

## 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 - Deferred -

- 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 - Différé -

- 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:

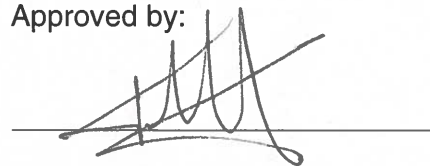
- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 40/26 to the satisfaction of the Development Officer;
- b) The applicant shall enter into good faith negotiations with the City of Fredericton and the Province of New Brunswick in regard to easements 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:

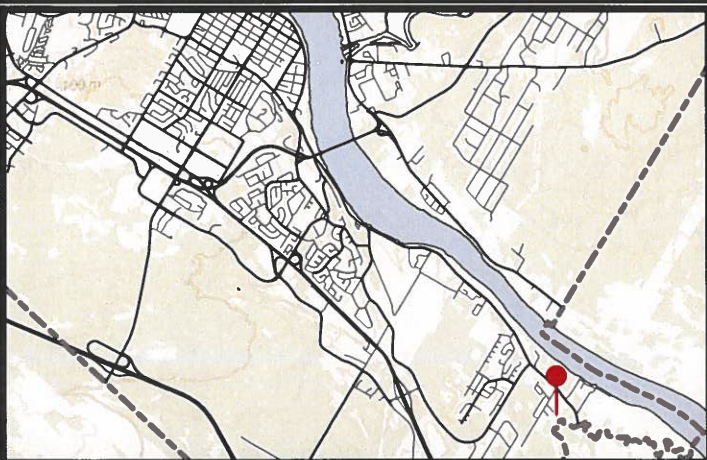
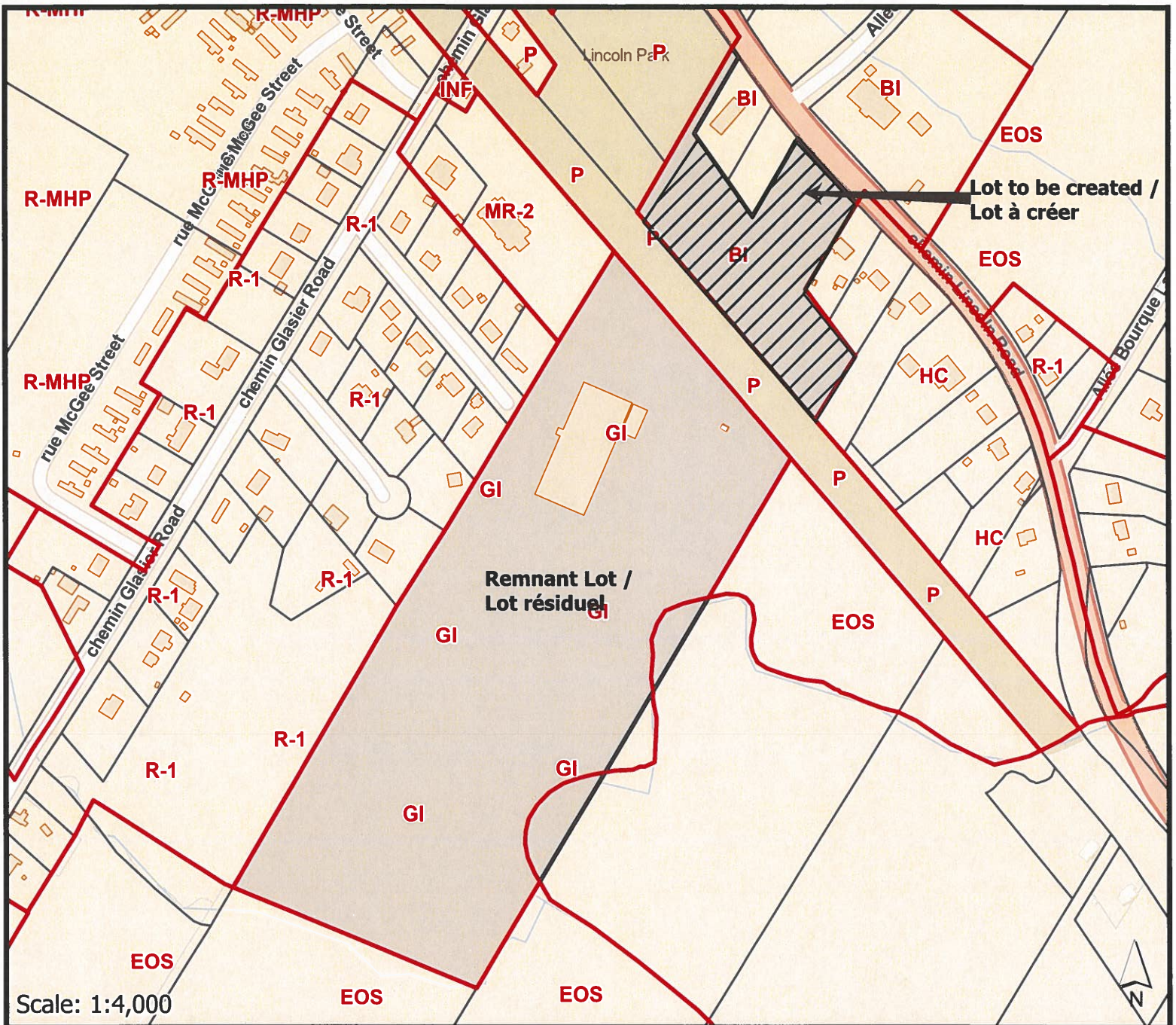



Connor Adsett  
Planner, Community Planning

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.

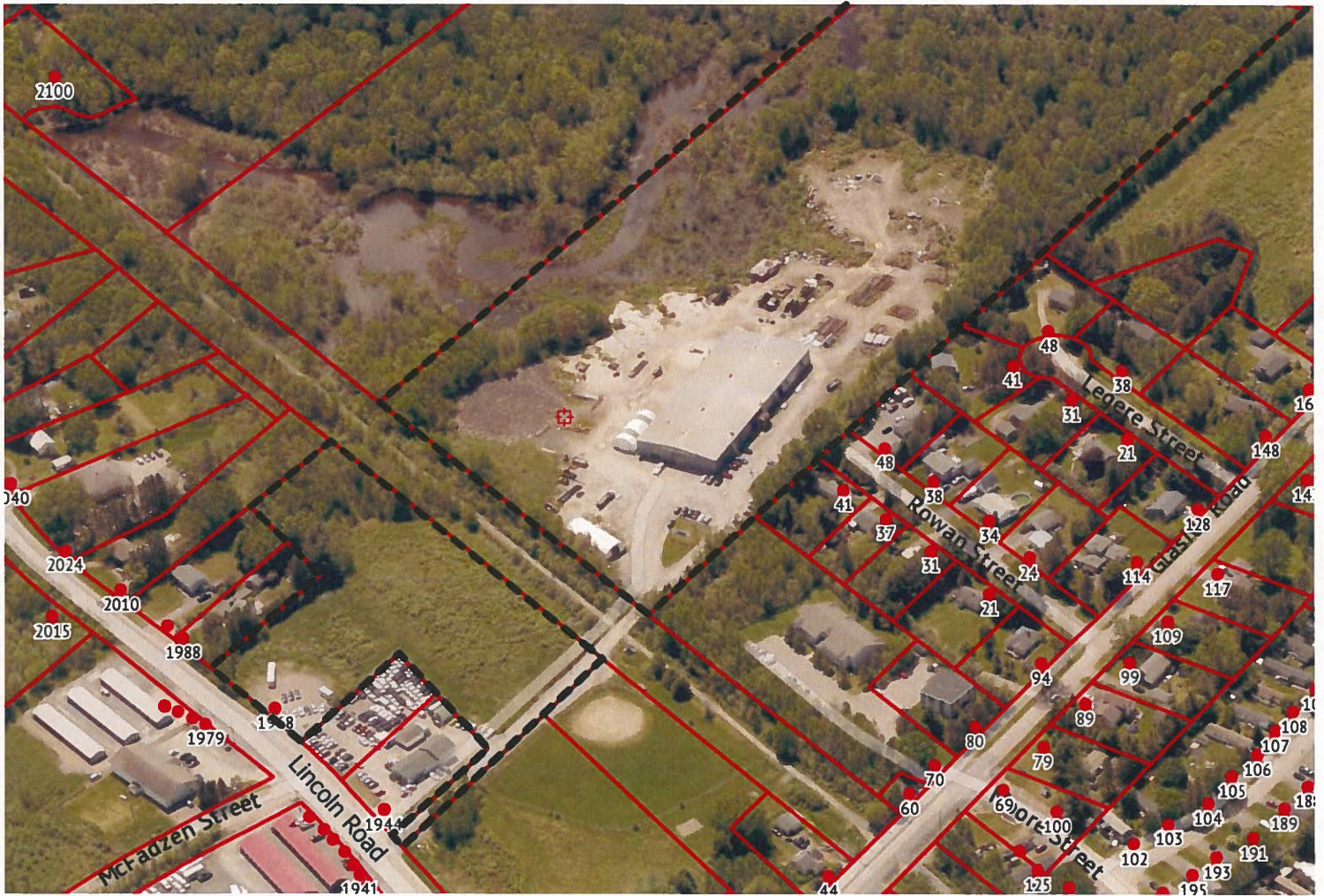
Subdivision d'un grand terrain industriel existant afin de créer un nouveau lot le long du chemin Lincoln ainsi qu'un lot résiduel en drapeau au sud. Le lot résiduel en drapeau nécessite une dérogation pour une largeur de façade de 22,4 m.



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:

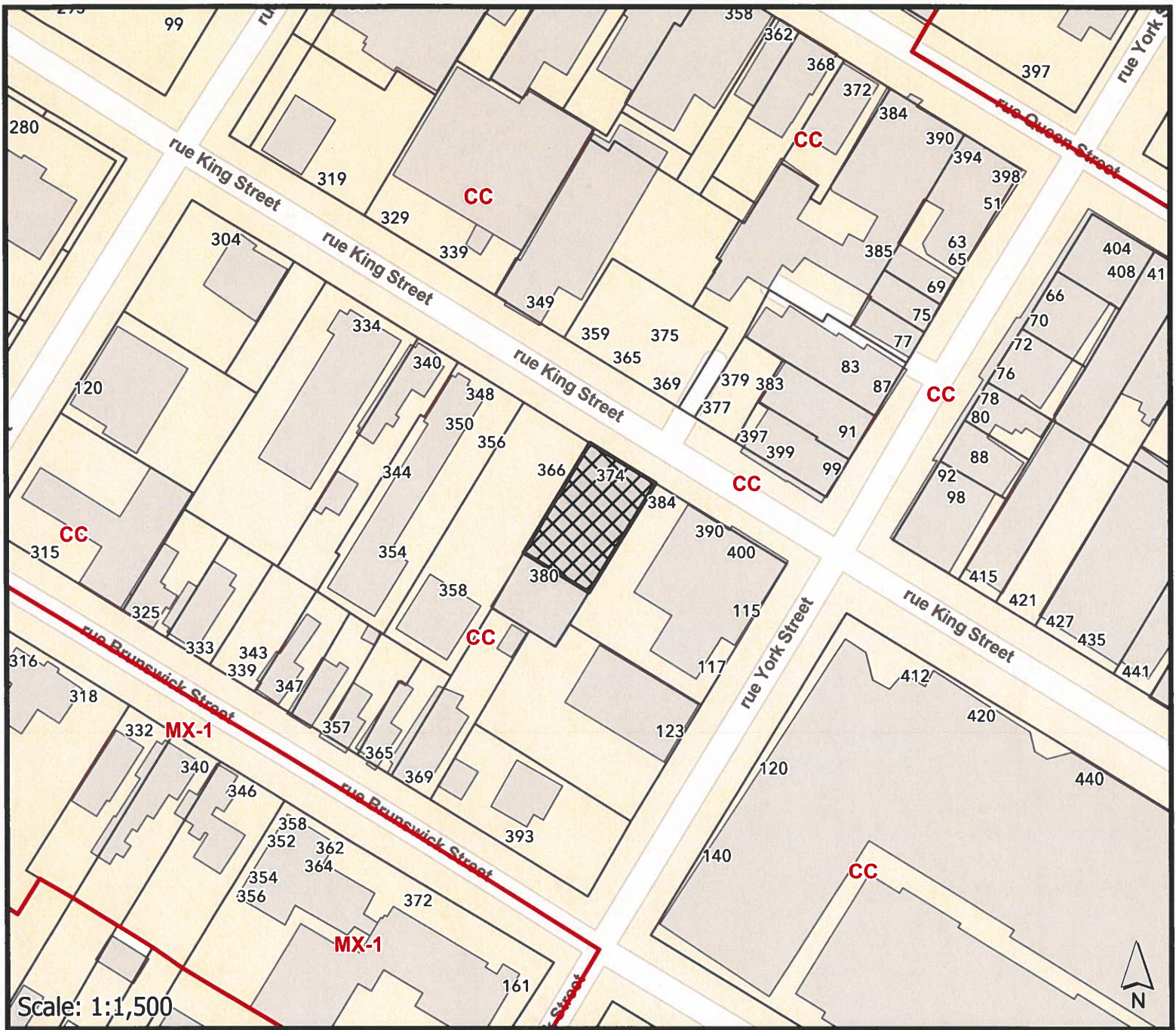
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


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



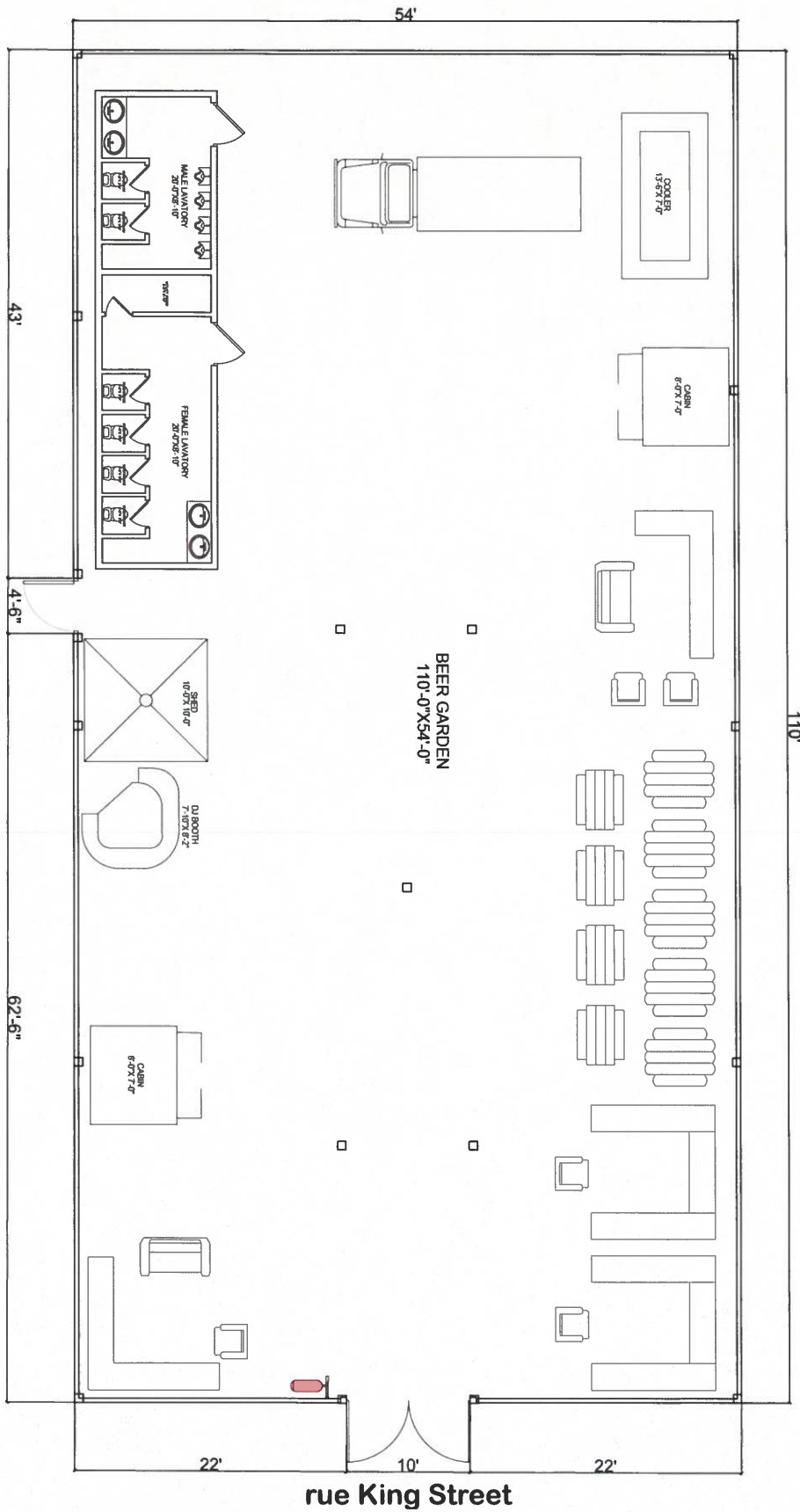
Marcello Battilana, RPP, MCIP  
Assistant Director, Planning & Development



 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.



Site Plan / Plan du site



Community Planning  
Planification urbaine

Map \ carte # II

File \ fiche: PR-36-2026

Date \ date: juin \ June 17, 2026

Subject \ sujet: 374-376 King Street

The Front Yard Beer Garden inc.



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,

*Adam Peabody*

Adam Peabody

Executive Director

Downtown Fredericton Inc.

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349 KING STREET, SUITE 1, FREDERICTON, NB, E3B 1E4  
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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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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

---

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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

**From:** [Susie Proulx-Daigle](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** RE: 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:** Monday, June 15, 2026 8:28:41 AM  
**Attachments:** [Front Yard.pdf](#)

---

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Good morning,

Please find attached a letter of support for The Front Yard.

Thank you,

Susie Proulx-Daigle

she.her.elle

President / Présidente  
New Brunswick Union / Syndicat du Nouveau-Brunswick  
Tel: 1-800-442-4420 / 

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Merci.

Sent from my iPhone

June 15, 2026

*To Whom It May Concern,*

*I am pleased to provide this letter in support of the continued operation and approval of The Front Yard.*

*As a provincial organization, the New Brunswick Union had the opportunity to work closely with this establishment and were extremely impressed with both the venue and the level of service provided. Last summer, we hosted a national event that welcomed delegates from across Canada to the Fredericton area. The Front Yard served as one of the highlights of our convention and left a lasting impression on attendees.*

*There are very few venues in the region capable of accommodating large outdoor events while offering the amenities, flexibility, and atmosphere required to ensure a successful experience. The Front Yard exceeded our expectations in every respect. The venue was well maintained, welcoming, and professionally operated. The staff were accommodating, courteous, and committed to ensuring our event ran smoothly.*

*To this day, participants continue to speak positively about their experience and often remark on how fortunate we were to have access to such a unique venue. The Front Yard is truly a hidden gem within our community and offers a distinctive setting that showcases the best of what the Fredericton area has to offer. Its versatility makes it suitable for a wide range of events and activities, benefiting both local residents and visitors alike.*

*In my opinion, failing to renew approval for this operation would be a missed opportunity for our community. The Front Yard represents innovation, entrepreneurship, and community engagement. The individuals who operate the venue have demonstrated professionalism, dedication, and a genuine commitment to providing a positive experience for their guests. I strongly encourage the continued support and approval of this establishment so that it may continue contributing to the economic, social, and cultural vibrancy of our region.*

*Should you require any additional information, please do not hesitate to contact me. I would be pleased to further discuss our experience and the positive impact this venue has had on our organization and event attendees.*

*Sincerely,*



Susie Proulx-Daigle  
President  
New Brunswick Union  
217 Brunswick Street  
Fredericton, NB E3B 1G8

**From:** [charles.youssef](#)  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** Front yard  
**Date:** Monday, June 15, 2026 5:05:21 PM  
**Attachments:** [FILE\\_6077.pdf](#)  
[FILE\\_8624.pdf](#)  
[FILE\\_8984.pdf](#)

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Sent from my iPhone



Date: May 20, 2026

To:  
Planning Advisory Committee  
City of Fredericton  
397 Queen Street  
Fredericton, NB E3B 1B5

RE: Support For The Front Yard Beer Garden

To Whom It May Concern,

I am writing in support of The Front Yard Beer Garden's application for continued seasonal operation of their business at 374–376 King Street.

As a neighbouring downtown restaurant, we have seen firsthand the positive impact The Front Yard has had on surrounding local businesses and the overall downtown atmosphere. The venue contributes significantly to increased foot traffic and vibrancy within the downtown core during the summer season.

Because The Front Yard does not operate a food service component, their operation has also contributed directly to nearby restaurants, including Luna Pizza. We regularly see increased customer activity during evenings when The Front Yard is operating, particularly before and during their peak hours. Their staff have also consistently supported our business by purchasing food from our restaurant.

In our experience, the ownership group has demonstrated professionalism and a willingness to address concerns responsibly through investments in security, washroom facilities, and operational improvements.

We believe the continued operation of The Front Yard represents a positive and responsible interim use of the property and contributes meaningfully to the downtown business community.

We respectfully support their request for a temporary use variance and believe reasonable operational conditions can continue to ensure compatibility with the surrounding area.

Sincerely,

---

Charles Youssef  
Owner, Luna Pizza

Date: May 20, 2026

To:  
Planning Advisory Committee  
City of Fredericton  
397 Queen Street  
Fredericton, NB E3B 1B5

RE: Support For The Front Yard Beer Garden

To Whom It May Concern,

I am writing in support of The Front Yard Beer Garden's application for the continued seasonal operation of their business at 374–376 King Street.

As a local taxi and delivery business operating in downtown Fredericton, we have seen firsthand the positive activity The Front Yard brings to the downtown core during the summer season. Their operation generates consistent transportation demand for our business, particularly during evening and late-night hours when customers are travelling home safely after visiting the venue.

In our experience, the ownership and staff at The Front Yard have also demonstrated responsibility when it comes to customer safety. There have been many occasions where their staff have proactively contacted taxi services to ensure customers have a safe ride home when needed.

In addition to customer transportation, our company has also worked with The Front Yard through delivery and transportation-related services during their operations.

We believe The Front Yard contributes positively to downtown activity while also supporting safe and organized nightlife within the downtown area. We support the approval for their continued operation and believe the business remains a positive addition to the Fredericton downtown community.

Sincerely,

---

Charles Youssef  
Owner, Checker Cab



Date: May 20, 2026

To:  
Planning Advisory Committee  
City of Fredericton  
397 Queen Street  
Fredericton, NB E3B 1B5

RE: Support For The Front Yard Beer Garden

To Whom It May Concern,

I am writing in support of The Front Yard Beer Garden's application for the continued seasonal operation of their business at 374–376 King Street.

As a neighbouring downtown restaurant, we have seen firsthand the positive impact The Front Yard has had on surrounding local businesses and the overall downtown atmosphere. The venue contributes to increased foot traffic, downtown activity, and overall vibrancy within the downtown core.

The Front Yard has also created additional opportunities for nearby restaurants like ours. We regularly see customers purchase food from Dimitri's and enjoy their meals at The Front Yard when our patio is closed and they want to enjoy the outdoors and their safe and social environment.

We believe the continued seasonal operation of The Front Yard represents a positive and responsible interim use of the property and contributes meaningfully to the downtown business community.

We support their request for continued operation and believe reasonable operational conditions can continue to ensure compatibility with the surrounding area.

Sincerely,

---

Charles Youssef  
Owner, Dimitri's

**From:** [REDACTED]  
**To:** [PLANNING AND DEVELOPMENT](#)  
**Subject:** Opposition of renewal of application - The Frontyard  
**Date:** Wednesday, June 17, 2026 10:41:27 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.

Hello,

I am writing to the Planning Advisory Committee of the City Hall Council Chamber to express my opposition for the frontyard establishment to renew their application. I would like to submit my comments as anonymous as someone who may be familiar to the owners of this establishment. This complaint is solely on the basis of safety.

I am expressing my opposition because I believe this establishment is not a safe or responsible business in our downtown area. Last summer of 2025, my younger sister and her friend were drugged, commonly referred to as 'roofied' at the Frontyard. Ambulance and police were called once they were moved to a nearby safe location by helpful patrons. It is important to note that staff did not see the girls clearly struggling to stand and other people had to carry the girls out for help.

After this incident occurred, myself and several others looked into this further and learned that it is in fact a common occurrence at this establishment. We also learned that a very large population of minors are commonly allowed in, with fake ID's that the bouncers are turning a blind eye too, as well as around the back in a fence opening that is well known to patrons. The Frontyard claims to have increased security and "site maintenance", but I think the real issue lies in the very unsafe square footage that this business is taken place in. It is a very small parking lot. The amount of people engaged in alcohol consumption is unsafe in this square footage as security cannot possibly be able to monitor the safety of patrons as it is so crowded in this makeshift parking lot club. My sister and her friend had to be carried out by a group of people and push people out of the way to get to the entrance. If someone were to fall they could be easily trampled on and not seen by security because of the amount of people in such an enclosed small space.

This is nothing against the owners of this establishment. I believe they are trying to provide a venue for young people that brings a fun and vibrant nightlife scene to the Fredericton area. I believe having a liquor license comes with a huge responsibility and safety measures have to be taken in all areas. This establishment has rendered a bad reputation in our downtown area because of multiple repeated safety issues that our city should be fully aware of. I believe this business should have to relocate to a location that meets safety guidelines aligned with those selling alcohol and catering to a nightlife scene. I hope they are willing to do so in another location moving forward.

I hope that my comments will be read and considered by both the PAC committee and the ownership of the Frontyard. Let's make our amazing downtown and wider Fredericton community a safe place! Thank you.

**BUILDING INSPECTION REPORT FOR May 2026**

|   | <u>PERMITS</u> | <u>VALUE</u> | <u>VALUE OF CONST.<br/>YEAR TO DATE</u> | <u>SAME PERIOD<br/>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.<br/>YEAR TO DATE</u> | <u>SAME PERIOD<br/>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<br/>TO DATE</u> | <u>May 2025</u> | <u>SAME PERIOD<br/>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<br/>TO DATE</u> | <u>May 2025</u> | <u>SAME PERIOD<br/>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<br/>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<br/>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<br/>LAST YEAR</u> |
| \$625.00        | \$4,375.00     | \$350.00        | \$4,550.00                       |

**FEES FOR DEVELOPMENT PERMITS**

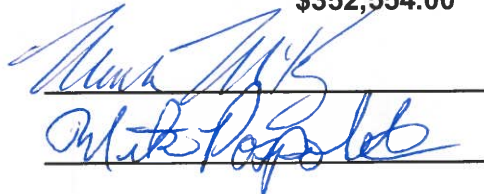
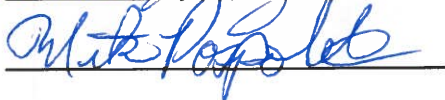
|                 |                |                 |                                  |
|-----------------|----------------|-----------------|----------------------------------|
| <u>May 2026</u> | <u>TO DATE</u> | <u>May 2025</u> | <u>SAME PERIOD<br/>LAST YEAR</u> |
| \$1,000.00      | \$2,350.00     | \$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<br/>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:

  
 \_\_\_\_\_  
  
 \_\_\_\_\_

## 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 Atherborough Dr    | First Line 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           | Raeagan 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.                          |
| 2026BP026 | 75566679 | May-01-26 | 1465 Saint Mary's 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 9         | 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          |
| 2026BP023 | 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 |
| 2026BP028 | 01441559 | May-12-26 | 1149 Smythe St        | Today's Homes Northrup Homes        | 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 |
| 2026BP014 | 75532419 | May-29-26 | 804 Saint Mary's St   | Phoenix Petroleum Ltd               | Quarter/Ward 4 | Commercial Building      | Demolition | \$50.00     | \$0.00         | Demolish the Co-op gas bar as per information submitted  |
| 2026BP017 | 75461152 | May-13-26 | 103 Everett Crt       | Randy Moranhouse                    | Ward 1         | Deck                     | New        | \$74.00     | \$2,500.00     | Construct a 4' x 4' detached deck for an SDD as per plans submitted  |
| 2026BP016 | 75522425 | May-04-26 | 453 Squires St        | JT Builders Inc                     | Ward 9         | Deck                     | New        | \$146.00    | \$12,000.00    | Construct a 18' x 14' attached deck for an SDD as per plans submitted  |
| 2026BP021 | 01463948 | May-25-26 | 769 Field St          | Calvin Taylor                       | Ward 9         | Deck                     | New        | \$218.00    | \$21,000.00    | 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 Lynn                           | Ward 9         | Deck                     | New        | \$66.00     | \$1,500.00     | Construct a 8'x10' detached 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.  |
| 2026BP021 | 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 Lealand Way       | JSG Construction & Development Inc. | Ward 4         | Single Detached Dwelling | New        | \$3,650.00  | \$450,000.00   | Construct a new 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.                                      |
| 2026BP024 | 75463307 | May-08-26 | 11 Hazen Dr           | Hansen Solar Energy                 | Ward 4         | Single Detached Dwelling | Renovation | \$346.00    | \$36,600.00    | Construct the installation of roof mounted solar array on SDD as per plans submitted.                                      |
| 2026BP027 | 75565507 | May-08-26 | 105 Bramble Way       | Urquhart Construction               | Ward 2         | Single Detached Dwelling | New        | \$2,330.00  | \$285,000.00   | Construct new SDD as per plans submitted.  |
| 2026BP028 | 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.  |
| 2026BP027 | 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 | 01438634 | 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  | Case's Renovations Ltd.     | Ward 3           | 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  | Darren Smith                | 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 12 | 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 Arsenaull              | 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.                   |
| 2026BP0282    | 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-27-26 | 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-08-26 | 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 brms) 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>      | Construct renovation replace rear deck (same size) on townhouse as per information submitted.                        |
|               |          |           |                     |                             |                  |                                    |            | <b>\$267,446.00</b> | <b>\$32,901,461.00</b> |  |