

## AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, June 17, 2026, 7:00 p.m.**  
Location: **Council Chamber and Via Web Conferencing**

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### 1. APPROVAL OF MINUTES

Regular Meeting – May 20, 2026

### 2. ZONING APPLICATIONS

### 3. SUBDIVISION APPLICATIONS

#### 3.1 Steven Cook c/o Skyline Surveys - 1968 Lincoln Road

- Subdivision of a large existing Business Industrial (BI) lot to create a new lot in the North and a remnant flag lot in the South.
- The remnant flag lot will have 7.62m of frontage whereas the BI zone requires 30m. Therefore a 22.38m lot frontage variance is also required.

### 4. VARIANCE APPLICATIONS

#### 4.1 The Front Yard Beer Garden Inc. - 374-376 King Street

- Temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period.

#### 4.2 Ayat Ribdawi - 51 Birmingham Court

- The applicant currently operates a child care centre – small for up to 5 children and is requesting a conditional use variance to permit a child care centre – medium for up to 18 children on the property.

### 5. OLD BUSINESS

### 6. NEW BUSINESS

### 7. BUILDING PERMITS

To receive building permits for May 2026

## 8. ADJOURNMENT

## ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 17 juin 2026, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

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### 1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 20 mai 2026

### 2. DEMANDES DE ZONAGE

### 3. DEMANDE DE LOTISSEMENT

#### 3.1 Steven Cook a/s de Skyline Surveys - 1968, chemin Lincoln

- Lotissement d'un grand terrain existant situé dans la Zone industrielle et commerciale (BI) afin de créer un nouveau lot au nord et un lot enclavé résiduel au sud.
- Le lot enclavé résiduel aura une façade de 7,62 m, alors que la Zone industrielle et commerciale (BI) exige une façade minimale de 30 m. Une dérogation de 22,38 m à la largeur de façade est donc également requise.

### 4. DEMANDE DE DÉROGATION

#### 4.1 The Front Yard Beer Garden Inc. - 374-376, rue King

- Dérogation d'usage temporaire visant à permettre l'exploitation d'un établissement servant des boissons et d'une installation de vente temporaire pour une période d'un an.

#### 4.2 Ayat Ribdawi - 51, cour Birmingham

- Le demandeur exploite actuellement une garderie de petite taille pouvant accueillir jusqu'à cinq enfants et demande une dérogation pour usage conditionnel afin de permettre l'exploitation d'une garderie de taille moyenne pouvant accueillir jusqu'à 18 enfants sur la propriété.

### 5. AFFAIRE COURANTE

### 6. AFFAIRE NOUVELLE

**7. PERMIS DE CONSTRUIRE**

Recevoir les permis de construire pour le mois de mai 2026

**8. LEVÉE DE LA SÉANCE**

## MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, May 20, 2026, 7:00 p.m.  
Location: Council Chamber and Via Web Conferencing

Members: Rodney Blanchard  
Neill McKay  
Councillor Greg Ericson  
Councillor Margo Sheppard  
Councillor Mark Peters  
Anna Patterson  
Scott McConaghy  
Oliver Dueck

Members Absent: Julie Baker

Staff: Ken Forrest  
Tony Dakiv  
Fredrick VanRooyen  
Mei Jiang  
Sean Lee  
Jill Durling  
Ryan Seymour  
Marley McLellan  
Felix McCarthy  
Dane Frenette  
Matthew Killam  
Laila Olagbaiye  
Elizabeth Murray

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### **APPROVAL OF MINUTES**

Special Meeting - April 15, 2026

**Moved by:** Neill McKay

**Seconded by:** Anna Patterson

That the minutes of the special meeting of the Planning Advisory Committee of April 15, 2026, be approved.

**CARRIED**

Regular Meeting – April 15, 2026

**Moved by:** Anna Patterson

**Seconded by:** Scott McConaghy

That the minutes of the regular meeting of the Planning Advisory Committee of April 15, 2026, be approved.

**CARRIED**

### **ZONING APPLICATIONS**

#### **Charbel George - 40 Dunns Crossing Road**

Rezoning from Residential Zone Four (R-4) to Multi-Residential Zone Four (MR-4), and variances for the following:

- entrance location variance (not facing the street);
- 8% building depth variance,

to allow construction of a 48-unit apartment building.

#### **Public Hearing**

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

**Moved by:** Councillor Mark Peters

**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Charbel George to rezone land from Residential Zone Four (R-4) to Multi-Residential Zone Four (MR-4) and variances for entrance location and building depth on the lot (8%) to permit the construction of a 48-unit apartment building on land located at 40 Dunns Crossing Road, be approved subject to terms and conditions.**

**CARRIED**

*(Councillor Sheppard was not present for the vote)*

*Councillor Sheppard arrived at 7:12 p.m.*

#### **J. Morehouse Developments & Management LTD. c/o Justin Morehouse - 221 Barton Crescent**

- Rezoning from Residential Zone One (R-1) to Residential Zone Three (R-3) to permit a semi-detached dwelling
- 9 sq m lot area and 0.3 m lot frontage variances to permit a semi-detached dwelling

**Public Hearing**

- The applicant Juston Morehouse, President of J. Morehouse Developments, was available to respond to questions.

**Moved by:** Scott McConaghy

**Seconded by:** Neill McKay

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Justin Morehouse for the following:**

- **Rezoning from Residential Zone One (R-1) to Residential Zone Three (R-3) to permit a semi-detached dwelling;**
- **3m lot frontage variance; and,**
- **9m<sup>2</sup> lot area variance,**

**to permit the construction of a new semi-detached dwelling at 221 Barton Crescent, be approved subject to terms and conditions.**

**CARRIED**

**Pila Investments Ltd. - 616 & 618 Union Street**

- Amendment to terms and conditions of By-law No. Z-5.215 by repealing and replacing terms and conditions to accommodate a change in the site layout and building design from a 22-unit apartment building with a separate 312 sq.m. two storey commercial building to a 51-unit mixed-use building with ground floor commercial, along with a 3-parking space variance.

**Public Hearing**

- David Peddle, President of Pila Investments Ltd., spoke about the challenges involved in developing the property.
- Robert White, on behalf of Global International Finance and Trust Corporation, does not oppose the neighboring development, but objects to any plans showing access through its property without approval.

**Moved by:** Neill McKay

**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Pila Investments Ltd. on property located at 616 & 618 Union Street for; a 3-vehicle parking space variance, and to amend previously approved**

**terms and conditions of By-law Z-5.215, to permit a 51-unit six-storey mixed-use building, be approved subject to terms and conditions.**

**CARRIED**

**Colpitts Developments c/o Craig McElroy - 1070 Brookside Drive**

- Rezoning from Future Development (FD) to Multi-residential Zone Two (MR-2); and,
- 2.9 metre height variance for the 5-storey building,

To permit a multi-residential development comprised of five 6-unit townhouse buildings, a four-storey 90-unit apartment building and a 5-storey 133-unit apartment building, for a total of 253 units.

**Public Hearing**

- The applicant Craig McElroy, representing Colpitts Developments, provided comments on correspondence received.
- Scott Hill, on behalf of West Hills Golf Club, and adjacent property owner, Darren Sutherland, are not against the development but have expressed concerns.

**Moved by:** Scott McConaghy

**Seconded by:** Councillor Greg Ericson

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Craig McElroy, on behalf of Colpitts Developments, to rezone the property at 1070 Brookside Drive from Future Development to Multi-residential Zone Two (MR-2), and a 2.9 metre height variance to permit a multi-residential development with a mix of townhouses and apartment buildings, be approved subject to terms and conditions.**

**CARRIED on division**  
*(Councillor Peters voting nay)*

**GIY Architecture Inc. c/o Ishaque Noory - 150 Cowperthwaite Street**

- Rezone a portion of the subject property from Institutional Zone One (I-1) to Residential Zone Five (R-5) to facilitate the development of 11 single detached dwellings and 13 townhouse units.
- Tentative plan of subdivision to create an extension of Mason Avenue.

**Public Hearing**

- The applicant Ishaque Noory had nothing to add.

- Kent Allaway, resident of Malibu Street, has no concern with the development but has concerns with potential groundwater issues.

Staff explained the applicant will be required to do a Storm Water Management Plan to ensure there is no negative impact to property owners.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Neill McKay

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Ishaque Noory, on behalf of GIY Architecture Inc, for rezoning a portion of 150 Cowperthwaite Street property from Institutional (I-1) to Residential Zone Five (R-5), be approved subject to terms and conditions.**

**CARRIED**

### **SUBDIVISION APPLICATIONS**

#### **City of Fredericton c/o Ryan Seymour - 3 Centennial Court**

- Tentative plan of subdivision to add 47.74 m<sup>2</sup> to the Crocket Street public right-of-way from a portion of the subject property for infrastructure upgrades.

#### **Public Hearing**

- The applicant Ryan Seymour was available to respond to questions.

**Moved by:** Neill McKay

**Seconded by:** Scott McConaghy

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a tentative plan of subdivision to add 47.74 m<sup>2</sup> parcel of land to the Crocket Street right-of-way from a portion of PID 01553122 be forwarded to City Council with a recommendation that the location of the public street as shown on Map II be approved.**

**BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the final plan of subdivision prepared by Surtek Group Ltd. entitled Woodley Subdivision 2026-1 Creating Crocket Street (Public), Crocket Street, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.**

**CARRIED**

**VARIANCE APPLICATIONS**

**Savage Properties LTD. c/o Aaron Savage - 224 Queen Street**

- Temporary use variance to permit a parking lot on the existing vacant lot.

**Public Hearing**

- The applicant Aaron Savage, on behalf of Savage Properties, was available to respond to questions.

**Moved by:** Councillor Greg Ericson

**Seconded by:** Scott McConaghy

**BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on May 20, 2026, the application submitted by Aaron Savage, on behalf of Savage Properties for a one-year temporary use variance to allow surface parking on property located at 224 Queen Street, be approved subject to terms and conditions.**

**CARRIED**

**OLD BUSINESS**

**NEW BUSINESS**

**BUILDING PERMITS**

To receive building permits for April 2026

**Moved by:** Anna Patterson

**Seconded by:** Councillor Greg Ericson

That the building permits for the month April be received.

**CARRIED**

**ADJOURNMENT**

**Moved by:** Neill McKay

**Seconded by:** Scott McConaghy

That the meeting of the PAC be adjourned at 7:53 p.m.

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Rodney Blanchard, Chairman

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Elizabeth Murray, Secretary

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

Date : mercredi 20 mai 2026 à 19 h  
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard  
Neill McKay  
Greg Ericson  
Margo Sheppard  
Mark Peters  
Anna Patterson  
Scott McConaghy  
Oliver Dueck

Membres absents : Julie Baker

Membres du personnel : Ken Forrest  
Tony Dakiv  
Fredrick VanRooyen  
Mei Jiang  
Sean Lee  
Jill Durling  
Ryan Seymour  
Marley McLellan  
Felix McCarthy  
Dane Frenette  
Matthew Killam  
Laila Olagbaiye  
Elizabeth Murray

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### **ADOPTION DU PROCÈS-VERBAL**

Réunion extraordinaire – 15 avril 2026

**Proposé par :** Neill McKay

**Appuyé par :** Anna Patterson

Il est proposé que le procès-verbal de la réunion extraordinaire du Comité consultatif sur l'urbanisme du 15 avril 2026 soit approuvé.

**ADOPTÉ**

Réunion ordinaire – 15 avril 2026

**Proposé par :** Anna Patterson

**Appuyé par :** Scott McConaghy

Il est proposé que le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme du 15 avril 2026 soit approuvé.

**ADOPTÉ**

### **DEMANDES DE ZONAGE**

#### **Charbel George – 40, chemin Dunns Crossing**

Modification de zonage de Zone résidentielle 4 (R-4) à Zone multirésidentielle 4 (MR-4), ainsi que dérogations concernant :

- l'emplacement de l'entrée (entrée ne donnant pas sur la rue);
- une dérogation de 8 % à la profondeur du bâtiment;

afin de permettre la construction d'un immeuble d'habitation de 48 logements.

#### **Audience publique**

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

**Proposé par :** Mark Peters

**Appuyé par :** Greg Ericson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Charbel George visant la modification du zonage d'un terrain de Zone résidentielle 4 (R-4) à Zone multirésidentielle 4 (MR-4), ainsi que l'octroi de dérogations relatives à l'emplacement de l'entrée et à la profondeur du bâtiment sur le lot (8 %), afin de permettre la construction d'un immeuble d'habitation de 48 logements sur le terrain situé au 40, chemin Dunns Crossing, soit approuvée sous réserve de certaines**

**ADOPTÉ**

*(La conseillère municipale Margo Sheppard n'est pas présente au moment du vote.)*

*La conseillère municipale Margo Sheppard arrive à 19 h 12.*

**J. Morehouse Developments & Management Ltd., a/s Justin Morehouse – 221, croissant Barton**

- Modification de zonage de Zone résidentielle 1 (R-1) à Zone résidentielle 3 (R-3) afin de permettre l'aménagement d'une habitation jumelée;
- Dérogations de 9 m<sup>2</sup> à la superficie du lot et de 0,3 m à la façade du lot afin de permettre l'aménagement d'une habitation jumelée.

**Audience publique :**

- Le demandeur, Justin Morehouse, président de J. Morehouse Developments, est présent pour répondre aux questions

**Proposé par :** Scott McConaghy

**Appuyé par :** Neill McKay

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Justin Morehouse visant :**

- **la modification du zonage de Zone résidentielle 1 (R-1) à Zone résidentielle 3 (R-3) afin de permettre l'aménagement d'une habitation jumelée;**
- **une dérogation de 3 m à la façade du lot;**
- **une dérogation de 9 m<sup>2</sup> à la superficie du lot;**

**afin de permettre la construction d'une nouvelle habitation jumelée au 221, croissant Barton, soit approuvée sous réserve de certaines conditions.**

**ADOPTÉ**

**Pila Investments Ltd. – 616 et 618, rue Union**

- Modification des modalités et conditions de l'arrêté no Z-5.215 par l'abrogation et le remplacement des modalités et conditions existantes afin de permettre une modification de l'aménagement du site et de la conception du bâtiment, passant d'un immeuble d'habitation de 22 logements accompagné d'un bâtiment commercial distinct de deux étages d'une superficie de 312 m<sup>2</sup> à un immeuble à usage mixte de 51 logements comprenant des locaux commerciaux au rez-de-chaussée, ainsi qu'une dérogation de trois cases de stationnement.

**Audience publique**

- David Peddle, président de Pila Investments Ltd., parle des défis liés à l'aménagement de la propriété.

- Robert White, au nom de Global International Finance and Trust Corporation, indique qu'il ne s'oppose pas au projet d'aménagement voisin, mais refuse tout plan prévoyant un accès traversant sa propriété sans approbation préalable.

**Proposé par :** Neill McKay

**Appuyé par :** Greg Ericson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Pila Investments Ltd. relativement à la propriété située aux 616 et 618, rue Union, visant l'obtention d'une dérogation de trois cases de stationnement ainsi que la modification des modalités et conditions précédemment approuvées de l'arrêté Z-5.215 afin de permettre la construction d'un immeuble à usage mixte de six étages comprenant 51 logements, soit approuvée sous réserve de certaines conditions.**

**ADOPTÉ**

**Colpitts Developments, a/s Craig McElroy – 1070, promenade Brookside**

- Modification de zonage de Zone d'aménagement futur (FD) à Zone multirésidentielle 2 (MR-2);
- Dérogation de 2,9 m à la hauteur du bâtiment de cinq étages;

afin de permettre un projet multirésidentiel composé de cinq rangées de maisons en rangée de six logements chacune, d'un immeuble d'habitation de quatre étages comprenant 90 logements et d'un immeuble d'habitation de cinq étages comprenant 133 logements, pour un total de 253 logements.

**Audience publique**

- Le demandeur, Craig McElroy, représentant Colpitts Developments, présente des commentaires au sujet de la correspondance reçue.
- Scott Hill, au nom du West Hills Golf Club, ainsi que Darren Sutherland, propriétaire d'une propriété adjacente, indiquent qu'ils ne s'opposent pas au projet, mais expriment certaines préoccupations.

**Proposé par :** Scott McConaghy

**Appuyé par :** Greg Ericson

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Craig McElroy, au nom de Colpitts Developments, visant la modification du zonage de la propriété située au 1070, promenade Brookside, de Zone d'aménagement futur (FD) à Zone multirésidentielle 2 (MR-2), ainsi que l'octroi d'une dérogation de 2,9 m à la hauteur afin de permettre un projet multirésidentiel composé d'un**

**mélange de maisons en rangée et d'immeubles d'habitation, soit approuvée sous réserve de certaines conditions.**

**ADOPTÉ SANS UNANIMITÉ**  
*(Mark Peters ayant voté contre)*

**GIY Architecture Inc., a/s d'Ishaque Noory – 150, rue Cowperthwaite**

- Modification du zonage d'une partie de la propriété visée de Zone de services collectifs 1 (I-1) à Zone résidentielle 5 (R-5) afin de permettre l'aménagement de 11 habitations unifamiliales isolées et de 13 maisons en rangée;
- Plan provisoire de lotissement visant le prolongement de l'avenue Mason.

**Audience publique**

- Le demandeur, Ishaque Noory, n'a rien à ajouter.
- Kent Allaway, résident de la rue Malibu, indique n'avoir aucune préoccupation à l'égard du projet, mais exprime des inquiétudes quant à d'éventuels problèmes liés aux eaux souterraines.

Le personnel explique que le demandeur devra préparer un plan de gestion des eaux pluviales afin de s'assurer que le projet n'aura aucune incidence négative sur les propriétés avoisinantes.

**Proposé par :** Greg Ericson

**Appuyé par :** Neill McKay

**IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Ishaque Noory, au nom de GIY Architecture Inc., visant la modification du zonage d'une partie de la propriété située au 150, rue Cowperthwaite, de Zone de services collectifs 1 (I-1) à Zone résidentielle 5 (R-5), soit approuvée sous réserve de certaines conditions.**

**ADOPTÉ**

**DEMANDE DE LOTISSEMENT**

**City of Fredericton a/s de Ryan Seymour – 3, cour Centennial**

- Plan provisoire de lotissement visant l'ajout de 47,74 m<sup>2</sup> à l'emprise publique de la rue Crocket à partir d'une partie de la propriété visée afin de permettre des travaux de modernisation des infrastructures.

**Audience publique**

- Le demandeur, Ryan Seymour, est présent pour répondre aux questions.

**Proposé par :** Neill McKay

**Appuyé par :** Scott McConaghy

**IL EST RÉSOLU QUE**, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Ryan Seymour, au nom de The City of Fredericton, visant un plan provisoire de lotissement afin d'ajouter une parcelle de terrain de 47,74 m<sup>2</sup> à l'emprise de la rue Crocket à partir d'une partie du NID 01553122, soit transmise au conseil municipal de Fredericton avec la recommandation d'approuver l'emplacement de la voie publique tel qu'illustré sur le plan II.

**QUE**, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, le plan définitif de lotissement préparé par Surtek Group Ltd. et intitulé « Woodley Subdivision 2026-1 Creating Crocket Street (Public), Crocket Street, City of Fredericton, County of York, Province of New Brunswick » reçoive l'assentiment du conseil municipal conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

**ADOPTÉ**

### **DEMANDE DE DÉROGATION**

#### **Savage Properties Ltd., a/s Aaron Savage – 224, rue Queen**

- Dérogation relative à un usage temporaire afin de permettre l'aménagement d'un stationnement sur le terrain vacant existant.

#### **Audience publique**

- Le demandeur, Aaron Savage, au nom de Savage Properties, est présent pour répondre aux questions.

**Proposé par :** Greg Ericson

**Appuyé par :** Scott McConaghy

**IL EST RÉSOLU QUE**, lors de la réunion du Comité consultatif sur l'urbanisme du 20 mai 2026, la demande présentée par Aaron Savage, au nom de Savage Properties, visant l'octroi d'une dérogation relative à un usage temporaire d'une durée d'un an afin de permettre l'aménagement d'un stationnement de surface sur la propriété située au 224, rue Queen, soit approuvée sous réserve de certaines conditions.

**ADOPTÉ**

**AFFAIRE COURANTE**

**AFFAIRE NOUVELLE**

**PERMIS DE CONSTRUIRE**

Recevoir les permis de construire pour avril 2026

**Proposé par :** Anna Patterson

**Appuyé par :** conseiller municipal Greg Ericson

Que les permis de construire du mois d'avril soient reçus.

**ADOPTÉ**

**LEVÉE DE LA RÉUNION**

**Proposé par :** Neill McKay

**Appuyé par :** Scott McConaghy

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 53.

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Rodney Blanchard, président

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Elizabeth Murray, secrétaire

## PLANNING REPORT



PAC – June 17, 2026  
File No.: S/11/2026, V/18/2026, P.R. No.  
40/26

**To:** Planning Advisory Committee

**From:** Connor Adsett, Planner

**Proposal:** Subdivision to create a new Business Industrial (BI) lot along Lincoln Road and a remnant flag lot to the South. The remnant lot requires a 22.4m lot frontage variance.

**Property:** 1968 Lincoln Road (PID 60000163)

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**OWNER:** L&A Metal Works  
1968 Lincoln Road,  
Fredericton NB,  
E3B 8M7

**APPLICANT:** Skyline Surveys & Geomatics Ltd. (c/o Steven Cook)  
30 Hughes St Unit 2, Office D  
Fredericton NB,  
E3A 2W3

### **SITE INFORMATION:**

**Location:** Interior lot on the south side of Lincoln Road

**Context:** Industrial land to the north and east, single detached dwellings to the west and environmental and open space to the south.

**Ward No:** 7

**Municipal Plan:** Established Neighbourhood and Rural and Agricultural

**Zoning:** General Industrial and Business Industrial

**Existing Land Use:** Metal fabrication company

### **EXECUTIVE SUMMARY:**

The Applicant is proposing to subdivide a large industrial lot to create a new lot on Lincoln Road and a remnant flag lot to the south. The remnant flag lot meets the requirements of the Business Industrial Zone with the exception of the lot frontage requirement which requires a 22.4m lot frontage variance. Staff do not normally recommend the approval of flag lots, however, in this case the site has functionally operated as a flag lot for its entire existence, and the subdivision simply recognizes the current condition. Furthermore, the subdivision allows city staff to pursue access easements that have until now not been negotiated. Staff therefore support the application subject to terms and conditions.

**APPLICATION:**

Steven Cook, of Skyline Surveys & Geomatics Ltd, on behalf of L&A Metal Works, has made an application for a tentative plan of subdivision to create a new Business Industrial (BI) lot on property located at 1968 Lincoln Road. A 22.4m lot frontage variance is also required.

**PLANNING COMMENTS:**

Background:

- The subject lot is a large parcel divided near its northern section by the Lincoln Trail (Map I). The southern portion of the lot is 87,143 m<sup>2</sup>, while the remaining northern portion is 15,515 m<sup>2</sup>. The southern portion of the lot has been occupied by industrial uses since the 1960s. At that time industrial uses set themselves back on the large lot to take advantage of the former railway that ran through the property. Since then, the railway has been converted into the Lincoln Trail, and the unused northern portion fronting on Lincoln Road has been severed from the remainder of the lot (Map I). Although L&A Metalworks Inc. has owned the entire lot since the 1970s, they have opted to only use the southern section while the northern portion remains unoccupied (Map III).

Proposal:

- The Applicant is proposing to subdivide the northern section of the lot (Lot 26-76) from the southern section (the remnant lot) as shown on Map II. This will allow the applicant to sell Lot 26-76, while maintaining operations on the remnant lot as detailed in their letter of intent. Access to the remnant lot will be maintained through the existing driveway as shown on Map III.
- The creation of Lot 26-76 will mean that the remnant lot will no longer have the required frontage on Lincoln Road. The only frontage will be the existing driveway. Therefore, the applicant is also requesting a 22.4m lot frontage variance.

Zoning By-law:

The proposal complies with the applicable BI and GI Zone standards as follows:

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
<b>Lot 26-76 (New Lot)</b>			
Lot Area (Min)	2000m <sup>2</sup>	14,300m <sup>2</sup>	n/a
Lot Frontage (Min)	30m	59.4m	n/a
<b>Remnant Lot</b>			
Lot Area (Min)	2000m <sup>2</sup>	88,485m <sup>2</sup>	n/a
Lot Frontage (Min)	30m	7.62m	<b>22.4m</b>

- Lot 26-76 complies with the minimum lot standards of the Zoning By-law and is appropriately sized for future development. Staff do not anticipate any issues with future development complying with other standards within the zone.
- The remaining lot area would be approximately 88,485m<sup>2</sup> which is appropriate for the current use and any future uses. The frontage, however, requires a 22.4m lot frontage variance. The intention of the frontage requirements is to have adequate frontage on a street and to prevent flag lots and an uneven pattern of development. In this case this variance will create a flag lot. However, staff support the variance for a few reasons:
  - First, the lot has functionally operated as a flag lot with a 7.6m frontage since L&A began operating there over forty years ago (Map III). As noted above, the front section has not been occupied for forty years with L&A accessing their operations at the back of the lot via the existing the driveway.
  - Second, given the intensity of the existing manufacturing use it is preferable that L&A Metalwork's operations be setback from Lincoln Road.
  - Third, granting this variance allows staff to implement a term and condition that L&A Metalworks and the city work together to achieve mutually beneficial easement agreements. For L&A there are no existing easement agreements to allow them to pass over the Lincoln Trail to access the back of their lot. For the City, Parks and Trees staff have noted there is no easement for staff to access the adjacent Lincoln Park from the subject driveway despite the need to do so. This application presents an opportunity to create these mutually beneficial easements through terms and conditions. Terms and conditions have been added to ensure this negotiation and the applicant has acknowledged this and agreed to do so, as per their letter of intent.

#### 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 as there is not sufficient space to create a park on the new lot and the area residents are already served by Lincoln Park which is adjacent to the lot and closer to residential development.

#### Engineering & Operations

- Municipal services within Lincoln Road extend to Glasier Road and are not currently available along the frontage of the property. Future development of the property will require a stormwater management plan to reduce any impacts in relation to increased area of hard surfaces, including paved or crushed rock parking areas. No habitable residence shall be located below 9.0 m elevation (geodetic).
- The subject property acts as a driveway for a City owned park. City staff and park users regularly use this as the main access point for Lincoln Park. Currently there is no formalized agreement to permit access through this property. As a term and condition of the subdivision application the proponent shall enter into an access agreement with the City of Fredericton permitting city and public use of the shared driveway to access the park.

**RECOMMENDATION:**

1. It is recommended that the application submitted by Steven Cook, on behalf L&A Metal Works, for a 22.4m lot frontage variance for the remnant lot be approved subject to the following terms and conditions:
  - a) Access to the lot be solely from Lincoln Road;
2. It is recommended that the application submitted by Steven Cook, on behalf L&A Metal Works, for a tentative plan of subdivision to create one new Business Industrial lot (BI) lot from property located at 1968 Lincoln Road be forwarded to Council with a recommendation that the public land dedication be taken as cash.

**Additional Information:**

Pursuant to Section 75(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

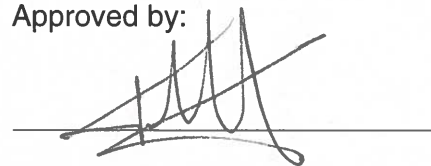
- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 40/26 to the satisfaction of the Development Officer;
- b) The applicant shall enter into good faith negotiations with the City of Fredericton and the Province of New Brunswick in regard to easements over the Lincoln Trail;
- c) Applicant shall enter into an access agreement with the City of Fredericton permitting city and public use of the shared driveway to access the park;
- d) Access, lot grading, and stormwater management plans to the satisfaction of the Director of Engineering & Operations;
- e) No habitable residence shall be located below 9.0 m elevation (geodetic)

Prepared by:

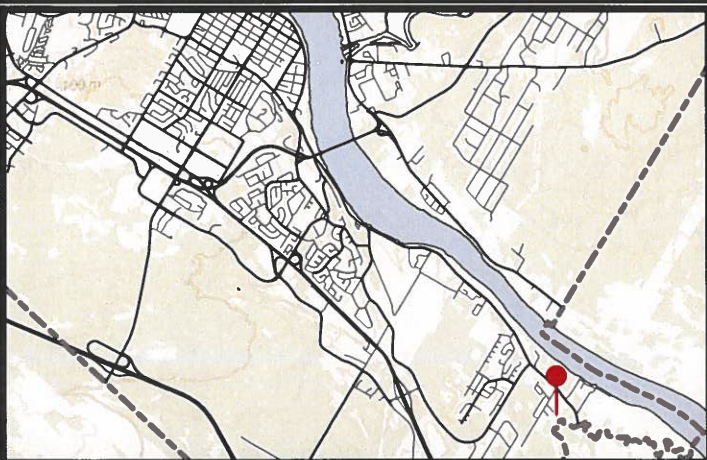
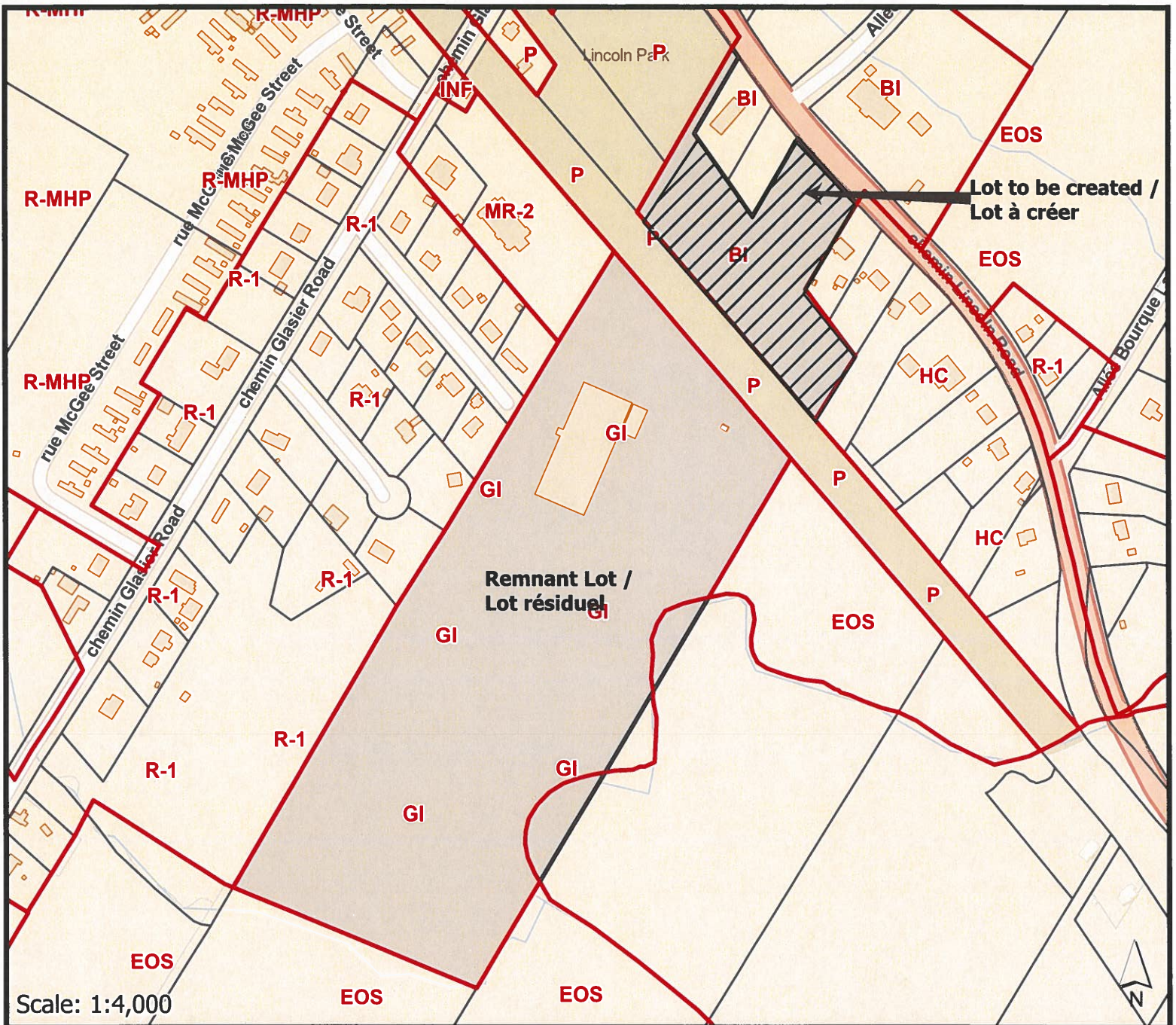



Connor Adsett  
Planner, Community Planning

Approved by:



for: Marcello Battilana, RPP, MCIP  
Assistant Director, Community Planning



 Subject Property / Propriété Visé

Subdivision of a large existing industrial lot to create a new lot along Lincoln Road and a remnant flag lot in the South. The remnant flag lot requires a 22.4m lot frontage variance.

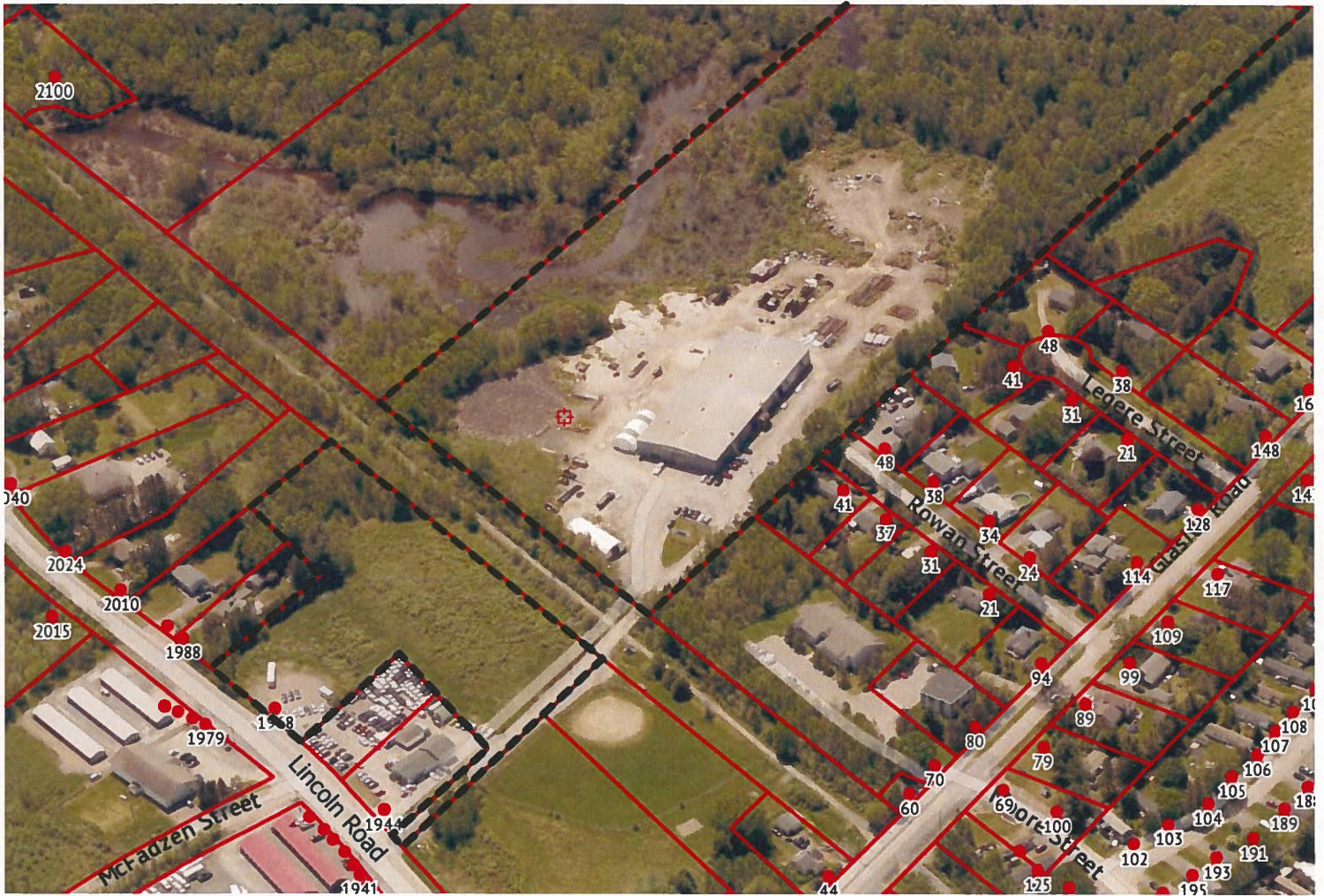
Subdivision d'un grand terrain industriel existant afin de créer un nouveau lot le long du chemin Lincoln ainsi qu'un lot résiduel en drapeau au sud. Le lot résiduel en drapeau nécessite une dérogation pour une largeur de façade de 22,4 m.



Community Planning  
Planification urbaine

Map \ carte # I  
File \ fiche: PR-40-2026  
Date \ date: juin \ June 17, 2026  
Subject \ sujet: 1968 chemin Lincoln Road  
Steven Cook





**Elevation / Élévation**



Community Planning  
Planification urbaine

Map \ carte # III  
 File \ fiche: PR-40-2026  
 Date \ date: juin \ June 17, 2026  
 Subject \ sujet: 1968 chemin Lincoln Road  
 Steven Cook



P.O. Box 371, Station A  
Fredericton, N.B.  
E3B 4Z9  
Tel. (506) 458-1100  
Fax (506) 450-4879

March 16, 2026

To whom this may concern,

L&A Metalworks Ltd. is requesting approval to subdivide a small portion of PID 60000163 to transfer ownership of the frontage portion of the property to the adjacent business located directly in front of our facility. The intent of this subdivision is to regularize property boundaries and allow the neighbouring business to acquire the land area that directly supports their operations and access.

The proposed subdivision will create a new parcel with approximately 7.62 m of frontage along the roadway. While this frontage is below the standard requirement, the subdivision reflects the existing site conditions and the functional use of the property by the neighbouring business. The intent is not to create a new independent development parcel, but rather to consolidate the subdivided land with the neighbouring property to improve site layout and operational efficiency.

L&A Metalworks understands that the subdivision will require a variance for frontage and that certain easements must be secured as conditions of approval. We acknowledge the requirement to work with the Province regarding an easement across the trail and with the City of Fredericton to establish an easement providing City access to Lincoln Park through the existing driveway. We are committed to cooperating with the City and Province to ensure these easements are properly addressed.

We appreciate staff's consideration of this application and look forward to working through the approval process.

Sincerely,

Adam Baxter  
President – L&A Metalworks Inc.  
506-230-1660

## PLANNING REPORT



PAC – June 17, 2026  
File No.: V/16/2026, P.R. No. 36/26

**To:** Planning Advisory Committee  
**From:** Fredrick Van Rooyen, Senior Planner  
**Proposal:** Temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period  
**Property:** **374-376 King Street (PID 01445832)**

---

**OWNER:** Overseas Immigration Services Limited  
2980 Drew Road, Unit 230  
Mississauga, ON  
LT4 0A7

**APPLICANT:** The Front Yard Beer Garden Inc.  
374-376 King Street  
Fredericton, NB  
E3B 3N6

### **SITE INFORMATION:**

**Location:** South side of King Street, between York and Westmorland Street  
**Context:** Commercial area King Street, across from the Tannery  
**Ward No:** 10  
**Municipal Plan:** City Centre, Downtown High Street in City Centre Secondary Plan  
**Zoning:** City Centre Zone (CC)  
**Existing Land Use:** Vacant property occupied by a temporary vending facility  
**Previous Applications:** P.R. 9/16, P.R. 6/17, P.R. 23/20, P.R. 69/20

### **EXECUTIVE SUMMARY:**

The Applicant is applying for a one-year temporary use variance to permit a drinking establishment/temporary vending facility on the subject property. The current business has been operating on the property since 2023. Over the years, a number of complaints and concerns have been raised. In staff's view the business has been unable to operate in a compatible manner and has resulted in negative impacts on its surroundings. Further, the current operation has gone beyond the temporary and transient nature intended. There is an existing mixed-use development approval in place for the property and staff would emphasize that from a land use perspective, the intent of this property is for a more permanent building that represents a prime infill opportunity within the City Centre. Accordingly, staff recommend denial of the application.

## **APPLICATION:**

The Front Yard Beer Garden Inc. has made application on property located at 374-376 King Street for a temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period.

## **PLANNING COMMENTS:**

### Background

- The subject property contained an old building that was demolished in 2015. Since then, there have been discussions regarding the potential for a mixed-use building on the property with several temporary uses in the interim.
- In 2016, the Planning Advisory Committee approved a one-year temporary use variance to allow a second temporary vending facility in the form of a food truck. *Zoning By-law Z-5* defines a temporary vending facility as “a transient facility or structure such as a trailer that is used to display, store, transport or sell food, beverages, articles or goods to the public”. Staff would note that subsection 10.3(2) of *Zoning By-law Z-5* outlines that where permitted, temporary vending facilities are limited to one per site and be readily moveable. This subsection includes further standards for temporary vending facilities such as max length of a non-motorized vehicle, setbacks, waste receptacles, and any provincial or municipal approvals (i.e. Liquor License, Fire Department, etc.).
- In 2017, an additional one-year temporary use variance was applied for to continue the use of the second temporary vending facility (food truck). The initial one-year temporary use variance provided staff and the Applicant time to monitor the impacts of the operation of two food trucks on the site and determine if there were any conflicts with adjacent properties. At that time, staff were made aware of a number of concerns with respect to the operation and impacts to neighbouring properties related to garbage disposal, washroom facilities, and parking. The Planning Advisory Committee denied the additional one-year temporary use variance for the second food truck.
- In March 2020, an application to amend the City Centre (CC) Zone to increase the allowable building height to 18.8m along with a 440.6m<sup>2</sup> lot area variance and a 1m building step-back variance was approved to permit the construction of a 5 storey, 18-unit mixed-use building. This proposal represented an opportunity to provide a quality infill development that met the intent of the City Centre Plan.
- In September 2020, an amendment to previously approved terms and conditions was approved for design changes to the 5-storey mixed-use building. These changes were primarily related to increasing the buildable area on each floor and unit composition (now all 18 two-bedroom units). Since 2020, the existing approval in place has not been advanced despite several discussions with the former and current property owner. Staff would note that the property ownership has changed since the mixed-use approval.
- The Front Yard Beer Garden has been operating seasonally on the subject property since 2023. At that time, the use was identified as a temporary vending facility. One temporary vending facility is permitted within the City Centre (CC) Zone subject to the applicable standards. While there is the existing approval in place for the mixed-use building, staff worked with the Applicant and established a three-year timeline through the development

permit process on the existing temporary vending facility use, recognizing that the intent is for a permanent building to be established as per the existing approval.

## Proposal

- With the three-year timeline mentioned above set to expire on July 10, 2026, the Applicant has made this application to continue the use for an additional year prior to exploring a more permanent solution.
- The drinking establishment/temporary vending facility currently operates seasonally primarily between May 1 and October 31, weather permitting. The Applicant has highlighted the following with regard to the operation:
  - open-air, seasonal operation,
  - controlled entry and defined boundaries with fencing,
  - limited amplified music during defined operating periods, with sound actively monitored and managed on-site,
  - on-site staffing and supervision,
  - portable washroom facilities, and
  - ongoing operational oversight.
- Over the last several years, the Applicant has acknowledged that concerns were raised during previous seasons and has noted several measurable steps, including:
  - Significant investment in washroom capacity to eliminate off-site impacts
  - Increased security presence to monitor both the site and surrounding area
  - Sound management measures, including:
    - Speakers directed downward and inward
    - Avoidance of subwoofers
    - On-site decibel monitoring
    - Immediate response protocols for any complaints
- The Applicant has outlined the following further improvements should this application be approved, including upgraded perimeter fencing, featuring consistent height, improved materials, and enhanced visual design, with consideration given to improved sound containment along adjacent property lines.
- The Applicant has outlined that their long-term objective is to acquire and redevelop the property into a permanent commercial project. However, as noted by the Applicant the timing of such a project is dependent on market conditions, project feasibility, and the coordination of land acquisition and financing. While the Applicant has outlined their desire to redevelop the property in the future, they are currently a lessee and any redevelopment rests with the property owner. Accordingly, they are proposing to continue operations on the underutilized site.

## Planning Analysis

- Staff would first emphasize that there is an existing approval on the subject property for a 5 storey 18-unit mixed-use building. Advancing this approval would more fulsomely meet the objectives of the City Centre Plan and Municipal Plan. With a temporary vending facility in theory not precluding a more permanent solution and the future ability to develop the

approved mixed-use building, staff worked in good faith with the Applicant and established the three-year timeframe in 2023, prior to the permanent solution coming to fruition.

- In staff's view the use of the property has gone beyond what is defined or intended as a temporary vending facility. As a reminder, a temporary vending facility means "a transient facility or structure such as a trailer that is used to display, store, transport or sell food, beverages, articles or goods to the public". While the bus at the back of the property is used for the sale of alcohol beverages, the challenge is the "transient" nature of the facility. Transient is not defined under the Zoning By-law but is generally defined as: not lasting, temporary; brief, fleeting. A temporary vending facility is generally considered temporary or transient where mobility, limited duration, and lack of land attachment are central characteristics. A temporary vending facility may lose its "transient" character where permanence is inferred from duration, infrastructure, and site integration, even if the unit itself remains wheeled. In staff's view, given that the temporary vending facility has been operating on the site for multiple years, the property is entirely fenced, and the bus is not moved even at the end of the season, the operation does not meet the intent of a temporary vending facility.
- In addition, the City Centre (CC) Zone permits a drinking establishment as a use. A drinking establishment means "a use where alcohol is sold for consumption on the premises subject to provincial statutes or regulations and which prohibits minors to be on the premises at any time unless accompanied by a legal guardian and may include ancillary entertainment and the preparation and sale of food for consumption on the premises". The key word in the definition is "premises". Premises is generally defined as "the building or buildings and surrounding land that a business, organization, or person occupies". With a premises being a building or buildings and the current operation being open air and not contained within a building, it also does not meet the intent of a drinking establishment.
- The subject property is also designated City Centre in the Municipal Plan. The Plan recognizes the City Centre as an area of City-wide economic, social and cultural significance. Staff certainly recognize the importance of entertainment within the City Centre in terms of activity and vibrancy and there is certainly a level of noise expected within a downtown location. However, such activity needs to be balanced with livability, public nuisance, and general land use compatibility. The below will outline the various concerns and complaints that have resulted from the current operation.
- As a partner in promoting and enhancing the commercial viability of the City's downtown, Downtown Fredericton Inc. (DFI) plays an important role representing the downtown business community and has submitted a letter related to this proposal. DFI has become aware of a number of recurring concerns related to the operation of the site that have had direct negative impacts on neighbouring businesses, nearby residents, and the public realm. Importantly, these concerns are not new. DFI has met directly with the operators to discuss the issues identified by downtown stakeholders and to encourage operational changes that would better mitigate impacts on neighbouring properties and the surrounding community. During that meeting, it was requested that the operators proactively engage adjacent property owners and business tenants to better understand and address their concerns. Based on feedback received from neighbouring businesses and other stakeholders, this outreach has either not occurred or has not meaningfully addressed the issues that continue to be experienced.

- DFI has outlined that the City Centre is currently facing public safety and social disorder pressures that require substantial attention and resources from businesses, community organizations, police, by-law officers, and municipal staff. In DFI's view, it is reasonable to expect that businesses operating in the downtown BIA will actively contribute to a safe, clean, and well-managed environment rather than generating additional demands on already limited resources. Unfortunately, based on the experience of the past three years, DFI does not believe this operation has demonstrated that standard. Further, DFI has outlined that while temporary uses can provide value in appropriate circumstances, they should not become de facto permanent land uses when they are inconsistent with broader planning objectives and have demonstrated ongoing operational challenges.

#### Fredericton Police Force

- Staff would note that By-law Enforcement would generally deal with complaints that are received during the daytime hours, while the majority of complaints for the operating hours of the business would be managed through the City's Police Force. With the Front Yard being a seasonal establishment operating primarily on Thursday, Friday, and Saturday evenings, it translates to the business being operational for 144 days, consisting of approximately 72 operating days from May to October in each year. The below outlines documented incidents by the Fredericton Police Force specific to the Front Yard.
- During the approximate 72 days of operation between May and October 2024, the Fredericton Police Force documented the following incidents:
  - 6 fighting complaints
  - 6 assault complaints (Criminal Code)
  - 3 complaints of urinating in public
  - 2 complaints of unlawful possession of liquor under the Provincial Offences Procedure Act (POPA)
  - 1 complaint involving an alleged drugging of a victim
  - 1 apprehension under the Intoxicated Persons Detention Act (IPDA)
  - 1 underage liquor complaint
  - 1 property damage complaint
  - 1 breach of the peace complaint
  - 1 general assistance complaint
  - 1 additional Criminal Code related complaint
- During the approximate 72 days of operation between May and October 2025, Fredericton Police Force documented the following incidents:
  - 10 public nuisance/noise complaints
  - 6 assault complaints (Criminal Code)
  - 4 apprehensions under the Intoxicated Persons Detention Act (IPDA)
  - 2 complaints involving alleged drugging of victims
  - 1 criminal threats complaint
  - 1 fighting complaint
  - 1 request for assistance with a liquor inspection in conjunction with Justice and Public Safety

- During the first weekend of operations in May 2026, Fredericton Police Force has already responded to an incident resulting in:
  - 1 charge of obstruction under the Criminal Code
  - 1 assault charge
  - 1 criminal threats charge
- All reported incidents between 2024 and 2026 occurred on Friday or Saturday nights. This aligns with the establishment's operating model, which promotes Thursdays as lower intensity evenings, while primary events and higher attendance occur on Fridays and Saturdays.
- It should also be noted that the incidents outlined above reflect only those formally documented by the Fredericton Police Force. They do not capture the full scope of police interactions at this location, including frequent engagement by downtown patrol officers with noise, intoxicated individuals and related disorder. The Front Yard has consistently been a focal point for police attention in the downtown core, largely due to the concentration of large numbers of intoxicated patrons within a confined area and the level of noise generated from the events. The Fredericton Police Force has also received multiple complaints from residents in the area, sometimes from several blocks away, through email and telephone, regarding excessive noise levels associated with downtown noise. These concerns reflect a significant impact on quality of life, with some residents reporting such a degree of disruption that it has caused considerable distress and emotional upset.

#### By-law Enforcement

- The City's By-law Enforcement office has identified a total of seven documented complaints pertaining to excessive noise associated with the Front Yard. In addition, By-law Enforcement staff note that there has been ongoing correspondence between their office, members of Council, Downtown Fredericton Inc. and Police regarding these matters. Collectively, the activity reflects a consistent and sustained pattern of concern from residents within the surrounding area. The nature, frequency, and persistence of these complaints indicate that the operations of the business are having an adverse impact on the neighbouring community. The repeated need to direct complainants to Police enforcement further underscores the unresolved and recurring nature of these concerns. In consideration of the documented history and the demonstrated negative effects on the surround area, By-law Enforcement does not support a one-year extension of the current use. It is the position of their office that the ongoing concerns reflect an incompatibility with the surrounding community that has not been adequately resolved.

#### Temporary Use Variance

- The general intent of a temporary use variance is to permit a use for a temporary period up to one year, as per the Community Planning Act, to determine whether such use is appropriate for that location and whether it is compatible with its surroundings, prior to considering the use on a more permanent basis. As the business has been operating on the property for multiple years, it has become clear based on the above that the business is unable to operate in a compatible manner and has negative impacts on its surroundings. While staff appreciate what the Applicant has outlined in their letter of intent with respect to actions to mitigate impacts, the multiple years of operations have demonstrated that ongoing concerns have persisted and that there are negative impacts on its surroundings.


- While long-term objectives have been outlined by the Applicant, the current operation has gone beyond the temporary and transient nature intended, and its condition lends itself to something that appears as a permanent fixture. Staff would reiterate that there is an existing approval in place for a mixed-use building and from a land use perspective, the intent of this property is for a more permanent building that represents a prime infill opportunity within the City Centre.

**RECOMMENDATION:**

It is recommended that the application submitted by The Front Yard Beer Garden Inc. on property located at 374-376 King Street for a temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period be denied.

Prepared by:

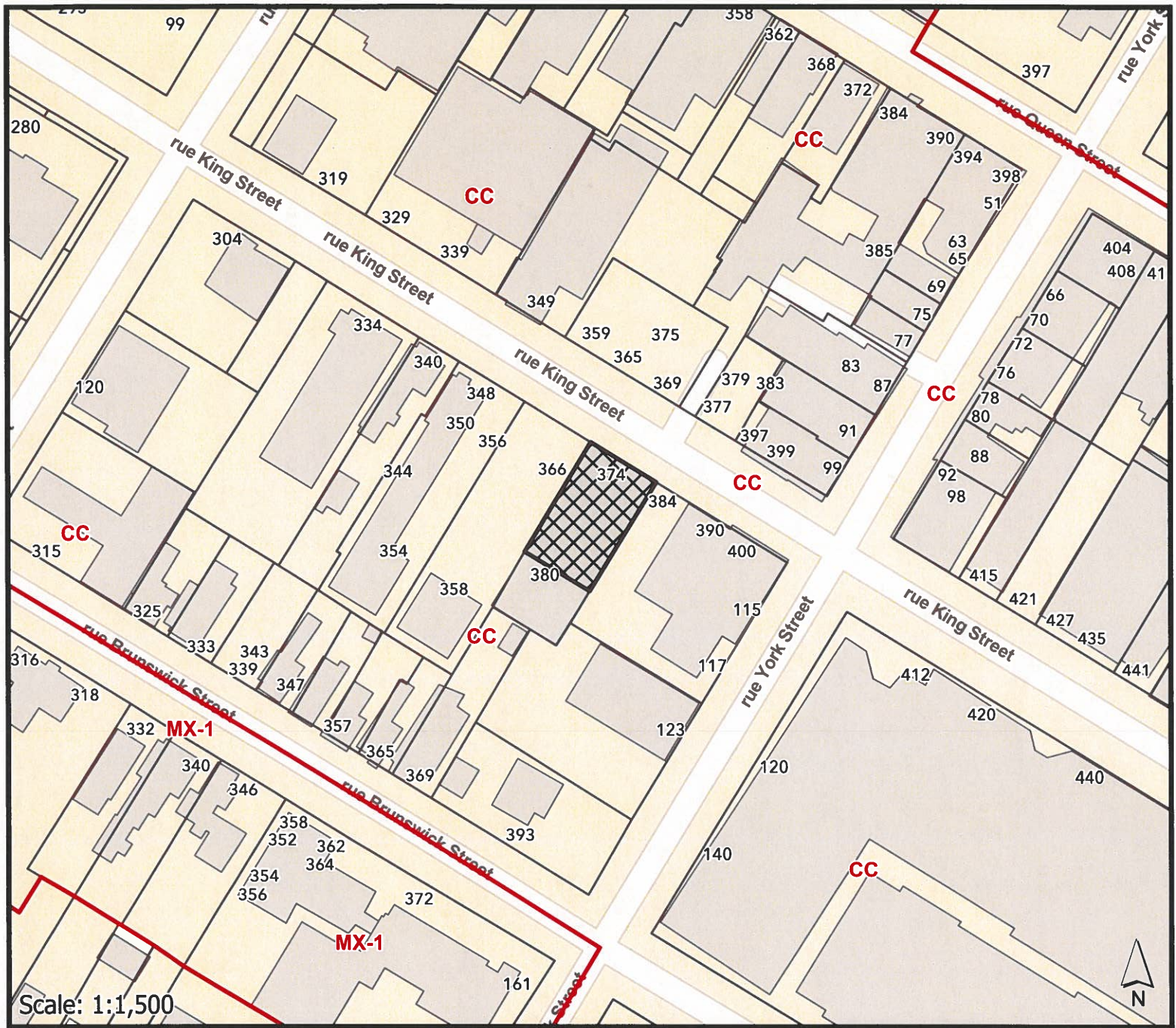
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


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



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



 Subject Property / Propriété Visé

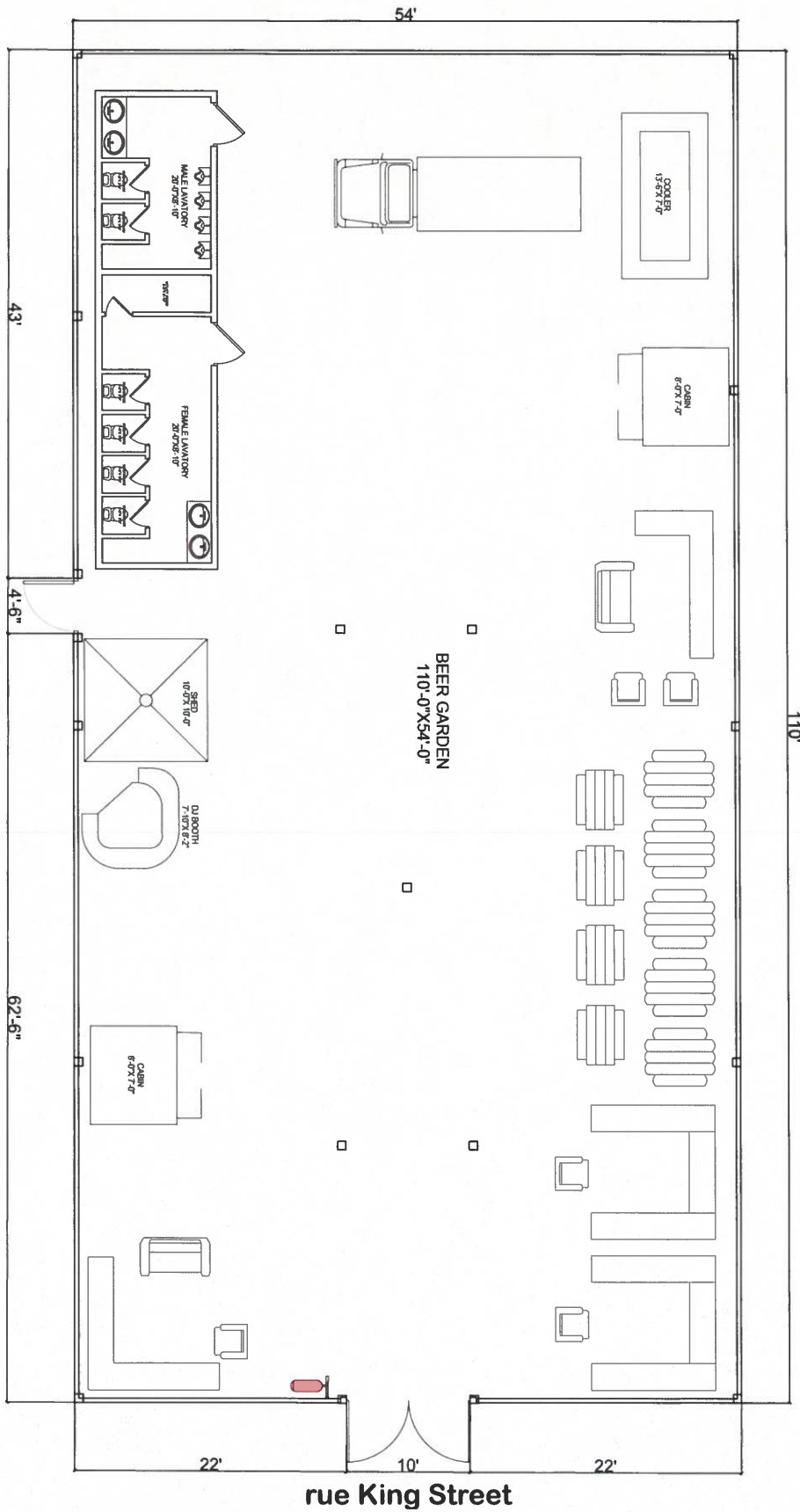
Temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period.

Dérogation d'usage temporaire visant à permettre l'exploitation d'un établissement servant des boissons et d'une installation de vente temporaire pour une période d'un an.

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # I  
File \ fiche: PR-36-2026  
Date \ date: juin \ June 17, 2026  
Subject \ sujet: 374-376 King Street  
The Front Yard Beer Garden Inc.



Site Plan / Plan du site



rue King Street



rue King Street

**Renderings / Rendus**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # III

File \ fiche: PR-36-2026

Date \ date: juin \ June 17, 2026

Subject \ sujet: 374-376 King Street

The Front Yard Beer Garden Inc.



**Renderings - Interior / Rendus - intérieur**

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # IV

File \ fiche: PR-36-2026

Date \ date: juin \ June 17, 2026

Subject \ sujet: 374-376 King Street

The Front Yard Beer Garden Inc.

Letter of Intent



The Front Yard Beer Garden Inc.

(506) 470-9675 admin@thefrontyard.ca 374-376 King St, Fredericton, NB E3B 3N6

April 24, 2026

Department of Planning  
City of Fredericton  
397 Queen St  
Fredericton, NB E3B 1B5

Dear Frederick,

The Front Yard Beer Garden Inc. is submitting this Letter of Intent in support of an application to permit the continued seasonal operation of the property located at 374-376 King Street as a temporary outdoor drinking establishment / hospitality venue.

This application seeks approval for a temporary use variance for a period of up to one (1) year, and outlines the proposed use, planning context, and supporting rationale for approval. The intent of this submission is to provide a structured and responsible framework for continued operation while preserving the long-term development potential of the property.

**1. Request**

The applicant, The Front Yard Beer Garden Inc., is seeking approval for a temporary use variance to permit the continued seasonal operation of the property as a seasonal outdoor drinking establishment / hospitality venue.

This application is intended to allow the continued operation of the existing beer garden under a structured, conditional approval framework consistent with the City's planning process.

**2. Site Background**

The subject property is located within the City Centre (CC) Zone and is currently subject to an approved mixed-use development, including associated terms and conditions.

In 2023, the City permitted the operation of The Front Yard Beer Garden as a temporary vending facility for a period of up to three years.

## Letter of Intent

Since that time, The Front Yard has operated seasonally and has become an established component of the downtown core, contributing to local activity, employment, and business support.

### **3. Planning Context & Existing Approvals**

The applicant acknowledges that the property remains subject to an existing mixed-use approval and associated development rights.

This application does not seek to amend, remove, or replace those approvals at this time.

Rather, this application is intended to establish a time-limited interim use, recognizing that:

- the approved development has not yet proceeded,
- the property would be underutilized, and
- an interim seasonal use can provide economic and community value while preserving long-term development potential

The proposed interim use is fully reversible and would not impede or delay the implementation of the approved development.

### **4. Description of Use**

The proposed use is a seasonal outdoor drinking establishment / hospitality venue, operating primarily between May 1 and October 31, weather permitting.

Key characteristics include:

- open-air, seasonal operation
- controlled entry and defined boundaries
- limited amplified music during defined operating periods, with sound actively monitored and managed on-site
- on-site staffing and supervision
- portable washroom facilities
- ongoing operational oversight

The use is contained within a clearly defined footprint and operates as a managed and organized environment.

### **5. Response to Prior Concerns**

The applicant acknowledges that concerns were raised during previous seasons and has taken measurable steps to address them.

Actions taken include:

- Significant investment in washroom capacity to eliminate off-site impacts
- Increased security presence to monitor both the site and surrounding area
- Sound management measures, including:
  - speakers directed downward and inward
  - avoidance of subwoofers
  - on-site decibel monitoring
- Immediate response protocols for any complaints

These measures have been implemented proactively and demonstrate the applicant's commitment to addressing concerns and operating in a manner compatible with the surrounding area.

### **6. Proposed Site Improvements**

If approved, the applicant is prepared to implement further improvements, including, upgraded perimeter fencing featuring consistent height, improved materials, and enhanced visual design, with consideration given to improved sound containment along adjacent property lines.

These upgrades are intended to address prior concerns related to appearance and to further align the site with the surrounding downtown environment.

Visual reference materials, including current site photos, are included to illustrate existing conditions and improvements.

### **7. Community and Economic Contribution**

The Front Yard Beer Garden contributes to the downtown core through:

- 15-20 seasonal jobs
- partnerships with local suppliers and vendors
- increased foot traffic to surrounding businesses

## Letter of Intent

- provision of a controlled, supervised environment for social activity

The venue serves a significant portion of Fredericton's student and young professional population, supporting a vibrant and active downtown.

### **8. Long-Term Vision**

The applicant's long-term objective is to acquire and redevelop the property into a permanent commercial project that aligns with the City's vision for the downtown core.

Conceptual renderings illustrating this long-term vision have been prepared and are included with this submission for reference. These materials are intended solely to demonstrate the applicant's future redevelopment intent and are not part of the current application.

While there is clear intent to pursue redevelopment, the timing of such a project is dependent on market conditions, project feasibility, and the coordination of land acquisition and financing. As a result, redevelopment is not anticipated in the immediate term and is currently estimated within a 3-5 year horizon.

In the interim, the proposed beer garden use represents a practical and beneficial activation of an otherwise underutilized site, contributing to economic activity and downtown vibrancy while preserving the ability to transition to redevelopment when conditions allow.

The interim use is not intended to be permanent and would cease upon advancement of redevelopment of the property.

### **9. Relief Requested**

The applicant respectfully requests approval of a temporary use variance for a period of up to one (1) year to permit the continued seasonal operation of the property as a seasonal outdoor drinking establishment / hospitality venue.

The applicant is seeking approval in a manner that preserves the existing mixed-use development approval on the property and allows for continued interim use without impacting future redevelopment potential.

The applicant is willing to accept reasonable conditions of approval to ensure continued responsible operation and compatibility with the surrounding area.

## Letter of Intent

### **10. Closing**

The Front Yard Beer Garden has demonstrated its ability to operate responsibly, respond to concerns, and contribute positively to the downtown core.

This application represents a balanced approach that:

- maintains future development rights
- supports current economic activity
- allows for continued improvement and accountability

The applicant welcomes the opportunity to work with the City to ensure the continued success and responsible operation of this seasonal use.

Sincerely yours,

The Front Yard Beer Garden Inc.

**From:** [REDACTED]  
**To:** PLANNING AND DEVELOPMENT  
**Subject:** 374-376 King st  
**Date:** Saturday, June 6, 2026 7:27:58 AM

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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,

As the owner of 374 King st(the warehouse behind the front yard) and the radical edge, we strongly oppose the temporary use variance for the front yard.

Our #1 issue with the business is that it's male patrons choose to continually urinate in the alcove of the warehouse door, it seeps under door causing a horrible urea smell.

Secondly, albeit have no proof, word on the street was that there was quite a bit of drug trafficking to young people through this venue - just word on the street.

Finally, when the original house was torn down on that property, it was done with the promise of building a new building on the property - which didn't happen - then property was sold to an absent owner(Halifax I believe) during the COVID boom time. If the city continues to allow low value use on this property, there will never be an incentive to get the property developed.

Thanks,

Mike Davis

The Radical Edge

Sent from my iPhone



June 8, 2026

Planning Advisory Committee- City of Fredericton

Re: Application for One-Year Extension of Temporary Use Variance – The Front Yard Beer Garden Inc.

Dear Members of the Planning Advisory Committee,

On behalf of Downtown Fredericton Inc. (DFI), I am writing regarding the application to extend the temporary use variance for The Front Yard Beer Garden for an additional one-year period.

DFI recognizes the important role that patios, outdoor gathering spaces, and unique hospitality experiences play in creating a vibrant downtown. We support responsible commercial activity that contributes positively to the economic vitality, safety, and livability of the downtown Business Improvement Area (BIA).

However, after observing the operation of this temporary use over the past three years, DFI cannot support the requested extension.

Throughout the temporary approval period, DFI has become aware of a number of recurring concerns related to the operation of the site that have had direct negative impacts on neighbouring businesses, nearby residents, and the public realm. These concerns include:

- Insufficient washroom facilities, resulting in patrons regularly seeking access to neighbouring businesses' washrooms and numerous instances of public urination on adjacent public and private property;
- Reports and concerns related to the admittance of minors and underage alcohol consumption;
- Reports of the sale and consumption of illegal drugs on and around the premises;
- Repeated noise concerns associated with late-night live music affecting nearby residential properties;

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506-458-8922 | DOWNTOWNFREDERICTON.CA





- Ongoing cleanliness and maintenance issues, including significant accumulations of cigarette butts and other debris that DFI staff routinely remove as part of downtown cleanliness efforts.

In addition, DFI understands that both Municipal Bylaw Enforcement and the Fredericton Police Force have had multiple interactions with the operators concerning issues arising from the operation of the establishment.

Importantly, these concerns are not new. More than one year ago, DFI met directly with the operators to discuss the issues identified by downtown stakeholders and to encourage operational changes that would better mitigate impacts on neighbouring properties and the surrounding community. During that meeting, we also requested that the operators proactively engage adjacent property owners and business tenants to better understand and address their concerns.

Based on feedback received from neighbouring businesses and other stakeholders, this outreach has either not occurred or has not meaningfully addressed the issues that continue to be experienced.

Downtown Fredericton is currently facing public safety and social disorder pressures that require substantial attention and resources from businesses, community organizations, police, bylaw officers, and municipal staff. In DFI's view, it is reasonable to expect that businesses operating in the downtown BIA will actively contribute to a safe, clean, and well-managed environment rather than generating additional demands on already limited public resources.

Unfortunately, based on the experience of the past three years, we do not believe this operation has demonstrated that standard.

From a planning perspective, DFI is also concerned that the continued use of this property as a temporary beer garden does not advance the long-term vision for Fredericton's urban core. The City Centre is intended to encourage permanent commercial, mixed-use, and higher-density development that contributes to a vibrant, active streetscape, economic impact and strengthens the downtown tax base. While temporary uses can provide value in appropriate circumstances, they should not become de facto permanent land uses when

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they are inconsistent with broader planning objectives and have demonstrated ongoing operational challenges.

For these reasons, Downtown Fredericton Inc. respectfully recommends that the Planning Advisory Committee decline the requested one-year extension of the temporary use variance.

Our position should not be interpreted as opposition to outdoor hospitality or innovative commercial uses in the downtown. Rather, it reflects our belief that temporary approvals should be evaluated on whether they have operated responsibly, addressed community concerns, and advanced the broader objectives of a safe, vibrant, and economically prosperous downtown.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Adam Peabody'.

Adam Peabody

Executive Director

Downtown Fredericton Inc.

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**From:** [Jen Stewart](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** The Frontyard  
**Date:** Wednesday, June 10, 2026 10:59:01 AM

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

Hi there!

I own The Cove by First Light Distillery at 280 King St. I'm emailing in regards to the upcoming meeting about The Front Yard Beer Garden application on June 17th.

We are in support of The Front Yard Beer Garden staying open.

Thanks!

Jen  
**Jen Stewart**  
Co-Founder  
First Light Distillery

---

  
[www.firstlightdistillery.ca](http://www.firstlightdistillery.ca)  
73 Fairway Drive, Hanwell, NB, E3C 0M2

**From:** [Sophie Landry Mockler](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** PAC The Front Yard Beer Garden Inc. - 374-376 King Street: Temporary use variance to permit a drinking establishment/temporary vending facility for a one-year period.  
**Date:** Wednesday, June 10, 2026 11:18:47 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.

I want to provide my support to the Front Yard's request for approval to continue operating for another year.

I've seen firsthand how the young owners - I know them personally - built everything from the ground up themselves, from renovating the bus, to building a fence around the Front Yard, putting soil and planting flowers, installing turf, investing in nice and modern washroom facilities, increasing security overtime, keep the place clean and professional, provide games, and an absolute great atmosphere for the community to be able to enjoy downtown Fredericton outdoors. They also created jobs for numerous people and can rent the venue to business to host events.

Thank you!

Sophie

## PLANNING REPORT



PAC – June 17, 2026  
File No.: V/17/2026, P.R. No. 39/26

**To:** Planning Advisory Committee  
**From:** Connor Adsett, Planner  
**Proposal:** Conditional use variance to permit a child care centre – medium in the Residential Zone One (R-1)  
**Property:** **51 Birmingham Ct (PID 75026062)**

---

**OWNER:** Ayat Ahmad Ribdawi  
51 Birmingham Ct  
Fredericton, NB  
E3B 6H2

**APPLICANT:** As above

### **SITE INFORMATION:**

**Location:** North side of Birmingham Court adjacent to Bliss Carman Middle School  
**Context:** Single detached dwellings with a large school and greenspace behind  
**Ward No:** 8  
**Municipal Plan:** Established Neighborhood  
**Zoning:** Residential Zone One (R-1)  
**Existing Land Use:** Single Family Dwelling  
**Previous Applications:** None

### **EXECUTIVE SUMMARY:**

The Applicant is proposing to operate a “child care centre – medium” use on the subject property. Zoning By-law Z-5 defines “child care centre – medium” as a use “where care and supervision is provided to 7 to 18 children during the day in a residential area as regulated under the Family Services Act”. A “child care centre – medium” use is permitted in the R-1 Zone as a conditional use and requires a conditional use variance subject to applicable terms and conditions.

The Applicant currently operates a provincially registered “child care centre - small” for 5 children at the subject location. The location is considered to be beneficial due to its proximity to Bliss Carman Middle School and Kimble Drive Park. Furthermore, staff are of the view that the recommended terms and conditions ensure that the proposed child care expansion is of a scale and intensity that is appropriate for this residential context. Therefore, staff support this application subject to terms and conditions.

## **APPLICATION:**

Ayat Ahmad Ribdawi has made application for a conditional use variance to permit a child care centre - medium use on property located at 51 Birmingham Court.

## **PLANNING COMMENTS:**

Proposal:

- The Applicant, Ayat Ahmad Ribdawi is proposing to expand the childcare currently offered at the subject property from 5 children to up to 15 children. The subject property is zoned Residential One (R-1) which permits “child care centre – medium” as a conditional use subject to approval by the Planning Advisory Committee (PAC). Child Care Centre – Medium permits between 7 to 18 children subject to the *Family Services Act*. In this case the proposal is for up to 15 children and two staff members, again subject to the *Family Services Act*. The applicant will be one of the staff members and there will be one other. The age of the children will range between 12 months and 5 years old and the centre will run from Monday to Friday 7:30am to 5:00pm. Four parking spaces will be provided on site and additional parking is available on-street as per the requirements of the use.

Municipal Plan:

- The subject property is designated as Established Neighborhood in the Municipal Plan. This designation permits child care centers as complimentary uses and permits them without a municipal plan amendment. Subsection 3.1.1(13) of the Municipal Plan outlines the following with respect to Child Care Centres:

*(13) Council may permit limited neighbourhood child care centres in residential areas subject to regulations in the Zoning By-Law to ensure:*

- i. The use is secondary to the permitted residential use; and,*
- ii. Compatibility with surrounding land uses.*

Staff are of the view that this proposal is in keeping with the intent of the Municipal Plan. Childcare centre uses are important amenities, and the municipal plan is clear that residential areas are an appropriate location, especially in this case given the proximity of the school.

However, staff have concerns relative to the intensity and scale of the use as proposed in terms of 15 children. Although the Zoning By Law can permit up to 18 children it is important to balance the number of children with the site context. In this case staff believe that the potential for adverse impacts in terms of traffic generation (drop off/pick-up) and limited lot area, necessitate that the child care centre be restrained to a max of 12 children.

Zoning By-law:

The proposal complies with the applicable provisions and standards for Child Care Centre – Medium uses as per subsection 7.3(3):

<b>General Provisions</b>	
Be Permitted within a SDD	Yes
Owner/Operator reside on property	Yes
Be located on a street which permits on-street parking	Yes
Comply with all Provincial statutes or regulations	Yes
No other secondary uses to SDD on lot	Yes
<b>Standard</b>	
Restricted to 18 children (MAX)	Yes
Maintain distance of 200m from other child care centres	Yes
Minimum 1.8 m high fence required b/t play yard and neighbour	Yes
Signage comply with sign regulations	Yes
<b>Parking</b>	
1sp employee and 1sp/10 children = 4 spaces	4sp

- Within the applicable low-rise residential zones, the child care centre – medium use is only permitted as a conditional use. Conditional uses shall be approved by the Planning Advisory Committee (PAC) and subject to terms and conditions that may be imposed by PAC as outlined in subsection 2.1(2)(a)(i) of Zoning By-law Z-5. It is further outlined that PAC may prohibit a conditional use if it is determined that the applicant cannot reasonably be expected to comply with the terms and conditions imposed. The intent of the conditional use variance process is to ensure that the proposed use is appropriate and at the right scale and intensity for the context of the property. Further, the recommended terms and conditions ensure that appropriate measures are in place for such use.
- As outlined above, the child care centre – medium use would comply with the applicable general provisions and standards. The child care centre will operate out of a single detached dwelling in which the owner/operator resides. Owner occupancy has been confirmed via an email which is attached to this report. Furthermore, a term and condition has been added to enforce this provision. There are no other recorded secondary uses existing on the property and a fenced play area will be provided. In the future, should the Applicant put up a sign, it shall meet the requirements of Zoning By-law Z-5. Based on available Provincial information, there are no other child care centres - medium within the 200-metre radius of the subject property.
- *Zoning By-law Z-5* requires one parking space per ten children, one parking space for each employee, and one parking space for the residential unit. When an employee is a resident the required residential and employee parking space can be counted together. In addition, employee parking is also allowed to be provided in tandem as per subsection 7.3(3)(b)(v) of Zoning By-law Z-5. Given there will be one employee in addition to the resident as the owner/operator and a maximum of twelve children of the house then a total of four spaces is required, which the site provides as seen on Map II.

- Staff have concerns regarding overflow parking and pick up drop off traffic. In order to address these concerns staff are recommending three relevant terms and conditions. First, staff have limited the number of children to 12 despite the use's maximum of 18 and the applicant's proposal for 15. Staff believe this restriction will limit parking impacts while still allowing the applicant to expand their use. Second, staff have added a term and condition that the garage and carport must remain available for parking as long as the child care centre operates (Map III). Third, as the site can only accommodate two staff parking spots, a term and condition has been added limiting the number of employees to one in addition to the resident as owner/operator. The subject street, Birmingham Court, also permits on street parking as is required of the use.

#### Engineering & Operations

- Birmingham Court currently is a low volume residential street with a cul-de-sac end. The street currently has no parking restrictions. The proposed child care centre has on site parking. However, at times it is expected that parents may drop off by parking on street. The street has sufficient width to accommodate parking on one side and the cul-de-sac can accommodate vehicles turning around. The city will monitor and may choose to implement parking restrictions on one side of the street if issues arise regarding parking on both sides of the street.

In summary, staff are of the view that the recommended terms and conditions ensure that the proposed child care expansion is of a scale and intensity that is appropriate for this residential context. The proposal is consistent with the Municipal Plan and the requirements of the Zoning By-law. Staff have taken public comments into consideration and believe the recommended terms and conditions help address potential impacts. Overall, staff support the application subject to terms and conditions.

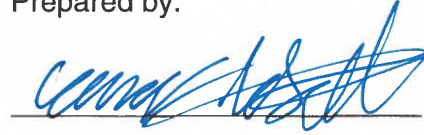
#### **RECOMMENDATION:**

It is recommended that the application submitted by Ayat Ahmad Ribdawi for a conditional use variance to permit a child care centre - medium use on property located at 51 Birmingham Court, be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 39/26 to the satisfaction of the Development Officer;
- b) The child care centre – medium use be restricted to a maximum of 12 children;
- c) The number of employees, in addition to the owner/operator is restricted to a maximum of one;
- d) The owner/operator reside on the subject lot;
- e) The subject carport and garage are to remain available for parking while the “child care centre – medium” use remains in operation;
- f) A group home, tourist home, home occupation or secondary dwelling unit not be permitted while the “child care centre – medium” use remains in operation;
- g) Hours of operation be limited to Monday to Friday 7:30am to 5:00pm;
- h) The Applicant be licensed by the Department of Education and Early Childhood Development;

- i) Backflow preventor is required;
- j) Exterior signage shall comply with Section 7.3(5)(b)(iv) of Zoning By-law Z-5 and will require a sign permit; and,
- k) Parking shall be to the satisfaction of the Development Officer.

Prepared by:

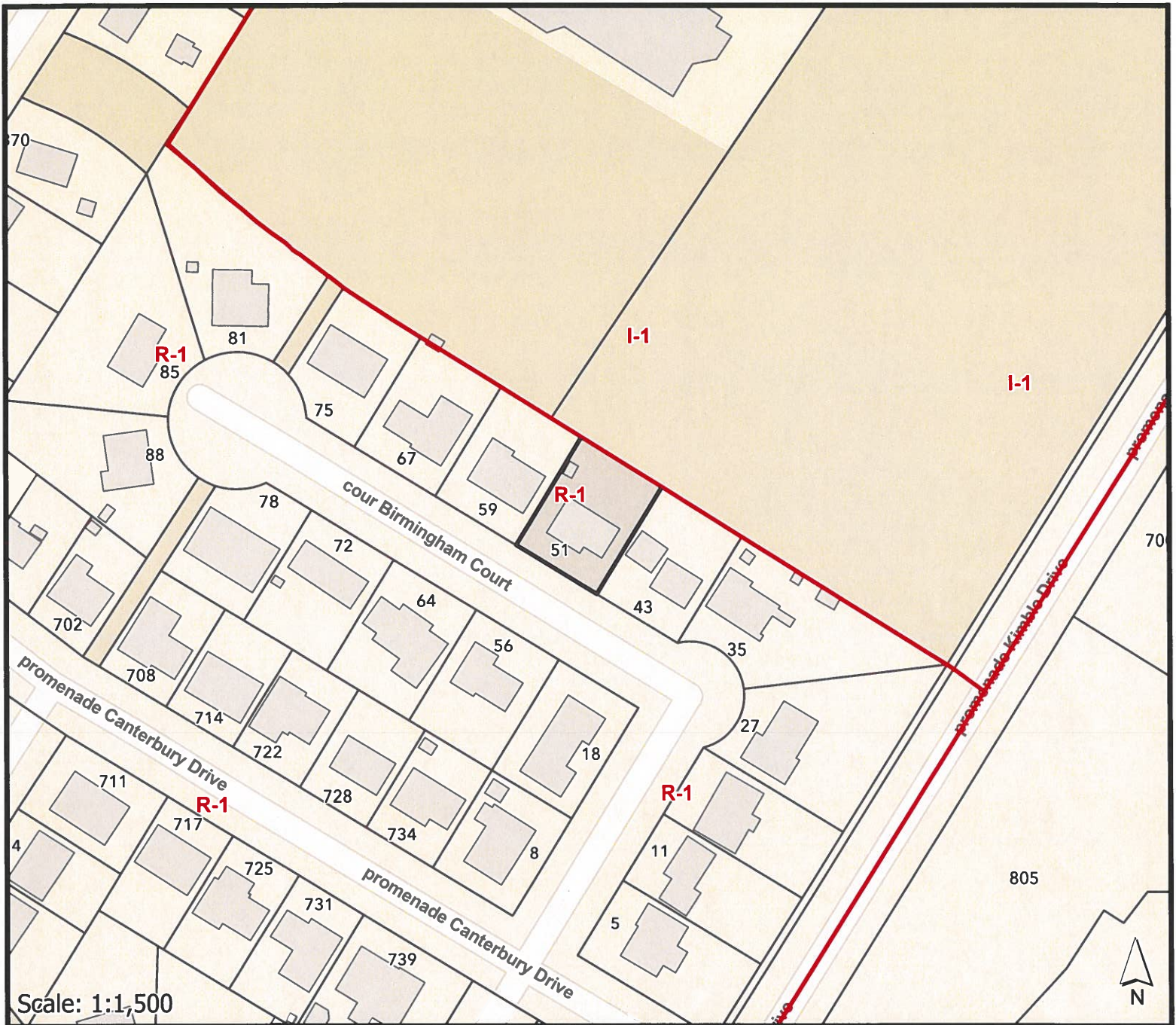


Connor Adsett,  
Planner, Community Planning

Approved by:



Marcello Battilana, MCIP  
Manager, Community Planning



Scale: 1:1,500



Subject Property / Propriété Visé

Application for a conditional use variance to operate a "Child Care Centre -Medium" at 51 Birmingham Court.

Demande une dérogation pour usage conditionnel afin de permettre l'exploitation d'une garderie de taille moyenne » au 51, cour Birmingham.



Community Planning  
Planification urbaine

Map \ carte # I  
File \ fiche: PR-39-2026  
Date \ date: juin \ June 17, 2026  
Subject \sujet: 51 cour Birmingham Court  
Ayat Ribdawi

24.82m

Fenced outdoor play area /  
Aire de jeux extérieure clôturée

Fenced pool area /  
Zone de piscine clôturée

33.25m

Parking 1

Parking 2

Parking 4

Parking 3

51

cour Birmingham Court



Scale: 1:200

**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # II

File \ fiche: PR-39-2026

Date \ date: juin \ June 17, 2026

Subject \ sujet: 51 cour Birmingham Court

Ayat Ribdawi

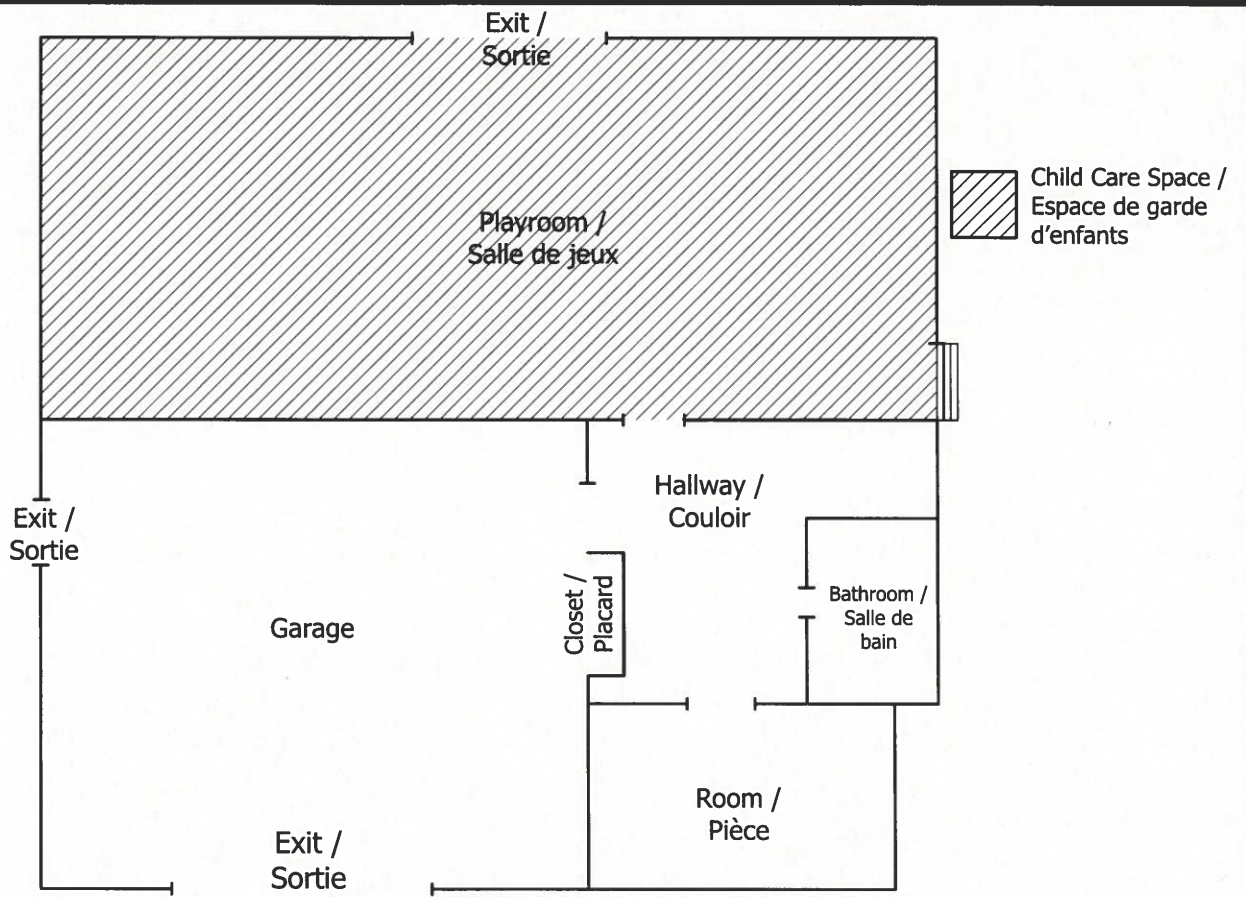


**Elevation / Élévation**

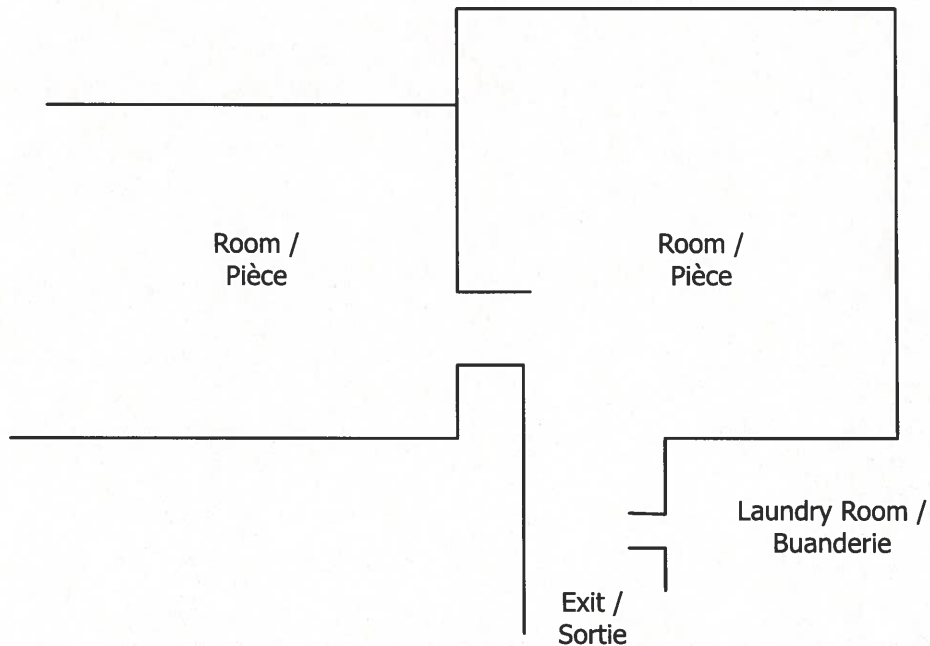
**Fredericton**

Community Planning  
Planification urbaine

Map \ carte # III  
File \ fiche: PR-39-2026  
Date \ date: juin \ June 17, 2026  
Subject \ sujet: 51 cour Birmingham Court  
Ayat Ribdawi

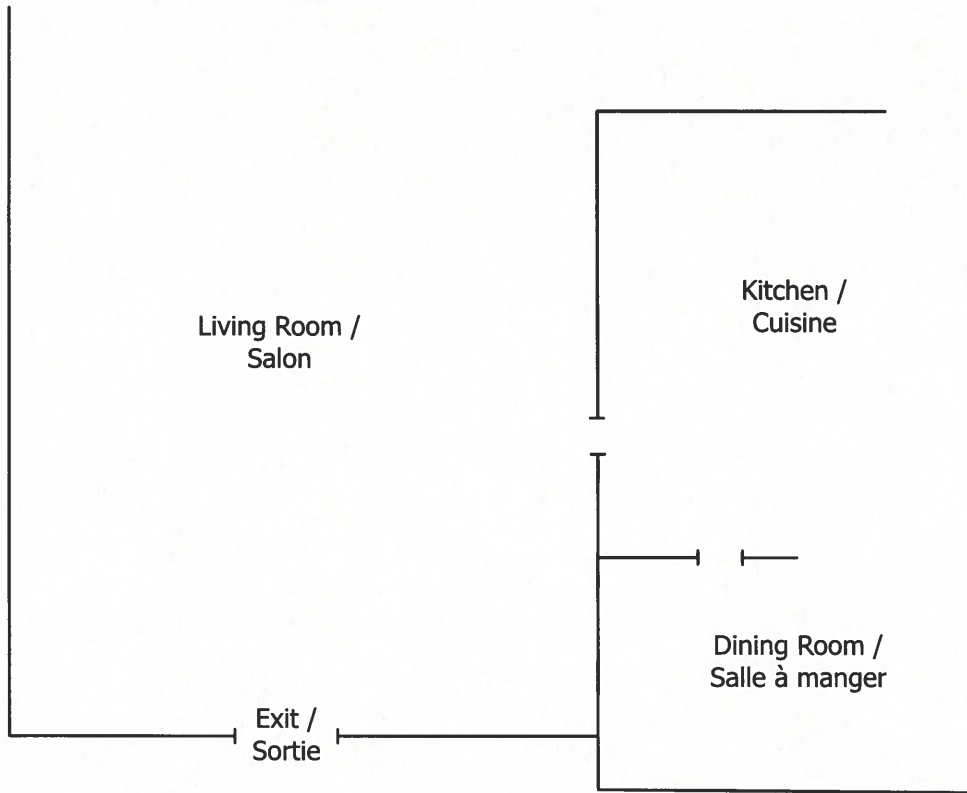


**Ground Floor - First Level / Rez-de-chaussée – Premier étage**

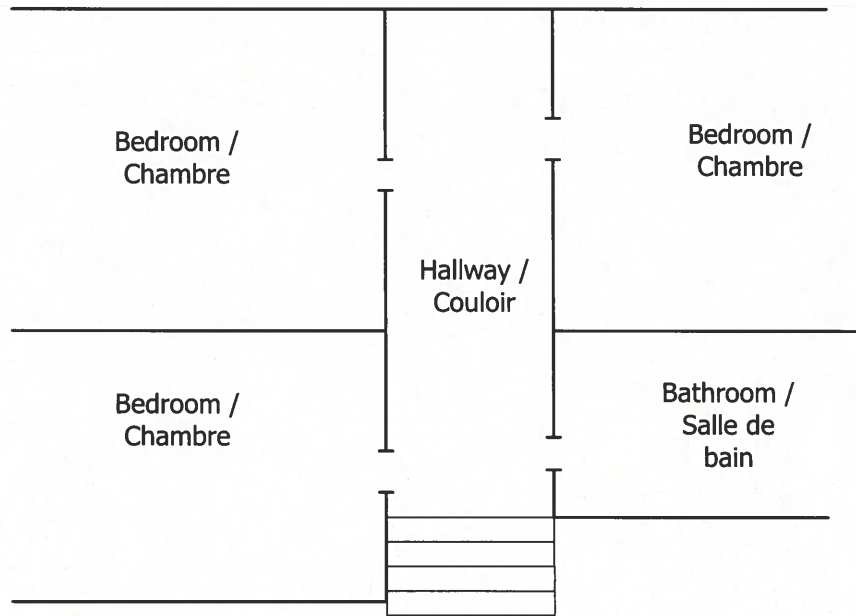


**Basement / Sous-sol**

**Floor Plans / Plans d'étage**



**Ground Floor - Second Level / Rez-de-chaussée – Deuxième étage**



**Second Floor / Deuxième étage**

**Floor Plans / Plans d'étage**



Community Planning  
Planification urbaine

Map \ carte # V  
File \ fiche: PR-39-2026  
Date \ date: juin \ June 17, 2026  
Subject \ sujet: 51 cour Birmingham Court  
Ayat Ribdawi

**Date:** May 7, 2026

Dear Members of the Planning Advisory Committee,

I am writing to formally request approval for a Conditional Use to operate a Child Care Centre (Medium) at 51 Birmingham Court, within the Residential Zone One (R-1).

I am currently a licensed in-home childcare provider running at this address with **5 enrolled children**. This experience has provided me with strong skills in early childhood education, daily program planning, and safe, structured care. I am now looking to transition from a home-based childcare model to a licensed Child Care Centre to better serve local families and respond to the growing demand for quality early learning spaces in Fredericton.

#### **Program Overview**

The proposed centre will accommodate up to **15 children between the ages of 12 months and 5 years**. The program will follow a structured, play-based learning approach that supports children's social, emotional, physical, and cognitive development in a safe, calm, and nurturing environment.

#### **Hours of Operation**

The centre will run Monday to Friday from **7:30 AM to 5:00 PM**, providing consistency for families and a stable daily routine for children.

#### **Staffing**

The centre will employ two staff members, including one owner-operator. Both staff members will meet provincial standards, including early childhood education qualifications and valid first aid certification, ensuring proper supervision and care for all children at all times.

### **Safety and Supervision**

Child safety is a top priority. The facility will be organized to allow clear supervision of all children, with defined activity areas, secure access points, and full compliance with all health and safety regulations. Daily programming will include supervised play, structured learning activities, meals, and rest periods.

### **Parking and Traffic Management**

The property includes a driveway that accommodates **up to 4 vehicles**, supporting staff parking and daily drop-off and pick-up needs. Additional on-street parking is also available when required. Parking will be managed in accordance with municipal requirements, including one space per employee and one space per 10 children. Drop-off and pick-up procedures will be organized to minimize congestion and ensure safe traffic flow within the residential court.

### **Outdoor Play Area**

A designated outdoor play area will be provided on-site. The area will be **fully enclosed with a wooden fence of appropriate height**, ensuring a safe and secure environment for children. The space will be supervised at all times and designed to support active outdoor play while respecting neighbouring properties.

### **Location Context and Neighbourhood Compatibility**

The property is located in a family-oriented area with a **school situated directly behind the property**, as well as nearby park and trail access. This reinforces the suitability of the location for a childcare centre and aligns well with existing community uses. The proposed operation has been carefully planned to respect the residential character of the neighbourhood, with a moderate scale intended to minimize noise and traffic impact.

I am committed to meeting all municipal and provincial requirements and to working collaboratively with City staff throughout the approval process. Thank you for your time and consideration of this application.

Sincerely,  
**Ayat Ribdawi**  
[506-440-1458](tel:506-440-1458)  
[Ribdaweaa@gmail.com](mailto:Ribdaweaa@gmail.com)



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**Re: Premier Location Confirmation**

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**From** Ayat Ribdaweia <[redacted]>  
**Date** Mon 6/8/2026 11:39 AM  
**To** Adsett, Connor <Connor.Adsett@fredericton.ca>

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

Hello!

I would like to confirm that my primary residence and premier location is 51 Birmingham Court.

Please let me know if any further information is required.

Thank you for your time and consideration.

Kind regards,

Ayat

On Wed, Jun 3, 2026 at 4:22 PM Ayat Ribdaweia <[redacted]> wrote:

**BUILDING INSPECTION REPORT FOR May 2026**

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<b><u>RESIDENTIAL</u></b>				
<b><u>SINGLE DETACHED DWELLING</u></b>				
New	12	\$4,372,000	\$8,090,000	\$11,079,500
New SDD with SDU(s)	3	\$1,225,000	\$1,850,000	-
Additions	2	\$186,000	\$301,000	\$1,066,175
<b><u>MINI HOMES</u></b>				
New	-	-	\$459,000	\$932,000
Additions	-	-	-	-
<b><u>SEMI-DETACHED / DUPLEX</u></b>				
New	-	-	\$1,850,000	\$2,650,000
Additions	-	-	-	-
<b><u>SECONDARY DWELLING UNIT</u></b>				
New Basement Apt	-	-	\$345,000	\$465,000
New Accessory Apt	-	-	\$37,000	\$87,000
New Garden Apt	1	\$150,000	\$150,000	\$30,000
New Garage Apt	1	\$168,000	\$168,000	-
<b><u>TOWNHOUSES</u></b>				
New	3	\$3,700,000	\$4,970,000	\$607,000
Additions	-	-	-	-
<b><u>APARTMENT BLDG.</u></b>				
New	4	\$20,300,000	\$49,800,000	\$82,040,400
Additions	-	-	\$660,000	\$16,000
<b><u>3 - 4 UNIT APARTMENT BUILDING</u></b>				
New	-	-	\$780,000	-
Additions	-	-	-	\$250,000
<b><u>ACCESSORY BLDG</u> * Includes Development Permits</b>				
Storage Building *	9	\$74,000	\$279,000	\$478,363
Carport/Garage *	3	\$135,000	\$356,800	\$309,000
Swimming Pool	3	\$56,500	\$355,500	\$538,765
Deck	9	\$72,756	\$169,256	\$97,800
<b><u>RENOV/REPAIRS</u></b>				
	32	\$1,110,005	\$4,238,567	\$4,048,218
<b><u>TOTAL RESIDENTIAL</u></b>				
	82	\$31,549,261	\$74,859,123	\$104,695,221

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<b><u>COMMERCIAL</u></b>				
New	-	-	-	\$13,103,000
Additions	-	-	\$30,000	\$1,314,000
Renov/Repairs	6	\$439,325	\$37,939,315	\$10,998,649
<b><u>INDUSTRIAL</u></b>				
New	1	\$100,000	\$100,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$111,469	\$221,500
<b><u>GOVERN (Mun.)</u></b>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$10,000	\$60,000
<b><u>GOVERN (Fed/Prov)</u></b>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	1	\$291,397	\$688,297	\$1,469,000
<b><u>INSTITUTIONAL</u></b>				
New	-	-	-	-
Additions	1	\$567,000	\$567,000	\$220,000
Renov/Repairs	1	\$163,478	\$1,897,478	\$750,610
Others	-	-	-	\$19,000
<b><u>DEMOLITION</u></b>				
	3	-	-	-
<b>TOTALS</b>	<b>95</b>	<b>\$33,110,461</b>	<b>\$116,202,682</b>	<b>\$132,850,980</b>

\$37,722,070 (May 2025)

**DEMOLITIONS**

48 Hachey - Shed

155 Bourque Lane - Barn

804 St. Mnary's Street - CO-OP Gas Bar

\*SDU = Secondary Dwelling Unit

**NUMBER OF NEW DWELLING UNITS**

	<u>May 2026</u>	<u>THIS YEAR TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
SINGLE DETACHED DWELLING	15	25	13	31
SEMI-DETACHED / DUPLEX	0	6	8	11
TINY / MINI HOMES	0	4	4	8
SECONDARY DWELLING UNIT	5	12	2	12
APARTMENT UNITS	152	316	101	386
TOWNHOUSE UNITS	19	23	0	4
<b>TOTAL</b>	<b>191</b>	<b>386</b>	<b>128</b>	<b>452</b>

**SECONDARY DWELLING UNIT BREAKDOWN**

	<u>May 2026</u>	<u>THIS YEAR TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
BASEMENT APARTMENT	2	6	1	8
ACCESSORY APARTMENT	1	3	1	1
GARDEN APARTMENT	1	1	0	1
GARAGE APARTMENT	1	1	0	0

**NUMBER OF PERMITS ISSUED**

**BUILDING PERMITS**

<u>May 2026</u>	<u>TO DATE</u>
83	257

**PLUMBING PERMITS**

<u>May 2026</u>	<u>TO DATE</u>
31	136

**SIGN PERMITS**

<u>May 2026</u>	<u>TO DATE</u>
5	35

**DEVELOPMENT PERMITS**

<u>May 2026</u>	<u>TO DATE</u>
12	29

**FEES FOR BUILDING PERMITS ISSUED**

<u>May 2026</u>	<u>TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$267,466.00	\$941,942.00	\$306,394.00	\$1,075,672.00

**FEES FOR PLUMBING PERMITS ISSUED**

<u>May 2026</u>	<u>TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$18,970.00	\$88,440.00	\$44,310.00	\$145,840.00

**FEES FOR SIGN PERMITS**

<u>May 2026</u>	<u>TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$625.00	\$4,375.00	\$350.00	\$4,550.00

**FEES FOR DEVELOPMENT PERMITS**

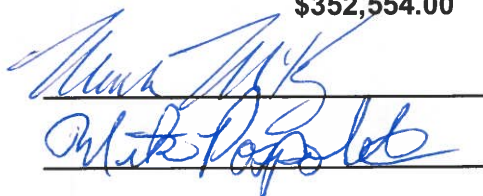
<u>May 2026</u>	<u>TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,000.00	\$2,350.00	\$1,500.00	\$3,200.00

**TOTAL FEES - BUILDING/PLUMBING/SIGNS**

<u>May 2026</u>	<u>TO DATE</u>	<u>May 2025</u>	<u>SAME PERIOD LAST YEAR</u>
<b>\$288,061.00</b>	<b>\$1,037,107.00</b>	<b>\$352,554.00</b>	<b>\$1,229,262.00</b>

SUBMITTED BY:

APPROVED BY:

  
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 Mike Papadopoulos

## Issued Building Permits Sorted by Structure Type

May 2026

Permit #	PID	Issue	Project Location	Applicant	Ward	Structure Type:	Type of	Permit Fee	Value	Description
2026BP003	01561349	May-27-26	48 Hachey Ave	Kevin Corbett	Quarter/Ward 6	Accessory Building	Demolition	\$50.00	\$0.00	Demolish an 8' x 10' shed serving an SDD as per plans submitted
2026BP019	60000999	May-04-26	155 Bourque Ln	Matt Harris & Son	Ward 7	Accessory Building	Demolition	\$50.00	\$0.00	Demolish barn as per aerial view submitted.
2026BP026	01488261	May-12-26	463 Brookside Dr	Sobeys Inc.	Ward 2	Accessory Building	New	\$58.00	\$1,000.00	To install temporary garden center as per previous year submission (May 1st - July 4th, 2026).
2026BP008	75558460	May-14-26	50 Attenborough Dr	First Life Properties Inc.	Ward 2	Apartment Building	New	\$64,850.00	\$6,100,000.00	Construct new 55 unit apartment building as per plans submitted.
2026BP012	75511055	May-11-26	652 Union St	Shenico Developments Ltd.	Ward 6	Apartment Building	New	\$9,650.00	\$1,200,000.00	Construct a new 13 unit apartment building as per plans submitted.
2026BP038	75573410	May-08-26	270 Llan St	Reagan Group Ltd.	Ward 9	Apartment Building	New	\$48,050.00	\$6,000,000.00	Construct a new 52-unit apartment building as per plans submitted.
2026BP019	75426742	May-01-26	600 Saint Mary's St	Colpitts Developments	Ward 4	Apartment Building	Renovation	\$58.00	\$1,000.00	Construct renovation to create an additional bed in an apartment building as per plans submitted.
2026BP019	75426742	May-01-26	60 Two Nations Cross	Colpitts Developments	Ward 4	Apartment Building	Renovation	\$58.00	\$1,000.00	Construct renovation to create an additional bed in an apartment building as per plans submitted.
2026BP023	01441559	May-12-26	1149 Smythe St	709218 NB Inc.	Ward 2	Apartment Building	New	\$40,050.00	\$5,000,000.00	Construct a new 32 unit apartment building as per plans submitted.
2026BP013	75418822	May-01-26	1150 Prospect St	K-Line Construction	Ward 2	Commercial Building	Renovation	\$1,986.00	\$241,825.00	Construct a renovation to expand the storefront of a commercial building as per plans submitted.
2026BP016	75554501	May-01-26	575 Two Nations Cross	Ikar Holdings Corp.	Ward 4	Commercial Building	Renovation	\$690.00	\$90,000.00	Construct renovation for a restaurant fit-up in suite 10 of a commercial building as per plans submitted.
2026BP018	75502500	May-15-26	394 Queen St	Freddy Beach Property Management	Ward 10	Commercial Building	Renovation	\$426.00	\$46,500.00	Construct renovation for landlord work to create a new commercial suite for future fit-up, as per plans submitted
2026BP028	01441559	May-12-26	1149 Smythe St	Today's Homes Northrup Homes	Ward 9	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct renovation of additional offices in existing suite on third storey of commercial building as per plans submitted
2026BP014	75532419	May-29-26	804 Saint Mary's St	Phoenix Petroleum Ltd	Quarter/Ward 9	Commercial Building	Renovation	\$450.00	\$50,000.00	Construct renovation to install a chair lift within the eastern exit stairwell for ground level access to the existing con
2026BP017	75461152	May-12-26	103 Everett Crt	Randy Moranhouse	Ward 1	Deck	Demolition	\$50.00	\$0.00	Demolish the Co-op gas bar as per information submitted
2026BP016	75522425	May-04-26	453 Squires St	JT Builders Inc	Ward 9	Deck	New	\$74.00	\$2,500.00	Construct a 4' x 4' detached deck for an SDD as per plans submitted
2026BP021	01463948	May-25-26	769 Field St	Calvin Taylor	Ward 9	Deck	New	\$218.00	\$12,000.00	Construct rear yard deck (same size and location as existing) as per plans submitted.
2026BP021	01462027	May-04-26	606 Kitchen St	Tyler Lynn	Ward 11	Deck	New	\$98.00	\$6,000.00	Construct a new rear attached deck to serve SDD as per information submitted.
2026BP024	01439371	May-12-26	150 Bessborough St	Earl Lyon	Ward 9	Deck	New	\$66.00	\$1,500.00	Construct a new rear attached deck for an SDD as per plans submitted
2026BP024	01473099	May-20-26	138 Limerick Rd	Wade Kierstead	Ward 7	Deck	Renovation	\$82.00	\$3,400.00	Construct a ramp to an existing deck for an SDD as per plans submitted
2026BP027	01747844	May-14-26	35 Parkside Dr	Nate Hadlow	Ward 9	Deck	New	\$130.00	\$9,500.00	Construct a 20' x 14' attached deck for an SDD as per plans submitted
2026BP029	75407130	May-27-26	357 Gibson St	Andy McMullen	Ward 6	Deck	New	\$154.00	\$12,706.00	Construct an 8' x 22' attached deck (on blocking) to serve SDD as per information submitted.
2026BP019	01472794	May-26-26	548 Forest Hill Rd	Jackson of all trades	Quarter/Ward 6	Deck	Renovation	\$2,386.00	\$291,397.00	Construct ventilation system upgrade for Forest Hill School as per plans submitted.
2026BP027	75573782	May-08-26	19 Apeldoorn Ln	Robin Clark Homes Ltd.	Ward 12	Garden Apartment	New	\$1,250.00	\$150,000.00	Construct Garage Apartment as per plans submitted.
2026BP020	75411363	May-29-26	106 Tanya Ave	Joan Brewer	Ward 1	Garden Apartment	New	\$1,394.00	\$168,000.00	Construct a new garden apartment as per plans submitted.
2026BP017	75571166	May-12-26	814 Saint Mary's St	Hansen Construction Group Ltd.	Ward 4	Industrial	New	\$850.00	\$100,000.00	Construct a 40' x 50' salt storage building as per plans submitted
2026BP011	01483361	May-21-26	615 Kimble Dr	Bird Construction	Ward 8	Institutional	Addition	\$4,586.00	\$567,000.00	Construct the installation of 2 modular classroom modules as per plans submitted.
2026BP015	75470278	May-26-26	570 York St	Epic Energy Solutions Ltd	Ward 10	Institutional	Renovation	\$1,362.00	\$163,476.00	Construct a roof mounted solar array on the YMCA building as per plans submitted.
2026BP019	01420090	May-05-26	7 Gourey Ct	Jennifer Purdy	Ward 3	Pool	New	\$274.00	\$28,000.00	Install a new pool to serve SDD as per information submitted.
2026BP026	75529438	May-15-26	699 McEvoy St	Jeanie Moreau-Vincent	Ward 6	Pool	New	\$130.00	\$10,000.00	Installing a pool to serve SDD as per information submitted.
2026BP027	75559799	May-20-26	48 Sandeewood Ln	Samantha Judge	Ward 1	Pool	New	\$202.00	\$18,500.00	Install a new pool to serve SDD as per information submitted.
2026BP023	01551884	May-05-26	25 Morrison St	First Choice Builders & Renovations	Ward 5	Semi Detached	Renovation	\$98.00	\$5,600.00	Construct structural renovation to existing rear porch on semi-detached dwelling as per plan submitted. (new bear
2026BP024	01551878	May-05-26	27 Morrison St	First Choice Builders & Renovations	Ward 5	Semi Detached	Renovation	\$98.00	\$5,600.00	Construct structural renovation to existing rear porch on semi-detached dwelling as per plan submitted. (new bear
2026BP016	01547835	May-19-26	13 Veterans Crt	J. Bennett Carpentry	Ward 5	Single Detached Dwelling	Addition	\$1,202.00	\$144,000.00	Construct addition to SDD as per plans submitted.
2026BP017	75568857	May-08-26	28 Sandeewood Ln	Hexagon Construction Ltd	Ward 1	Single Detached Dwelling	New	\$3,010.00	\$370,000.00	Construct an SDD as per plans submitted
2026BP018	75574483	May-12-26	511 Gibson St	Shenico Developments Ltd.	Ward 6	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct an SDD as per plans submitted
2026BP018	75574475	May-12-26	497 Gibson St	Shenico Developments Ltd.	Ward 6	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct an SDD as per plans submitted
2026BP018	75568061	May-06-26	41 Floral Ave	Shenico Construction Inc	Ward 1	Single Detached Dwelling	New	\$1,874.00	\$228,000.00	Construct a new SDD as per plans submitted.
2026BP020	75594263	May-07-26	251 Carlisle Rd	D.C. Forbes Ltd.	Ward 12	Single Detached Dwelling	New	\$7,730.00	\$960,000.00	Construct a new SDD as per plans submitted.
2026BP029	01501196	May-21-26	123 Dora Dr	Colpitts Developments	Ward 7	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct a new SDD as per plans submitted.
2026BP024	75500604	May-04-26	33 Eagle Crt	Mark Buonvino	Ward 12	Single Detached Dwelling	Renovation	\$162.00	\$14,000.00	Construct renovation to replace 7 windows (2 by) in SDD as per information submitted (all heights less than 6' abo
2026BP025	75545095	May-22-26	130 Leeland Way	Greenfoot Energy Solutions	Ward 4	Single Detached Dwelling	New	\$3,650.00	\$24,300.00	Construct the installation of roof mounted solar array on SDD as per plans submitted.
2026BP021	75367250	May-01-26	54 Dora Dr	Xolar Inc	Ward 7	Single Detached Dwelling	Renovation	\$450.00	\$49,765.00	Construct the installation of roof mounted solar array on SDD as per plans submitted.
2026BP022	75565507	May-08-26	105 Bramble Way	Hansen Solar Energy	Ward 2	Single Detached Dwelling	New	\$2,330.00	\$285,000.00	Construct new SDD as per plans submitted.
2026BP022	75565507	May-08-26	111 Bramble Way	Urquhart Construction	Ward 2	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct new SDD as per plans submitted.
2026BP023	01548916	May-04-26	23 Duke St	Carl Pond Contracting	Ward 5	Single Detached Dwelling	Renovation	\$82.00	\$4,000.00	Construct renovation to repair drain tile on SDD as per information submitted.
2026BP024	75466078	May-04-26	49 GlenNorth St	Sunly Energy Corp	Ward 2	Single Detached Dwelling	Renovation	\$306.00	\$31,823.00	Construct the installation of roof mounted solar array as per plans submitted.
2026BP024	75553511	May-11-26	230 Gliridge Dr	762812 NB Inc.	Ward 1	Single Detached Dwelling	New	\$1,650.00	\$200,000.00	Construct a new SDD as per plans submitted.
2026BP024	01436534	May-15-26	234 Parkhurst Dr	Carl Pond Contracting	Ward 10	Single Detached Dwelling	Renovation	\$154.00	\$12,600.00	Install Blueeek membrane to the foundation of existing SDD as per plans submitted.

2026BP0249	01561661	May-25-26	63 Greenwood Dr	Rockland Jones	Ward 6	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to replace 6 windows (2br), and vinyl siding c/w 1" rigid insulation beneath on SDD as per info
2026BP0250	01490689	May-08-26	170 Barton Cres	Leo-James_Joseph Levesque	Ward 2	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace vinyl siding on SDD.
2026BP0251	01546043	May-08-26	184 Canada St	Targett's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace 8 windows (2 are bedroom requiring WOOD's) in SDD as per information submitted
2026BP0252	75555193	May-11-26	25 Tiffany Ct	Kyle Embertey	Ward 6	Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2026BP0253	75027011	May-11-26	21 Sunset Dr	Reza Ranjbar Kaboularkhani	Ward 1	Single Detached Dwelling	New	\$2,610.00	\$320,000.00	Construct a new SDD as per plans submitted.
2026BP0254	01557636	May-13-26	36 Davis St	Targett's Windows and Doors	Ward 6	Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct renovation to replace 10 windows (2 br, none require WOOD's) in SDD as per information submitted.
2026BP0255	75027722	May-25-26	442 Broad St	Targett's Windows and Doors	Ward 3	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to replace 8 windows (2 br - WOOD; not required) in SDD as per information submitted.
2026BP0256	01462340	May-21-26	715 Montgomery St	Case's Renovations Ltd.	Ward 11	Single Detached Dwelling	Renovation	\$650.00	\$74,578.00	Construct renovation to create bathroom and kitchenette in basement of SDD as per plan submitted
2026BP0257	01439298	May-20-26	115 Bessborough St	Darren Smith	Ward 9	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct renovation to replace portion of drain tile on SDD as per information submitted.
2026BP0258	75270546	May-21-26	137 Marlborough Dr	JT Builders Inc	Ward 12	Single Detached Dwelling	Renovation	\$210.00	\$20,000.00	Construct renovation to replace rear attached deck and pergola for SDD as per information submitted.
2026BP0259	75301135	May-27-26	95 Debbie Ln	Renovations Plus 2012 Inc.	Ward 5	Single Detached Dwelling	Addition	\$386.00	\$42,000.00	Construct a 16' x 24' attached garage addition for an SDD as per plans submitted
2026BP0274	01504026	May-22-26	3402 Woodstock Rd	Polaron Energy Corp	Quartier/Ward 4	Single Detached Dwelling	Renovation	\$378.00	\$40,545.00	Construct renovation to install roof-mounted solar panel array on a SDD as per information submitted.
2026BP0281	01426899	May-25-26	657 Elizabeth St	Joel Arsenault	Quartier/Ward 4	Single Detached Dwelling	Renovation	\$154.00	\$12,500.00	Construct renovation to replace cladding and demolish portion of SDD as per information submitted.
2026BP0300	01491034	May-27-26	205 Barton Cres	Danielle Wood	Quartier/Ward 2	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct a renovation to replace vinyl siding for an SDD as per information submitted
2026BP0301	01549120	May-27-26	293 Canada St	Michael Weintrauch	Quartier/Ward 5	Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct a renovation to install a patio door, insulation and drywall in an attached garage to an SDD as per info
2026BP0304	75441303	May-27-26	657 Golf Club Rd	J Russon Construction Ltd.	Quartier/Ward 12	Single Detached Dwelling	Renovation	\$578.00	\$66,000.00	Construct a kitchen renovation for an SDD as per plans submitted
2026BP0319	75562082	May-29-26	20 Sandiewood Ln	Mr. Sun Solar & Renewables	Quartier/Ward 1	Single Detached Dwelling	Renovation	\$370.00	\$39,340.00	Install a solar panel array on an SDD as per plans submitted
2026BP0143	75519611	May-27-26	16 Forest Acres Crt	Jones and Oak Build Studio	Ward 4	Single Detached Dwelling/Apartment	New	\$4,450.00	\$550,000.00	Construct a new SDD with an accessory apartment (secondary suite) as per plans submitted
2026BP0226	75567891	May-08-26	40 Lunney St	Griffin Endeavors Ltd.	Ward 8	Single Detached Dwelling/Apartment	Renovation	\$3,210.00	\$395,000.00	Construct a renovation to the basement (includes removal of existing secondary suite), garage and main floor kids
2026BP0229	75163139	May-13-26	320 Route 10 Hwy	Creative Renovations	Ward 2	Single Detached Dwelling/Apartment	New	\$3,250.00	\$400,000.00	Construct new SDD with Secondary Suite (basement apartment) as per plans submitted.
2026BP0241	75558775	May-12-26	165 Randolph St	Gerges Developments Ltd.	Ward 6	Single Detached Dwelling/Apartment	Renovation	\$1,050.00	\$125,000.00	Construct renovation to main unit of existing SDD with apartment as per information submitted.
2026BP0278	01434745	May-22-26	743 Hanwell Rd	Robert Smith	Ward 2	Single Detached Dwelling/Apartment	New	\$2,250.00	\$275,000.00	Construct new SDD with basement apartment (secondary suite) as per plans submitted.
2026BP0285	75163139	May-27-26	320 Route 10 Hwy	Creative Renovations	Quartier/Ward 12	Single Detached Dwelling/Apartment	Renovation	\$170.00	\$15,000.00	Construct renovation to replace siding, windows (4 bdrms) and 2 exterior doors on SDD with basement apartment
2026BP0086	75477067	May-01-26	804 Hillcrest Dr	Epic Energy	Quartier/Ward 6	Single Detached Dwelling/Apartment	Renovation	\$58.00	\$1,000.00	Construct renovation to decommission apartment unit by removing range wiring as per information submitted.
2026BP0103	75422444	May-08-26	199 Serenity Ln	G.G. Ventures Ltd.	Ward 4	Townhouse	Renovation	\$370.00	\$40,000.00	Construct roof mounted solar array on townhouse unit as per information submitted.
2026BP0117	01466333	May-22-26	874 Charlotte St	Tone Meag	Ward 9	Townhouse	New	\$10,450.00	\$1,300,000.00	Construct a 4 unit townhouse, for future subdivision into separate parcels, as per plans submitted.
2026BP0133	75573857	May-15-26	65 Manhattan Dr	Colpitts Developments	Ward 11	Townhouse	Renovation	\$98.00	\$6,000.00	Construct renovation to replace front exterior door on 4-unit dwelling as per information submitted.
2026BP0134	75573857	May-15-26	71 Manhattan Dr	Colpitts Developments	Ward 5	Townhouse	New	\$11,570.00	\$1,440,000.00	Construct a 9-unit Townhouse (not for future subdivision) as per plans submitted
2026BP0252	75465393	May-15-26	70 Westbrook Ln	767902 NB Inc.	Ward 2	Townhouse	New	\$7,730.00	\$960,000.00	Construct a 6-unit townhouse (not for future subdivision) as per plans submitted
<b>TOTALS</b>								<b>\$90.00</b>	<b>\$4,750.00</b>	<b>Construct renovation replace rear deck (same size) on townhouse as per information submitted.</b>
								<b>\$267,446.00</b>	<b>\$32,901,461.00</b>	