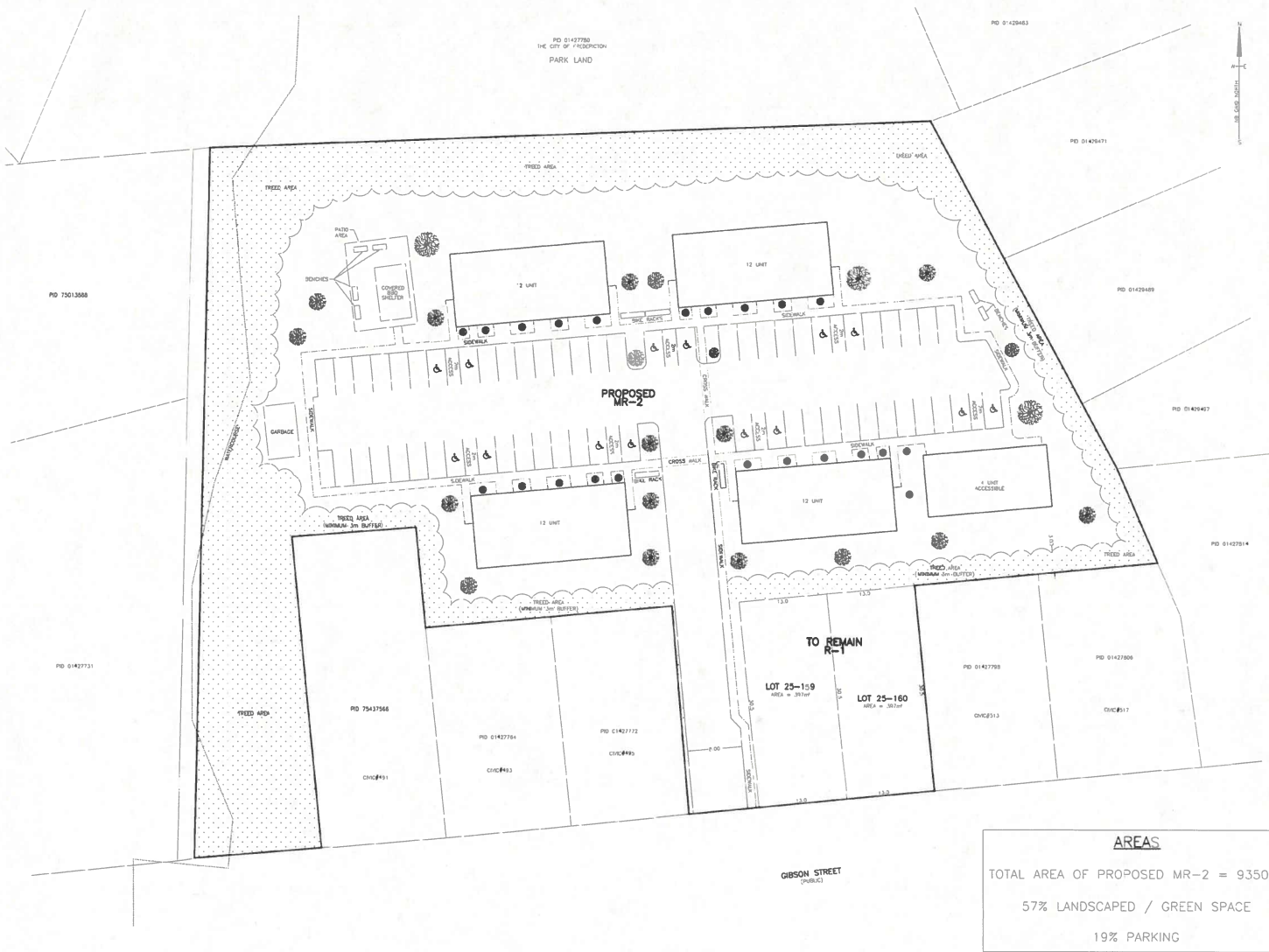
Subject Property / Propriete Visé
 Application to rezone a portion of PID 01427780 from MR-2 to R-1 and from R-1 to MR-2 to switch the location of the driveway and the R-1 lot.

Demande de rezonage d'une partie du NID 01427780 de MR-2 à R-1 et de R-1 à MR-2 afin de déplacer l'emplacement de l'entrée et du lot R-1.

Fredericton

Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-3-2026
 Date \ date: janvier \ January 21
 Subject \sujet: 501 rue Gibson Street
 Gibson Gardens
 (c/o Eric Price)



Previously Approved Site Plan / Plan du site approuvé précédemment



Community Planning
Planification urbaine

Map \ carte # III
 File \ fiche: PR-3-2026
 Date \ date: janvier \ January 21
 Subject \ sujet: 501 rue Gibson Street
 Gibson Gardens
 (c/o Eric Price)

From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: Opposed to new development proposal - File number PR: 3/26
Date: Monday, January 12, 2026 1:35:49 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.

Dear planning advisory committee,

I am e-mailing you regarding file number PR: 3/26. My name is Patricia Pollock and I am a homeowner at [REDACTED] for 50+ years. I am 100% **opposed** to the new development at 501 Gibson street and I have previously attended city council meetings regarding this development where I have been refused to allow to speak at these council meetings. I have also written city counsellor Eric Megarity in Ward 6 to oppose this development and received no response. The reason for being opposed to this development is because there is lots of private land for sale where a development of this size would be more appropriate that a wealthy man like Eric Price can afford to purchase and build this development there, however he has chosen public wooded land to get the land that would cost next to nothing. Another reason is that there is decreasingly green space on the north side and this big development will be out of place surrounding all the residential houses.

Finally, I'm a senior on a fixed income and my property assessment continues to increase year after year and a development of this size will likely have an impact to increase my assessment even further which could force out of my home due to affordability of property taxes.

I respectfully, oppose the new megarosal or changes to the development.

Thank you for your time,

Patricia Pollock
[REDACTED]

Sent from my iPhone

To: Planning Advisory Committee
From: Connor Adsett, Planner
Proposal: Tentative Plan of Subdivision to create one new MR-2 lot
Property: **26 Gilbert Street (PID 01547090)**

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

APPLICANT: Same as above

SITE INFORMATION:

Location: Interior lot on the north side of Gilbert Street abutting the Nashwaak Trail
Context: Industrial land to the south, multi-residential to the east, vacant land to the north and west
Ward No: 5
Municipal Plan: New Neighbourhood
Zoning: Multi-Residential Zone Two (MR-2)
Existing Land Use: Vacant land

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide property at 26 Gilbert Street to create one new Multi-Residential Zone Two (MR-2) building lot. Both the proposed and remnant lot meet the minimum lot standards under the Zoning By-law. The proposal is consistent with policies in the Municipal Plan and is keeping with the existing development pattern in the area. This application is required only to consider the 8% public land dedication, which it is recommended to be taken as cash. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for a tentative plan of subdivision to create one new Multi-Residential Zone Two (MR-2) lot from property located at 26 Gilbert Street.

PLANNING COMMENTS:

Proposal:

- The existing vacant City owned land is approximately 255,983 square metres (63.2 acres) in size and extends northwest from the end of Gilbert Street to behind the Gibson Neill Memorial Elementary School property as seen on Map I. The Applicant is proposing to subdivide the property, creating one new MR-2 lot, as shown on Map II. The proposed lot would have a lot frontage of 54.89 metres, lot depth of 40.17 metres, and lot area of 2,015 square metres.
- Staff would note that the proposed lot is already zoned MR-2 given the frontage on Gilbert Street. The MR-2 zone accommodates multi-residential development in a variety of building forms including townhouses, stacked townhouses, and/or apartment buildings, as well as assisted living. Future development on the proposed lot will be subject to the MR-2 zone standards and staff would note that the design and layout of a future development on the proposed lot is not part of the tentative plan of subdivision process but would be reviewed and confirmed at the building permit stage. In accordance with the *Community Planning Act*, this process only requires the Planning Advisory Committee and City Council to consider the 8% public land dedication, which is either to be taken in the form of land or cash-in-lieu of land.

Municipal Plan:

- The subject property is designated New Neighbourhood in the Municipal Plan and part of the Northeast Growth Area. The New Neighbourhood designation comprises areas of the city that are intended to accommodate substantial new residential growth in newly developed neighbourhoods. The proposed tentative plan of subdivision meets the intent of the Municipal Plan by creating a lot that would allow for a range of housing types that meet a variety of needs in terms of size, type, and location. Additionally, in relation to the overall property size, the proposed lot would be considered a small portion, and the remanent lot remains appropriately sized to accommodate orderly development in the future.

Zoning By-law:

The proposal complies with the applicable MR-2 Zone standards as follows:

Standard	Required	Proposed
Lot 25-219 (new lot)		
Lot Frontage (min)	34 m	54.89 m
Lot Depth (min)	30 m	+/- 40.17 m
PID 01547090 (remnant lot)		
Lot Frontage (min)	34 m	172.63 m
Lot Depth (min)	30 m	+/- 49.36 m

- The proposed and remnant lot comply with the minimum lot standards of the Zoning By-law and are appropriately sized for future development. With a lot area of 2,015 square metres for the proposed lot, staff are of the view that the lot is adequately sized for future

development and don't anticipate any issues with complying with other standards within the zone. With respect to the remnant lot, the remaining lot area would be approximately 253,968 square metres (62.7 acres). The remnant lot remains a sizeable property that would be comprehensively planned for in the future.

Public Land Dedication

- The 8% public land dedication is required for the proposed lot. Staff are recommending that the dedication be taken as cash-in-lieu for the proposed lot as there would be further opportunities in the future as part of a comprehensive plan for the remnant lot to accommodate parkland.

Engineering & Operations

- Transportation staff have reviewed the subdivision with the context that it would be an MR-2 Lot and have no concerns. Gilbert Streets current cross section does not have curbing or sidewalk however sufficient ROW exists to add this in the future as new development proceeds. The street is currently low volume and can easily accommodate the volume expected of an MR-2 development.

A connection to the trail will be required at the time of development of the lot.

- There is municipal water and sanitary sewer servicing that run along the frontage of the proposed property on Gilbert Street. The developer will be responsible for the cost of design and construction of infrastructure in accordance with municipal specifications.
- An approved Stormwater Management Plan (SWMP) will be required in conjunction with approval of construction drawings for the development. The purpose of the SWMP is to ensure that surface water is managed and attenuated such that there will be no negative impact on the City's public storm system, adjacent properties, or wetlands/ watercourses.

RECOMMENDATION:

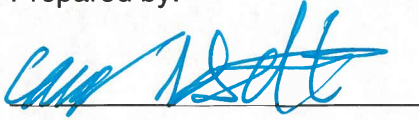
It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to create one new Multi-Residential Zone Two (MR-2) lot from property located at 26 Gilbert Street be forwarded to council with a recommendation that the public 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:

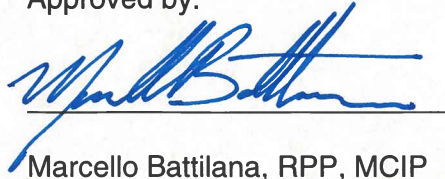
- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 1/26 to the satisfaction of the Development Officer;
- b) Servicing, lot grading, and storm water management to be provided to the satisfaction of the Director of Engineering & Operations.
- c) All design, construction, and inspection to be in accordance with the City's General Specifications for Municipal Services. Record drawings, stamped by a Professional Engineer, are required at completion of the project.

Prepared by:

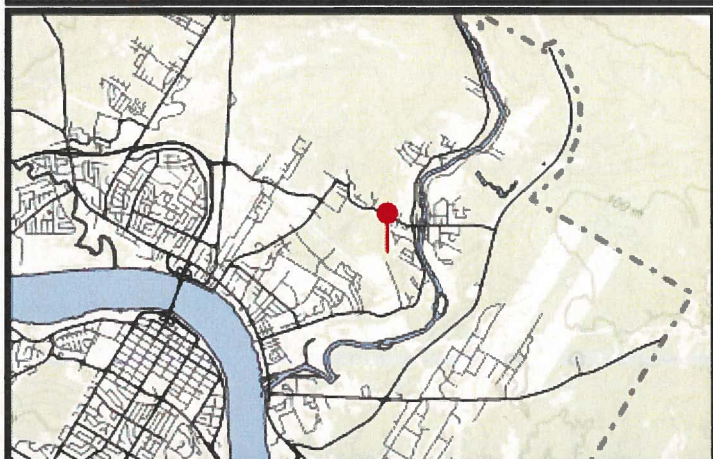
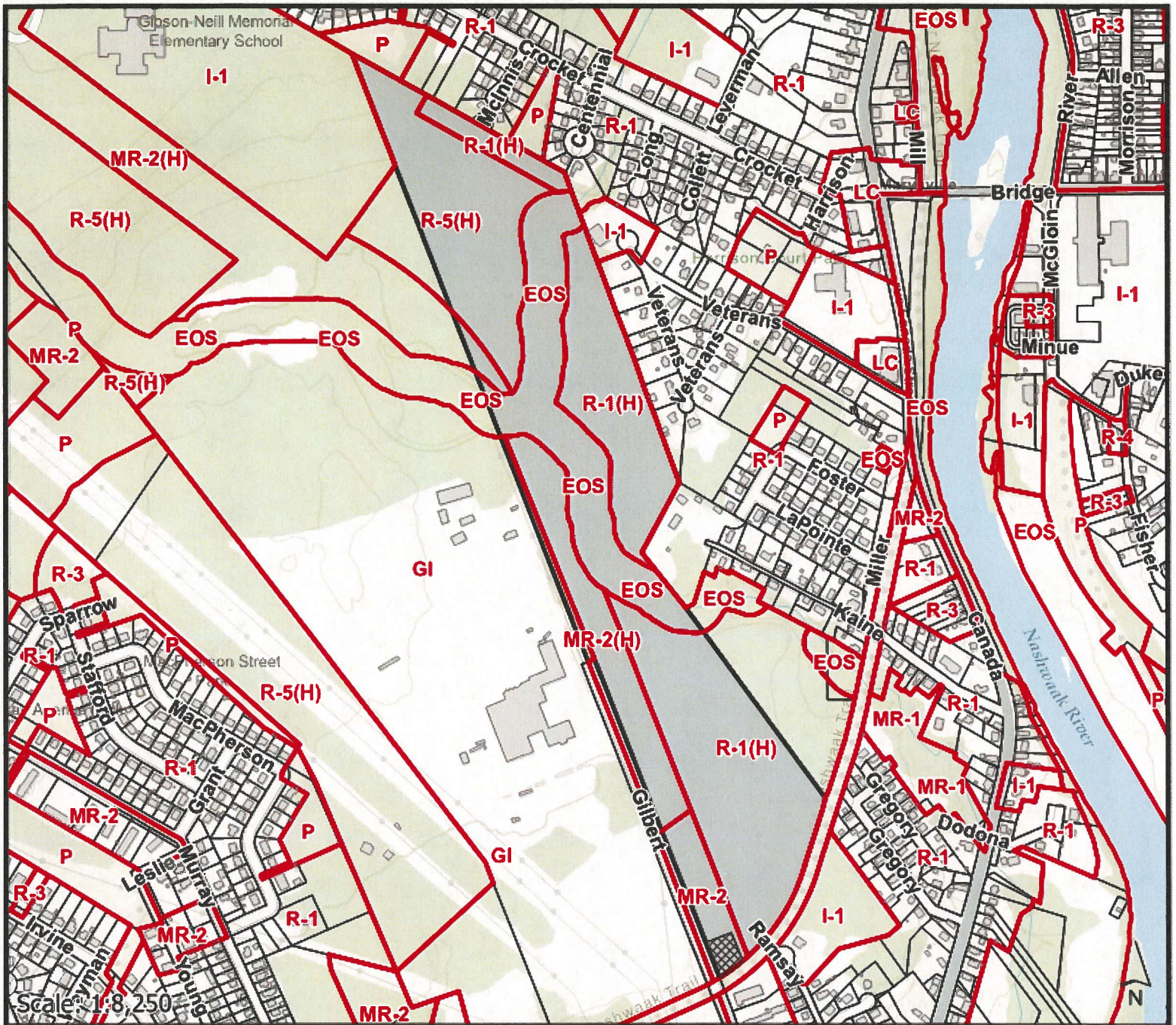
A handwritten signature in blue ink, appearing to read 'Connor Adsett', written over a horizontal line.

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, Community Planning



- Subject Property / Propriete Visé
- Subject Area / Point d'intérêt

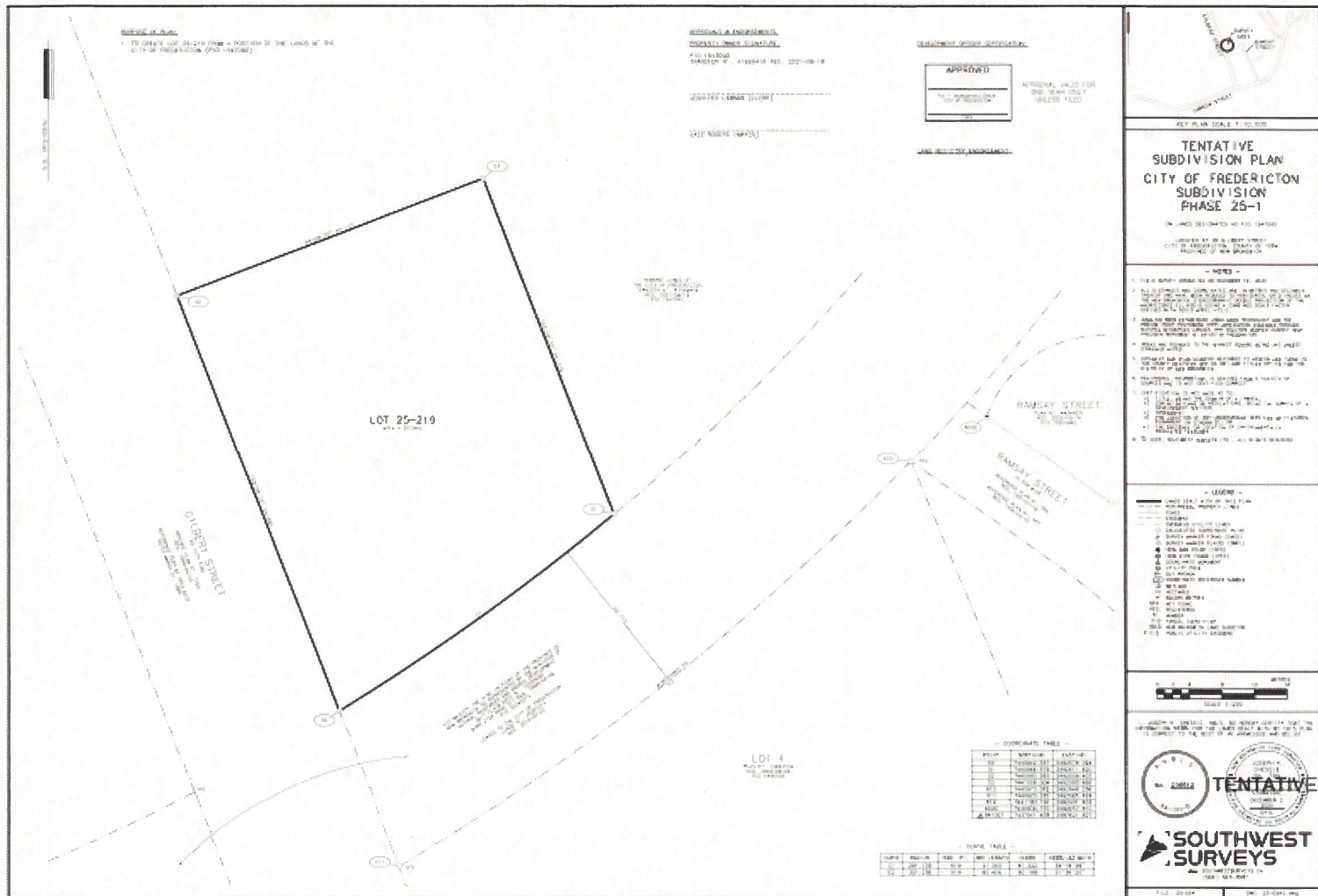
Tentative plan of subdivision to subdivide existing PID1547090, zoned Multi-Residential Zone Two, to create Lot 25-219.

Plan provisoire de lotissement visant la subdivision du NID 01547090, actuellement zoné multirésidentiel 2 (MR-2), afin de créer le lot 25-219.



Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-1-2026
Date \ date: janvier \ January 21, 2026
Subject \ sujet: 26 rue Gilbert Street
City of Fredericton
c/o Ryan Seymour



Tentative Plan of Subdivision / Plan provisoire de lotissement

From: [Williams, David](#) [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Cc: [REDACTED] [Hicks, Steven](#)
Subject: PID 01547090
Date: Tuesday, January 20, 2026 5:14:07 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.

Please accept my comments on this proposal for future Subdivision plan

On this proposal I see no indication of street infrastructure for now or future. I currently live on Collett Court and have been living here for 45 years,

I have seen multiple master plans that have been designed for Crockett St area traffic control . On Crockett St between civic address 173 -149 there is a right of way that leads to the proposal area . The traffic from the proposal area must not be allowed to access Crockett St . When Gibson Neil school was built the future roadway was to skirt along school property and connect to Gilbert St again this was on the master plan , Emergency services need faster access to new and developed areas and not wait.

Access to proposed area must be from Canada St as indicated but must also continue on Gilbert St to connect to Wyngate right to the traffic circle .

I can be contacted if needed

Barrie Williams

[REDACTED]
[REDACTED]



PLANNING REPORT

*PAC – January 21, 2026
File No.: V-2-2026; PR: 2/26*

To: Planning Advisory Committee
From: Mei Jiang, Planner
Proposal: A 1.2 metre height variance to permit a freestanding sign in the Multi-Residential Four Zone (MR-4).
Property: **119 Saint Mary’s Street (PID 01423730)**

OWNERS: Union Studios-Design Renovate Stage Inc. c/o Darren Blyth
427 Union Street
Fredericton, NB
E3A 3M4

APPLICANT: As Above

SITE INFORMATION:

Location: East side of Saint Mary’s Street, between Northside Trail and Union Street
Context: Bounded by a residential use to the west and commercial uses to the north and east
Ward No: 4
Municipal Plan: North Core – Residential in Union Street Secondary Plan
Zoning: Multi-Residential Zone Four (MR-4)
Existing Land Use: Mixed use building – two commercial units on ground floor (hair salon and café) and four residential units above

Previous Applications: Z-15-2021, PR 22/21, V-13-23, PR 44/23, Z-9-24, PR 22/24

EXECUTIVE SUMMARY:

The Applicant is requesting a 1.2m height variance at 119 Saint Mary’s Street to permit a new freestanding sign for the Heaven Inn Devon Cafe. In 2021, Council approved a Zone Amendment application to permit a hair salon and a café to be established on the ground floor of the building. The 2021 approval acknowledged that, while commercial uses would be introduced to the subject property, the main use of the property would remain residential in nature given the existing 4 dwelling units.

Staff are of the opinion that the proposed sign does not meet the intent of the Zoning By-law and does not meet policies in the Municipal Plan. Staff therefore do not support the requested sign height variance.

APPLICATION:

Darren Blyth has made application at 119 Saint Mary's Street for a 1.2 metre height variance to permit a freestanding sign in the MR-4 Zone.

PLANNING COMMENTS:

Background

- The subject property is designated North Core in the Municipal Plan, and Residential under the Union Street Secondary Municipal Plan. In 2021, Council approved a Zone Amendment to permit Personal Service – Appearance and Food Service – Take Out uses in the MR-4 Zone, to allow a hair salon and café on the ground floor of the existing building. Planning Report. No. 22/21 noted that, while the commercial uses were being supported by Staff, the subject property would remain predominantly residential in nature due to the existing 4 dwelling units. In 2024, Council further granted a zone amendment to permit a Restaurant-licensed use, which allowed for the existing café to add craft beer and wine to their menu.
- Although not formally designated, the building contains elements that make it potentially significant from a heritage perspective. Staff feel that the addition of a larger commercial sign than is permitted will detract from the character of the property.

Proposal

- The Applicant is proposing to install a new freestanding sign, as shown in Map III. The proposed sign measures 3.7m in height and has a sign face area of 1.09 square metres. The proposed sign will be located by the entrance walkway to the property, near the sidewalk and the street, as shown on Map II.

The Applicant has noted that their property is located between two commercial buildings, and each of them have large signs near Saint Mary's Street. The Applicant is requesting to have a similar sign as the nearby commercial buildings, in order to remain competitive and ensure customers can easily identify the location the café. The applicant feels this proposed sign is essential to ensure their location is clearly visible to both drivers and pedestrians (see attached). Staff acknowledges that signs are critical to their business but have reiterated in previous applications on the residential character of this neighbourhood.

Municipal Plan

- In terms of Municipal Plan policies, the proposal does not meet Section 3.9.1 (13) iv. *"Where the streetscapes shall be designed to support walking and enhance the public realm, to strive and achieve a public realm that includes adequate sign control."* The proposal does not align with achieving adequate sign control, as the proposed sign is larger than the maximum sign height permitted for MR-4 Zone.

Union Street Secondary Municipal Plan

- The subject property is designated Residential under the Union Street Area Secondary Municipal Plan. As such, Section 3.1 outlines that *“areas designated as residential shall be predominantly used for residential purposes.”*
- Similarly, the Union Street Plan is also clear regarding the encroachment of commercial uses into residential areas. Section 4.1 notes that the *“area between St Mary’s Street and Clark Street on Union Street as the commercial centre of the Planning Areas and to direct future commercial uses to this secondary commercial area and to prevent the encroachment of inappropriate uses into adjacent residential areas.”*
- The proposal does not align with Section 17.5 as *“Pedestrian scale coordinated streetscape elements including signage for large development.”* The proposed sign is not for large development; therefore, this proposal is not supported by the Union Street Area Secondary Municipal Plan.

While taller signage may be appropriate in commercial areas, the proposed sign is not supported by the policies or residential vision of the Union Street Secondary Plan. Its scale would introduce a commercial presence that undermines the character and intent of the surrounding residential neighbourhood. Given the property’s proximity to Union Street, such a sign would contribute to commercial encroachment into residential areas. As a result, the proposed sign does not conform to the policies or overall vision of the Union Street Secondary Plan.

Zoning By-law

The standards of freestanding signs within the MR-4 Zone are as follows:

Standard	Permitted (MAX)	Proposed	Variance
Maximum Sign Face Area	2.5m ²	1.09 m ²	N/A
Maximum Sign Height	2.5m	3.7 m	1.2m

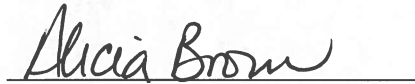
- As shown on Map III, the height of the proposed sign is 3.7m, whereas the maximum height permitted for freestanding signs in Multi-Residential Zones is 2.5m. Otherwise, freestanding signs are not permitted in other residential zones. Thus, requiring a 1.2m height variance.
- The intent of the height limits for freestanding signs in residential zones is so the signs are not overbearing in the residential neighbourhood, and do not block any views from the surrounding houses. In contrast, areas with higher commercial intensity, including commercial corridors, permit taller signage to align with the commercial nature of the area.
- As for the previous approvals, the main use of the property is for residential purposes, and not commercial. The proposal of having a taller sign will not be abiding by the intent of the sign standards for residential zones.

- This is not considered a commercial area, the adjacent properties are zoned Residential Zone Four (R-4) and Multi-Residential Zone Four (MR-4), the commercial properties on this side of street are considered legal non-conforming and commercial signage of this nature would not be permitted if applied for under the current Zoning By-law.
- Engineering and Operations have indicated that no portion of the proposed sign is to project onto or overhang into the City right -of-way.
- Staff have worked with the Applicant in the past to preserve the residential character of the property while at the same time allowing a diverse set of commercial and residential uses on the property. However, for the reasons noted above, Staff do not support the requested sign height variance.

RECOMMENDATION:

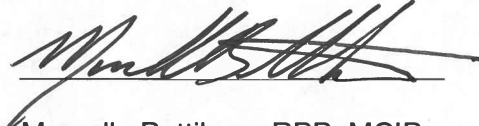
It is recommended that the application submitted by Darren Blyth for the following as it relates to 119 Saint Mary's Street for a 1.2 metre sign height variance to permit the freestanding sign in the MR-4 zone be denied.

Prepared by:

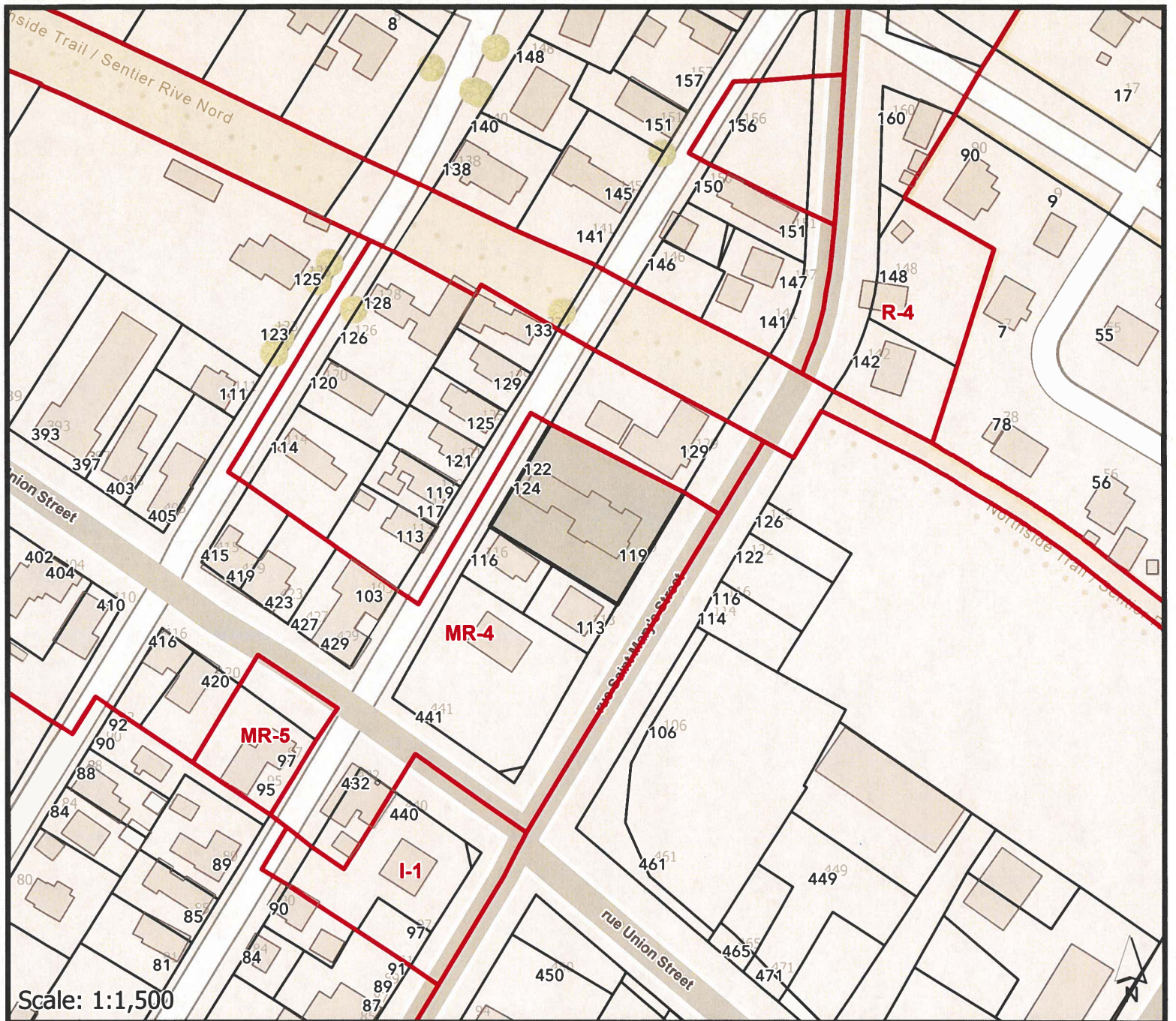


for
Mei Jiang
Planner, Community Planning
Planning & Development

Approved by:



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



Scale: 1:1,500



Subject Property / Propriete Visé
 A 1.2 metre height variance to permit a freestanding sign on a property in the Multi-Residential Four Zone (MR-4).
 Dérogation de 1,2 mètre afin de permettre l'installation d'une enseigne autoportante sur une propriété située en zone multirésidentielle 4 (MR-4).



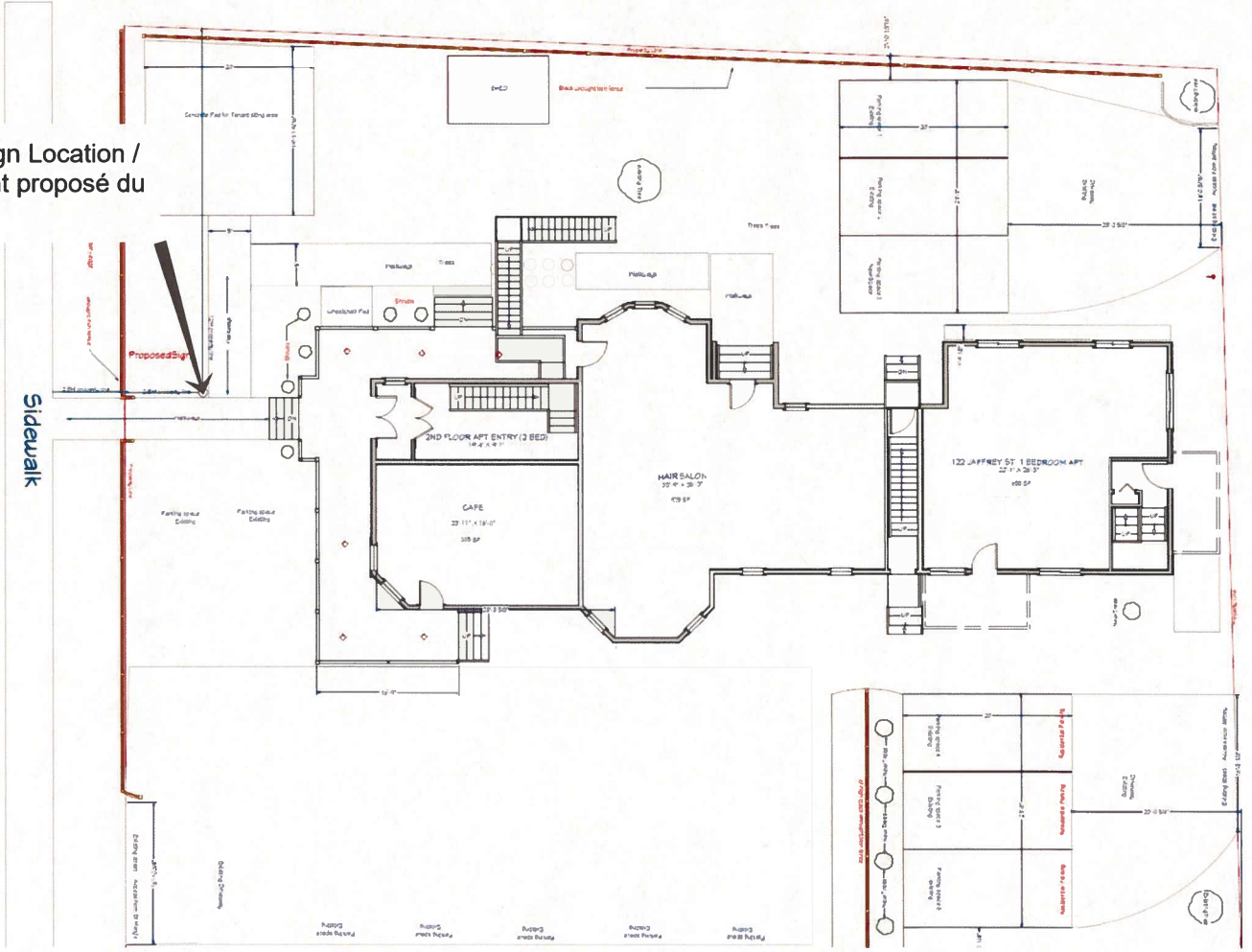
Community Planning
 Planification urbaine

Map \ carte # I
 File \ fiche: PR-2-2026
 Date \ date: janvier \ January 21, 2026
 Subject \sujet: 119 rue Saint Mary's Street
 Darren Blyth

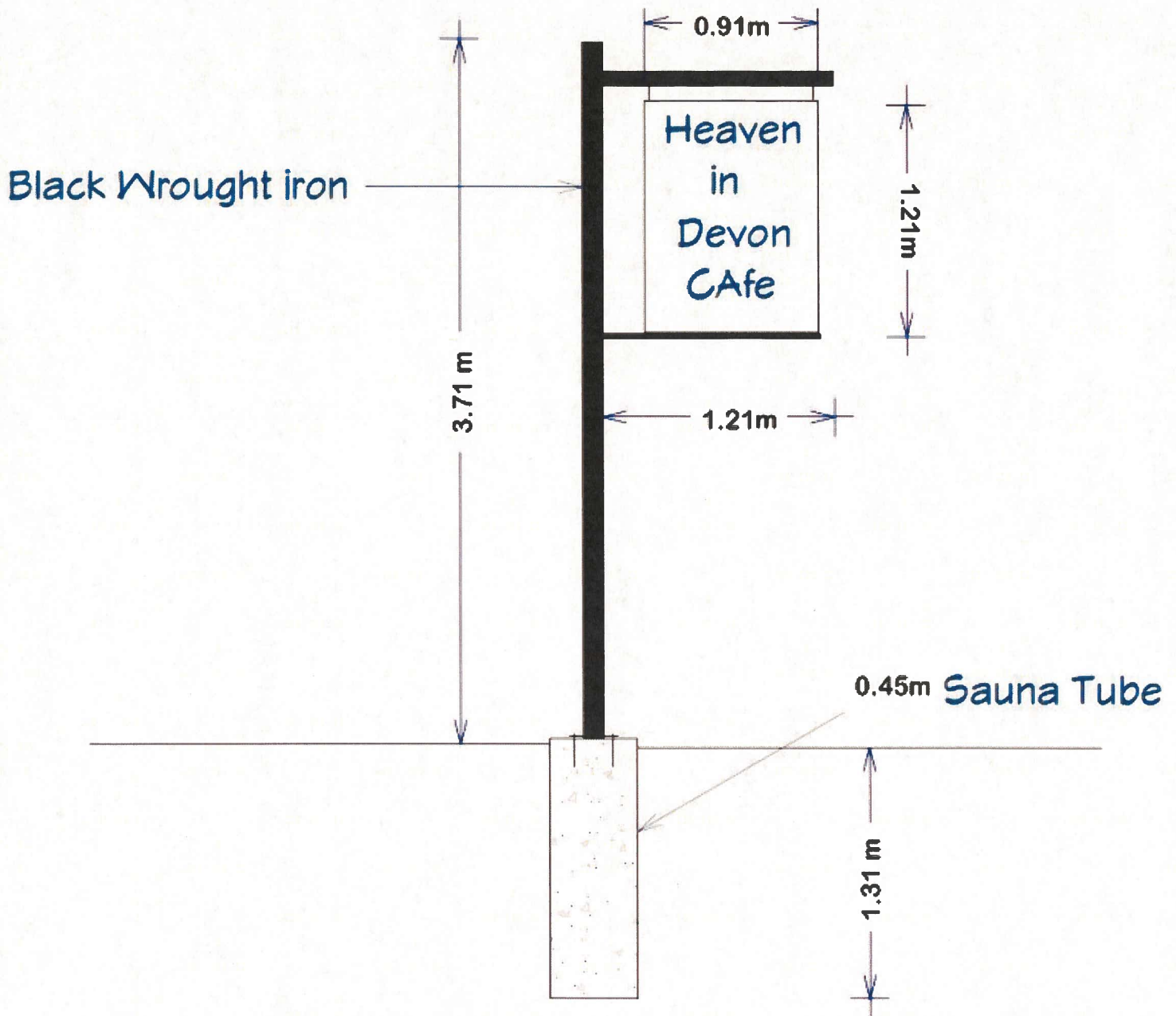
Proposed Sign Location /
Emplacement proposé du
panneau

St Mary's
Street

Sidewalk



Site Plan / Plan du site



A 1.2 metre height variance to permit a freestanding sign on a property in the Multi-Residential Four Zone (MR-4).

Dérogation de 1,2 mètre afin de permettre l'installation d'une enseigne autoportante sur une propriété située en zone multirésidentielle 4 (MR-4).

Proposed Sign / Panneau proposé



Elevation - Saint Mary's Street / Élévation - rue Saint Mary's

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-2-2026

Date \ date: janvier \ January 21, 2026

Subject \ sujet: 119 rue Saint Mary's Street
Darren Blyth

Darren Blyth
Heaven in Devon Café
119 St. Mary's Street
Fredericton, NB
Unionstudios119@gmail.com
506-461-9009

Dec 3rd 2025

Planning & Development Department
City of Fredericton
397 Queen Street
Fredericton, NB E3B 1B5

Re: Request for Variance – Sign Height Requirement for 119 St. Mary's Street

To Whom It May Concern,

I am writing to formally request a variance to the maximum permitted sign height for my business located at 119 St. Mary's Street. Under the current regulations, the allowable height for our signage is limited to 2.5M. However, due to the location of our property and the visibility needs of our business, we are requesting approval for a sign with a height of 3.7M.

Since the recent opening of the nearby Starbucks, the level of competition in the area has increased significantly. To remain competitive and ensure customers can easily identify and locate our café, it is essential that our signage be clearly visible to both drivers and pedestrians approaching from multiple directions. A 2.5M height sign does not provide sufficient visibility given the traffic patterns, nearby structures, and line-of-sight conditions along St. Mary's Street.

A 3.7M sign would be the minimum height required for our business to be noticed safely and effectively, allowing customers enough time to identify our location and make the appropriate turn into our property. Improved signage visibility is crucial for us to continue operating successfully as a local small business.

We believe this variance will not negatively impact neighboring properties or the overall character of the area. Our intention is to install a tasteful, professionally designed sign that complements the streetscape while supporting the sustainability of local commerce. I would like to note the property next door to us is a pool supply store and they have a sign at least 3.7M in height and on the other side of our property is a small home but the car lot property has purchased that home and converted it into office space for the car lot on Union Street.

I respectfully request the City to consider this variance.

Thank you for your time and consideration. I look forward to your response.

Sincerely, Darren Blyth

