

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, July 15, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – June 17, 2026

2. ZONING APPLICATIONS

2.1 Cedar Brook Early Learning Centre of Excellence c/o Javed Khan - 3532 Woodstock Road

- Amend the Residential Zone One (R-1) to permit the existing Child Care Centre – Large and the Private School to continue to operate under new ownership.
- The change in ownership will require existing By-laws Z-5.155 and Z-5.289 and associated terms and conditions be repealed and a new By-law written.
- The hours of operation will continue to be from 7:30 a.m. to 5:00 p.m. Monday to Friday.
- There will be no change to the number of children on the site.

3. SUBDIVISION APPLICATIONS

3.1 Sherico Developments Ltd. c/o Eric Price - 41 Riverside Drive

- Tentative plan of subdivision to create a new Residential Zone One (R-1) lot. Lot creation requires a 6-metre lot depth variance.

3.2 City of Fredericton c/o Ryan Seymour - 255 Regent Street

- Tentative plan of subdivision to subdivide a portion of PID 01458298 to allow for the future widening of Regent Street.

3.3 City of Fredericton c/o Ryan Seymour - 1555 Saint Mary's Street

- Tentative plan of subdivision to add a 1,214 sqm parcel to the St Mary's Street public right-of-way and to add a 43 sqm parcel to the Brookside Drive public right-of-way.
- Additionally, the following variances are required for the remnant lot:
 - 4.24 m lot frontage variance
 - 7,836 sqm lot area variance

4. **VARIANCE APPLICATIONS**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **BUILDING PERMITS**

To receive building permits for June 2026

8. **ADJOURNMENT**

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 15 juillet 2026, 19 h 00**
Endroit : **salle du conseil municipal et participation via conférence web**

1. **ADOPTION DE PROCÈS-VERBAL**

Séance ordinaire – 17 juin 2026

2. **DEMANDES DE ZONAGE**

2.1 Cedar Brook Early Learning Centre of Excellence a/s de Javed Khan - 3532, chemin Woodstock

- Modifier la Zone résidentielle (R-1) afin de permettre à la grande garderie et à l'école privée existantes de demeurer en activité à la suite d'un changement de propriétaire.
- Le changement de propriétaire nécessite l'abrogation des arrêtés Z-5.155 et Z-5.289 ainsi que des modalités et conditions qui y sont associées, et l'adoption d'un nouvel arrêté.
- Les heures d'exploitation demeureront de 7 h 30 à 17 h, du lundi au vendredi.
- Le nombre d'enfants accueillis sur le site demeurera inchangé.

3. **DEMANDE DE LOTISSEMENT**

3.1 Sherico Developments Ltd. a/s de Eric Price - 41, promenade Riverside

- Plan provisoire de lotissement visant à créer un nouveau lot dans la Zone résidentielle (R-1). Une dérogation de 6 mètres à la profondeur minimale de lot est requise.

3.2 Ville de Fredericton a/s de Ryan Seymour - 255, rue Regent

- Plan de lotissement provisoire visant à lotir une partie du NID 01458298 afin de permettre l'élargissement futur de la rue Regent.

3.3 Ville de Fredericton a/s de Ryan Seymour - 1555, rue Saint Mary's

- Plan provisoire de lotissement visant à ajouter une parcelle de 1 214 m² à l'emprise publique de la rue St. Mary's et une parcelle de 43 m² à l'emprise publique de la promenade Brookside.
- Les dérogations suivantes sont également requises pour le lot résiduel :
 - Dérogation de 4,24 m à l'exigence relative à la largeur de façade du lot
 - Dérogation de 7 836 m² à l'exigence relative à la superficie minimale du lot

4. DEMANDE DE DÉROGATION

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de juin 2026

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

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

Members: Rodney Blanchard, Chair
Neill McKay, Vice-Chair
Councillor Greg Ericson
Councillor Jocelyn Pike
Anna Patterson
Julie Baker
Oliver Dueck

Members Absent: Councillor Blair Sullivan
Scott McConaghy

Staff: Marcello Battilana
Fredrick VanRooyen
Connor Adsett
Jill Durling
Tyson Aubie
Shasta Stairs
Felix McCarthy
Dane Frenette
Matthew Killam
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – May 20, 2026

Moved by: Councillor Greg Ericson

Seconded by: Anna Patterson

That the minutes of the regular meeting of the Planning Advisory Committee of May 20, 2026, be approved.

CARRIED

ZONING APPLICATIONS

SUBDIVISION APPLICATIONS

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.

Moved by: Neill McKay

Seconded by: Julie Baker

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 17, 2026, the application submitted by Steven Cook, on behalf of L&A Metal Works, for a 22.4m lot frontage variance for the remnant lot, be approved subject to terms and conditions.

BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee on June 17, 2026, the application submitted by Steven Cook, on behalf of 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.

CARRIED

VARIANCE APPLICATIONS

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.

Public Hearing

- The applicant Shayan Malekloo, one of the owners of The Front Yard Beer Garden, addressed the Committee. Mr. Malekloo described the business origins, investment in the site, seasonal operation, and the property owners' longer-term intention to develop the property.

Moved by: Councillor Greg Ericson

Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee on June 17, 2026, 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.

CARRIED on division

(Neill McKay and Oliver Dueck voting nay)

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.

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for May 2026

That the building permits for the month of May 2026 be received.

Moved by: Councillor Greg Ericson

Seconded by: Julie Baker

CARRIED

ADJOURNMENT

Moved by: Neill McKay

Seconded by: Councillor Jocelyn Pike

That the meeting of the PAC be adjourned at 8:02 pm.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : mercredi 17 juin 2026 à 19 h
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson
Jocelyn Pike
Anna Patterson
Julie Baker
Oliver Dueck

Membres absents : Blair Sullivan
Scott McConaghy

Membres du personnel : Marcello Battilana
Fredrick VanRooyen
Connor Adsett
Jill Durling
Tyson Aubie
Shasta Stairs
Felix McCarthy
Dane Frenette
Matthew Killam
Elizabeth Murray

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 20 mai 2026

Proposé par : Greg Ericson

Appuyé par : Anna Patterson

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 20 mai 2026.

ADOPTÉ

DEMANDES DE ZONAGE

DEMANDE DE LOTISSEMENT

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 résiduel enclavé au sud.
- Le lot résiduel enclavé aurait 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.

Proposé par : Neill McKay

Appuyé par : Julie Baker

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 17 juin 2026, la demande présentée par Steven Cook, au nom de L&A Metal Works, visant à obtenir une dérogation de 22,4 m à la largeur de façade du lot résiduel soit approuvée, sous réserve de certaines conditions.

QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 17 juin 2026, la demande présentée par Steven Cook, au nom de L&A Metal Works, visant l'approbation d'un plan provisoire de lotissement afin de créer un nouveau lot dans la Zone industrielle et commerciale (BI) à partir de la propriété située au 1968, chemin Lincoln, soit transmise au conseil municipal de Fredericton avec la recommandation que la cession de terrains à des fins d'utilité publique soit remplacée par un paiement en espèces.

ADOPTÉ

DEMANDES DE DÉROGATION

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

- Dérogation relative à un usage temporaire afin d'autoriser un établissement où l'on sert des boissons et une installation temporaire de vente pour une période d'un an.

Audience publique

- Le demandeur, Shayan Malekloo, un des propriétaires de The Front Yard Beer Garden, s'adresse au comité. Il présente les origines de l'entreprise, les investissements réalisés sur le site, le caractère saisonnier de l'exploitation ainsi que l'intention à plus long terme des propriétaires de l'aménager.

Proposé par : Greg Ericson

Appuyé par : Jocelyn Pike

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme du 17 juin 2026, la demande présentée par The Front Yard Beer Garden Inc. relativement à la

propriété située aux 374-376, rue King, visant à obtenir une dérogation relative à un usage temporaire afin d'autoriser un établissement où l'on sert des boissons et une installation temporaire de vente pour une période d'un an, soit refusée.

ADOPTÉE à la majorité des voix
(Neill McKay et Oliver Dueck ayant voté contre.)

Ayat Ribdawi – 51, cour Birmingham – reporté

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

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Recevoir les permis de construire délivrés au cours du mois de mai 2026.

Proposé par : Greg Ericson

Appuyé par : Julie Baker

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Neill McKay

Appuyé par : Jocelyn Pike

Procéder à la levée de la réunion du Comité consultatif sur l'urbanisme à 20 h 2.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire



PAC – July 15, 2026
File No.: P.R. No. 46/26

To: Planning Advisory Committee

From: Alicia Brown, Planner

Proposal: Zone Amendment to permit continued use of property as Childcare Centre Large and a private elementary school (K-5) under new ownership. Repeal previous By-laws Z-5.155 and Z-5.289 and their associated terms and conditions.

Property: 3532 Woodstock Road (PID 75563353)

OWNER: Cedar Brook Early Learning Centre of Excellence
3532 Woodstock Road
Fredericton, NB
E3E 2G7

APPLICANT: Cedar Brook Early Learning Centre of Excellence
c/o Javed Khan
110 Nottingham Street
Fredericton, NB
E3B 4W9

SITE INFORMATION:

Location: South side of Woodstock Road at the intersection of Dove Lane

Context: Single detached dwellings on large lots characterize this area

Ward No: 12

Municipal Plan: Rural & Agricultural / Parks & Open Space

Zoning: Residential Zone One (R-1) and Environmental and Open Space (EOS)

Existing Land Use: Child-care Centre – Large and Private School (K-5)

Previous Applications: PR: 68/18; PR: 56/20; PR 58/20 (DOV); PR 17/23

EXECUTIVE SUMMARY:

Cedar Brook Early Learning Centre has operated successfully on the property since 2018 as an outdoor learning environment childcare centre for children (ages 15 months to 12 years). In 2023, due to a demand to provide outdoor learning opportunities for school age children (K-5), an application was submitted and approved to allow a private school to be established on the property as well. The approved enrollment of the Cedar Brook Learning Centre is 85 children in the childcare/afterschool program and 40 students for the private school.

The Applicant, Javed Khan will be purchasing the business and property from the current owners and has made application for approval to continue to operate the Cedar Brook Learning Centre on the property. The previous zoning approval limited the operation of the school to the current owners Kari and Shane Sprague with a term and condition that if ownership changed that a new agreement would be required to ensure that the use still complements the surrounding area. The Applicant will continue to operate the learning centre as it currently exists. With the change in ownership, both by-law Z-5.155 and Z-5.289 relating to the property and their existing terms and conditions will need to be repealed and a new by-law with terms and conditions created. Staff support this application.

APPLICATION:

Javed Khan, on behalf of the Cedar Brook Early Learning Centre, has made application to repeal By-laws Z-5.155 and Z-5.289 and their associated terms and conditions to reflect ownership change and to amend the Residential Zone One (R-1) as it relates to 3532 Woodstock Road to continue to permit a childcare centre – large and a private elementary school (K-5) on the property.

PLANNING COMMENTS:

Background:

- Cedar Brook's forest/nature-based program draws heavily on current research and other successful models from across Canada. The program adheres to Forest School Canada and Child and Nature Alliance of Canada philosophies; which sees the child having direct outdoor experiences for 3-4 hours everyday. The property has a lot area of 30 acres with fields, woods and a brook. Most of the classroom time is spent outside and there is a network of forested trails throughout the property that serve as their everyday outdoor classroom.
- The subject property received approval from City Council in 2018 to permit a childcare centre for up to 60 children (ages 15 months to 12 years). In 2020 the terms and conditions of the approval were amended to allow up to 85 children (By-law Z-5.155).
- In 2023, City Council granted approval to establish a forest/nature-based school program for kindergarten up to grade five on the property for 40 students (By-law Z-5.289).
- The Applicant, Javed Khan is in the process of purchasing the property and the business. Previous approvals restricted the operation of the childcare centre and the private school to the original applicants Shane and Kari Sprague. A term and condition of both previous approvals ensured that the use of the property as a commercial daycare and private school on the property was restricted to the Applicant and was not transferable and that the property owners enter into a Section 59 Agreement with the City of Fredericton to ensure compliance with the terms and conditions. Any change of ownership requires a new agreement and approval with the Applicant to ensure that terms and conditions are met and registered with the Province. This allows Staff the ability to review the land use and determine if the use is still compatible with the area and to identify if further terms and conditions are required. With the change in ownership, the existing By-law Z-5.155 and Z-5.289 relating to the property and their existing terms and conditions will need to be repealed. This application, if approved, will result in a new by-law with terms and conditions.

- The Applicant has indicated that they will continue to operate the business in the same manner as it has been running. There are no proposed changes to the site or the existing buildings. The hours of operation of the childcare centre and the school will be from 7:30 AM to 5:00 PM, Monday to Friday and the number of children on the site will not increase.

Municipal Plan

- The property is designated Rural & Agricultural and Parks & Open Space in *Imagine Fredericton: The Municipal Plan*. These designations are typically comprised of rural residences, undeveloped natural areas, forested parcels, open spaces, recreational amenities and limited agricultural uses and operations.
- Section 2.2.1 (64) of the *Municipal Plan* states that development within the Rural and Agricultural Designation needs to occur in patterns and densities that do not negatively impact the existing character of the City's rural and natural areas, compromise the future potential for urban development, or compete with those areas identified for urban growth and development.
- Section 3.1.1(13) of the *Municipal Plan* states that Council may consider the establishment of commercial childcare centres in residential areas through a zone amendment process and evaluated based on the following criteria:
 - i. The childcare centre maintains a residential character compatible with the neighbourhood in terms of massing, height, visual appearance and open space and amenity areas;
 - ii. Proximity to parks, open space, and recreation facilities;
 - iii. Adequate parking, vehicular ingress/egress, and drop-off;
 - iv. Adequate indoor and outdoor amenity areas;
 - v. The site abuts an arterial or collector road and the local transportation system can accommodate any increased demands; and,
 - vi. Adequate buffering between any adjacent residential use.
- Further, Section 3.2.1 of the *Municipal Plan* states that smaller scale institutional uses can be integrated within other land use designations as complementary uses, subject to the relevant policies of the *Municipal Plan*, the Zoning By-law and any other applicable policies.
- The forest-based approach to education is predicated on the need for an environment that this parcel of land provides. The Applicant is aware of the importance of maintaining a residential atmosphere and to buffer the commercial use as much as possible from the area. The childcare centre is in close proximity to residential development, at a site which is accessible from other areas of the city and located on an arterial road entering the City limits and several subdivisions and housing developments are located nearby.
- The size of the property easily accommodates the required landscaped areas, and the existing vegetation provides a buffer from the neighbouring properties. Additionally, Staff are comfortable that the use will not compromise the future development of the property or compete as a residential use with areas identified for future growth and development.

- Staff have not received any complaints since the childcare centre began operating in 2018 and the addition of the elementary school in 2023. Both uses are similar in nature and complement the residential neighbourhoods in the area. Additionally, the property continues to retain the ability to revert to residential in the future.

Zoning Bylaw

- Typically, a childcare centre this size is associated with institutional and commercial zones. Staff have supported similar applications in the past without rezoning a property that continue to fit within the residential intent of the zone. The childcare building has been designed to resemble a large log style home and Staff have worked with the applicant in placing the private school building to the rear of the existing daycare. If the childcare centre and elementary school ceases operation, the log style home can easily be converted into a single-family home and elementary school building converted to a garage/accessory structure.
- The *Zoning By-law Z-5* requires one parking space per ten children and one parking space for each employee of a childcare centre. Assuming a maximum number of 105 children on the site and up to a complement of fifteen staff members, a total of 28 spaces is required. The site can provide the required number of spaces and the Staff do not feel that the parking area overwhelms the site. No complaints with respect to access of parking at this site have been identified or received by Staff.
- The facility will continue to be licensed in accordance with the requirements of the New Brunswick Department of Education and Early Childhood Development.

Engineering & Operations

- The Traffic Engineer has reviewed this application and has no concerns.
- In summary, Staff have no concerns with the continued operation of Cedar Brook Early Learning Centre, the Centre has existed at this location for almost ten years and provides a valuable service to the surrounding community in a manner considered to be compatible with the adjacent properties. Mr. Khan has assured Staff that the operation of the business will not change in any way. The proposal continues to be consistent with the Municipal Plan and the requirements of the Zoning By-law and staff do not anticipate any negative land use impacts and support the application subject to terms and conditions.

RECOMMENDATION:

It is recommended that the application submitted by Javed Khan, on behalf of the Cedar Brook Early Learning Centre, has made application to repeal previous By-laws Z-5.155 and Z-5.289 and their associated terms and conditions to reflect ownership changed and to amend the Residential Zone One (R-1) as it relates to 3532 Woodstock Road to permit a childcare centre – large and a private elementary school (K-5) on the property, be approved subject to the following terms and conditions:

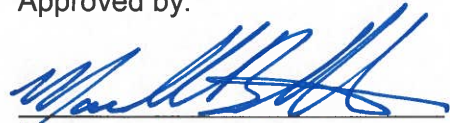
It is recommended that the Planning Advisory Committee recommend that City Council enact the following amendments:

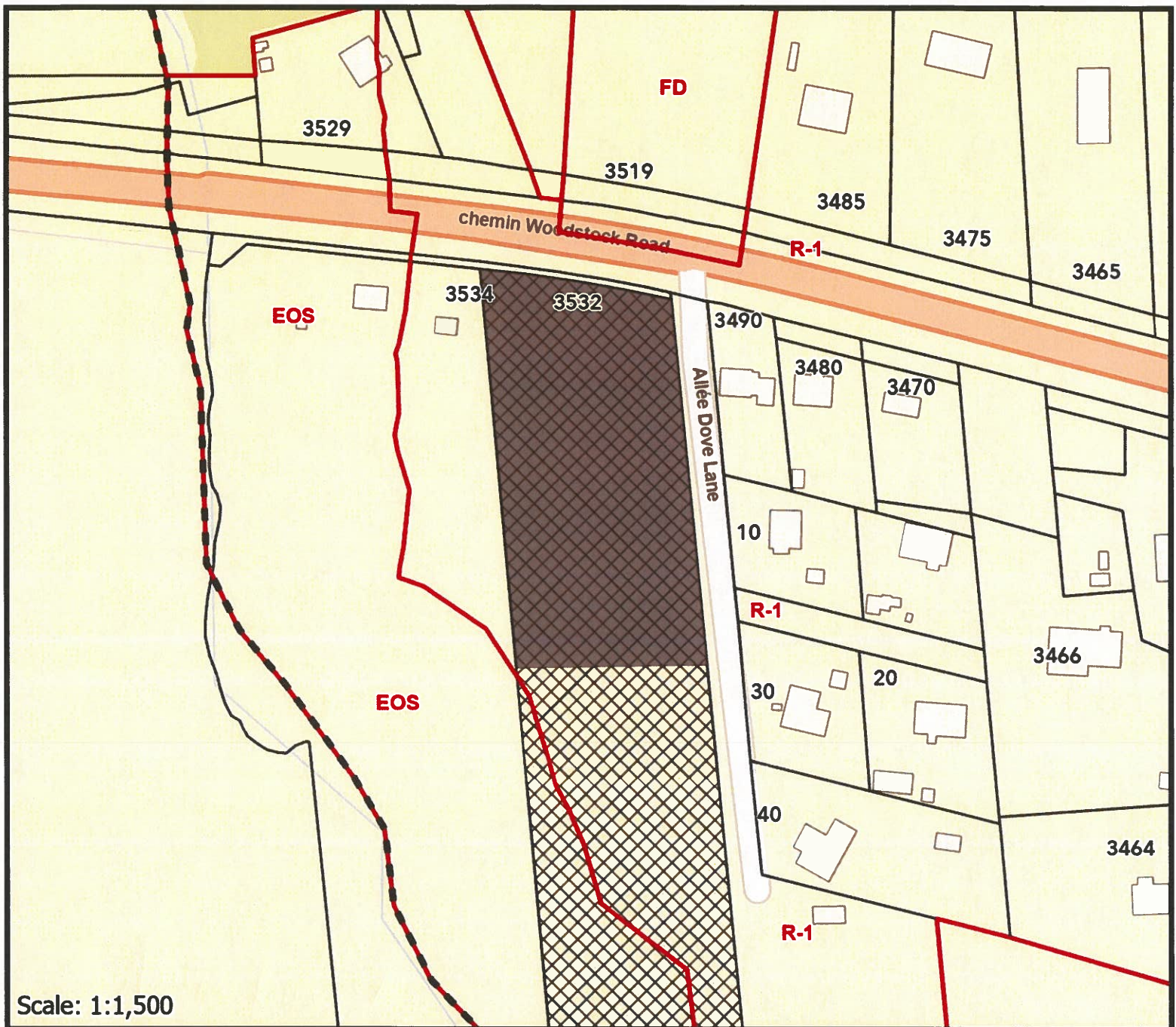
- 1) **That By-law Z.5.155 and By-law Z-5.289 be repealed;**
2. That the application submitted by Javed Khan, on behalf of the Cedar Brook Early Learning Centre to amend the Residential Zone One (R-1) as it relates to 3532 Woodstock Road to permit a childcare centre – large and a private elementary school (K-5) on the property, subject to the following terms and conditions:
 - a) The site be developed generally in accordance with Map II attached to P.R. 46/26 to the satisfaction of the Development Officer;
 - b) The number of children attending the childcare/afterschool program be restricted to a maximum of 85;
 - c) The number of students attending the K-5 school be restricted to a maximum of 40;
 - d) The property owner enters into a Section .59 Agreement with the City of Fredericton to ensure compliance with the terms and conditions and that the operation of a childcare centre – large and a private elementary school from the property is restricted to the Applicant and is not transferable;
 - e) Exterior signage is restricted to a fascia sign having a height of 1.0 metres and any changes to the existing sign will require a sign permit;
 - f) The Applicant obtain all necessary licensing for operation of the childcare centre from the New Brunswick Department of Education and Early Childhood Development;
 - g) A watercourse alteration permit be obtained from the Department of Environment and Local Government (DELG) if required for any landscaping or work done within 30 metres of the high-water mark.

Prepared by:


Alicia Brown, MCIP
Planner

Approved by:


Marcello Battilana, MCIP
Assistant Director, Community Planning



 Subject Property / Propriété Visé

 Subject Area / Point d'intérêt

Amend the R-1 Zone to permit the continued use of the property as a Child Care Centre Large and a Private School (K-5) under new ownership.

Modifier la Zone résidentielle (R-1) afin de permettre à la grande garderie et à l'école privée existantes de demeurer en activité à la suite d'un changement de propriétaire.

Fredericton

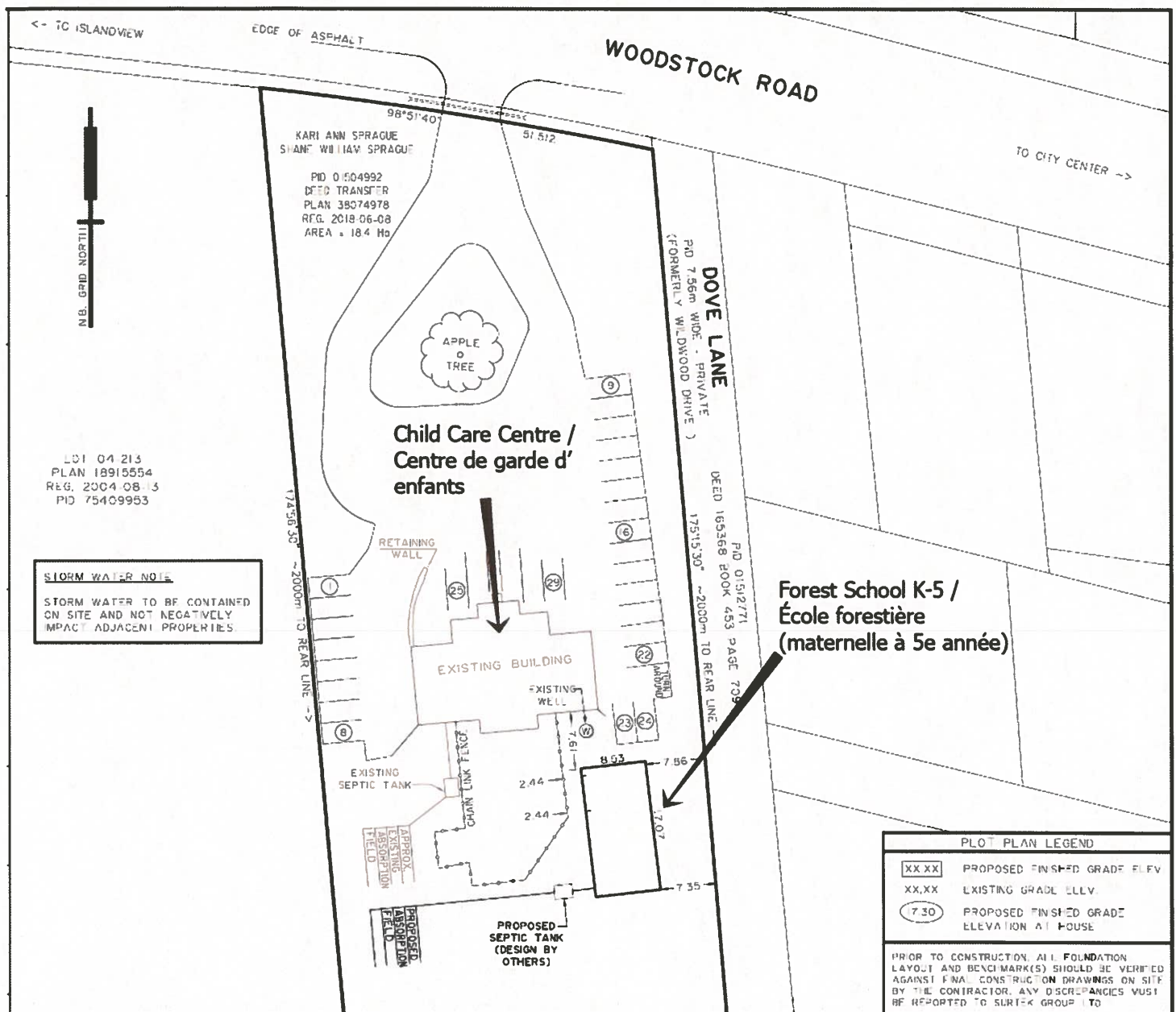
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-46-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: chemin 3532 Woodstock Road
Cedar Brook Early Learning Centre of Excellence
(c/o Javed Khan)



Site plan - existing / Plan du site - existant



Elevation / Élévation

Fredericton

Community Planning
Planification urbaine

Map \ carte # III

File \ fiche: PR-46-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: chemin 3532 Woodstock Road
Cedar Brook Early Learning Centre of Excellence
(c/o Javed Khan)

PLANNING REPORT



PAC – July 15, 2026
File No.: S/12/2026, V/19/2026, P.R. No. 42/26

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Tentative plan of subdivision to create one new R-1 lot and 6 metre lot depth variance for the new lot

Property: **41 Riverside Drive (PID: 01557024)**

OWNER: Sherico Developments Ltd. (c/o Eric Price)
41 Riverside Drive
Fredericton, NB
E3A 3X8

APPLICANT: Same as above

SITE INFORMATION:

Location: Corner lot near the intersection of Riverside Drive and Corbett Avenue

Context: Low rise residential neighbourhood

Ward No: 6

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone One (R-1)

Existing Land Use: Single Detached Dwelling

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to subdivide property at 41 Riverside Drive to create one new Residential Zone One (R-1) lot. Due to the configuration of the existing lot, the new lot fronting on Corbett Avenue would be deficient in the lot depth, requiring a 6 metre lot depth variance as shown on Map II. Staff are of the opinion that the overall proposal is consistent with the policies in the Municipal Plan and is keeping with the existing development pattern in the area. Staff support the application subject to terms and conditions.

APPLICATION:

Eric Price, on behalf of Sherico Developments Ltd., has made application for the following on property located at 41 Riverside Drive:

- Tentative plan of subdivision to create one new R-1 lot; and
- 6 metre lot depth variance for the new lot (Lot 26-77).

PLANNING COMMENTS:

Proposal:

- The Applicant is proposing to subdivide the property, creating one new R-1 lot (Lot 26-77), as shown on Map II. The new lot would be created from the rear portion of the subject property and would front on Corbett Avenue. Due to the orientation of the current lot, the new lot would be deficient in the lot depth by 6 metre, which requires a variance.
- The existing single-detached dwelling and detached garage on the remnant lot would be maintained, as shown on Map II. The property owner intends to continue to live in the existing house on the remnant lot, and the new lot would be for a family member.

Municipal Plan:

- The proposal is consistent with the Established Neighbourhood Land Use Designation of the *Municipal Plan*. Specifically, it is in keeping with subsection 2.2.1(15)(vii) with respect to the requirement that infill development be compatible with adjacent properties and subsection 2.2.1(18)(i) which states that any new lots created are consistent with the lot pattern of the neighbourhood.

The area surrounding 41 Riverside Drive is composed mainly of single-detached dwellings, and the Applicant is also proposing to build a single-detached dwellings on the proposed new lot. The proposal would be consistent with the mix of lot sizes within the neighbourhood, and the development would be compatible in terms of land use.

Zoning By-law:

The proposal complies with the applicable R-1 Zone standards as follows:

Standard	Required	Proposed
Proposed Lot (Lot 26-77)		
Lot Area (min)	345 m ²	345 m ²
Lot Frontage (min)	11.5 m	13.4 m
Lot Depth (min)	30 m	24 m
Remnant lot		
Lot Area (min)	540 m ²	699 m ²
Lot Frontage (min)	15 m	22.9 m
Lot Depth (min)	30 m	31.1 m

- As seen on the table above, the proposed lot would meet all the applicable R-1 zone standards, except for the lot depth. The deficiency in lot depth is a product of the orientation and configuration of the existing lot fronting Corbett Avenue. The new lot would still be able to meet all other lot standards, and as shown on Map II, the Applicant has demonstrated that a single-detached dwelling meets all required setbacks. Staff would note that there is a second floor deck shown on the proposed dwelling. Given the proximity to the abutting residential dwelling to the east (11 Corbett Avenue), staff are recommending that screening be added on the second floor deck to limit potential overlooking impacts on the neighbouring property.
- The remnant lot would meet all the standards of the R-1 zone, and no changes are being proposed to the existing house with this application.
- Staff would further note that the subject property is located at approximately 7.5 metres in geodetic elevation. As per subsection 4.1(8) of *Zong By-law Z-5*, no habitable space is to be located less than 9 metres in geodetic elevation. Therefore, the ground floor of proposed building lot will be a garage then it will be habitable space on the second floor as shown on Map IV.
- The proposal presents a good opportunity for infill development. Staff do not anticipate any negative impacts.

Public Land Dedication:

- The 8 % public land dedication is required for the new lot (Lot 26-77). Staff recommends this be taken as cash-in-lieu.

Engineering & Operations:

- Engineering & Operations notes that there appears to be an existing street tree within the public right-of-way along Corbett Avenue in front of the proposed lot. When the driveway location for the future dwelling is confirmed at the building permit stage, the Applicant will need to ensure that the existing street tree is not impacted or work with staff to remove, replace, or relocate the street tree accordingly. Access, servicing, lot grading, and stormwater management plans will also be required at the building permit stage along with record drawings prepared by a professional engineer at the completion of the project.

RECOMMENDATION:

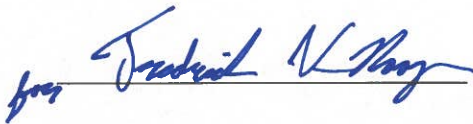
1. It is recommended that the application submitted by Eric Price, on behalf of Sherico Developments Ltd., on property located at 41 Riverside Drive for 6 metre lot depth variance for a new lot (Lot 26-77) be approved.
2. It is further recommended that the tentative plan of subdivision to create one new Residential Zone One (R-1) lot be forwarded to Council with a recommendation that the public land dedication be taken in the form of cash.

Additional Information:

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

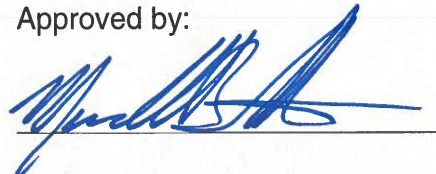
- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 42/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Map IV attached to P.R. 42/26, including the addition of screening on the second floor deck abutting the eastern side property line, to the satisfaction of the Development Officer;
- c) Access, servicing lot grading, and stormwater management plans are to be provided to the satisfaction of the Director of Engineering & Operations at time of building permit application;
- d) Record drawings prepared by a Professional Engineer are required at completion of the project;
- e) No trees within the ROW shall be removed or relocated without prior review and approval by the City of Fredericton Parks and Trees Division;
- f) No habitable space within the building shall be located below 9.0 metre elevation (geodetic); and,
- g) Habitable space shall be located on the second floor of the building generally in accordance with Map V attached to P.R. 42/26 to the satisfaction of the Development Officer.

Prepared by:

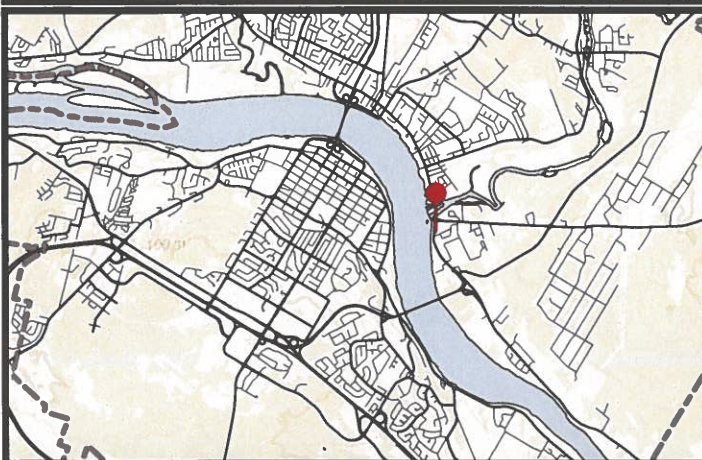
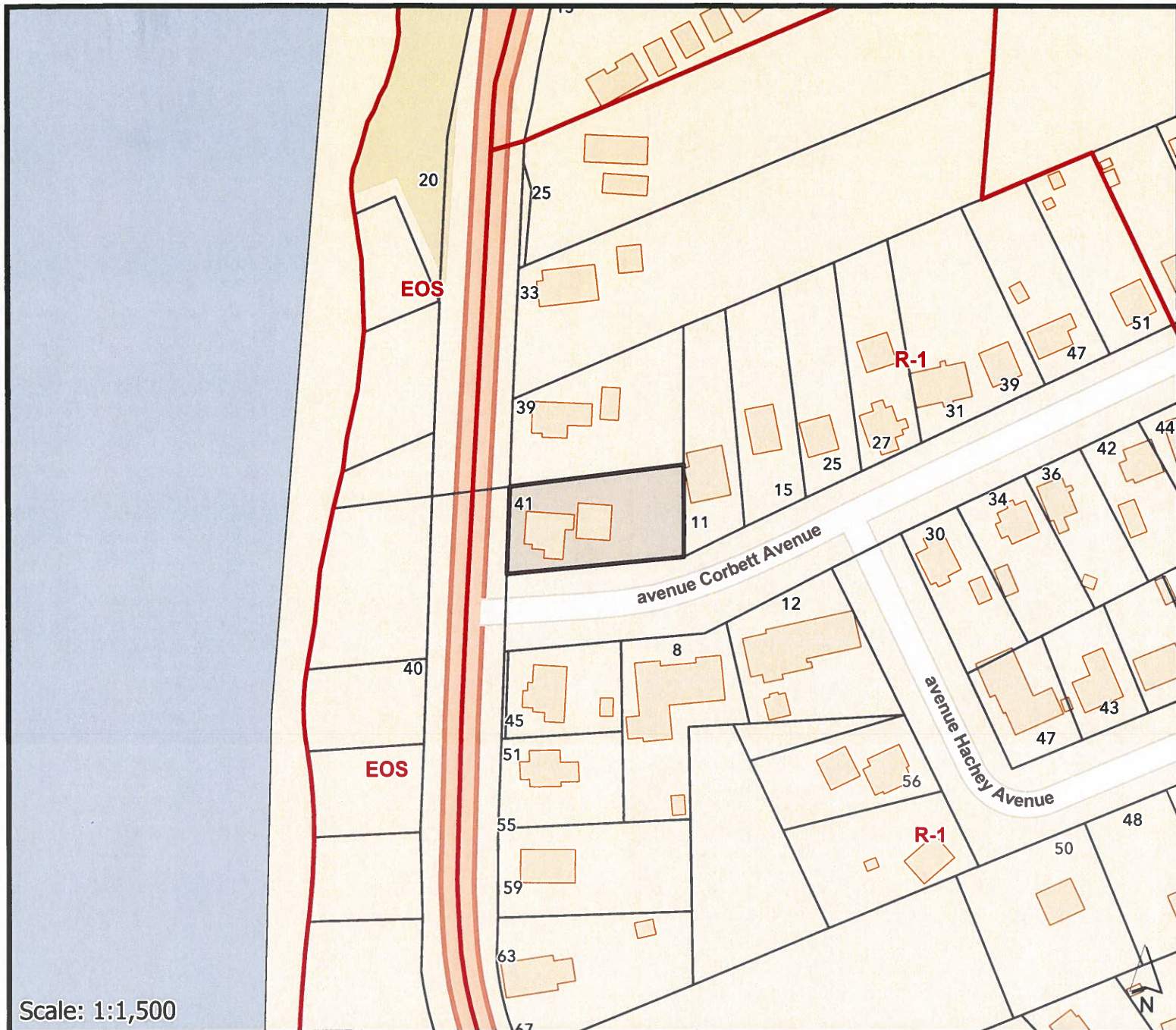


Mei Jiang
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



Subject Property / Propriété Visé

Tentative plan of subdivision to create a new R-1 lot. Lot creation requires a 6m lot depth variance.

Plan provisoire de lotissement visant à créer un nouveau lot de zone R-1. La création du lot nécessite une dérogation de 6 m à la profondeur du lot.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-42-2026
Date \ date: juillet \ July 15, 2026
Subject \ sujet: 41 prom Riverside Drive
Sherico Developments Ltd. 23
(c/o Eric Price)

PID 01560846
 681751 N.B. LTD.
 DOC 40668304
 REG 2020-11-10
 PLAN 8140
 REG 1984-12-14
 PLAN 564
 REG 1957-12-03

REMNAINT OF PID 01557024

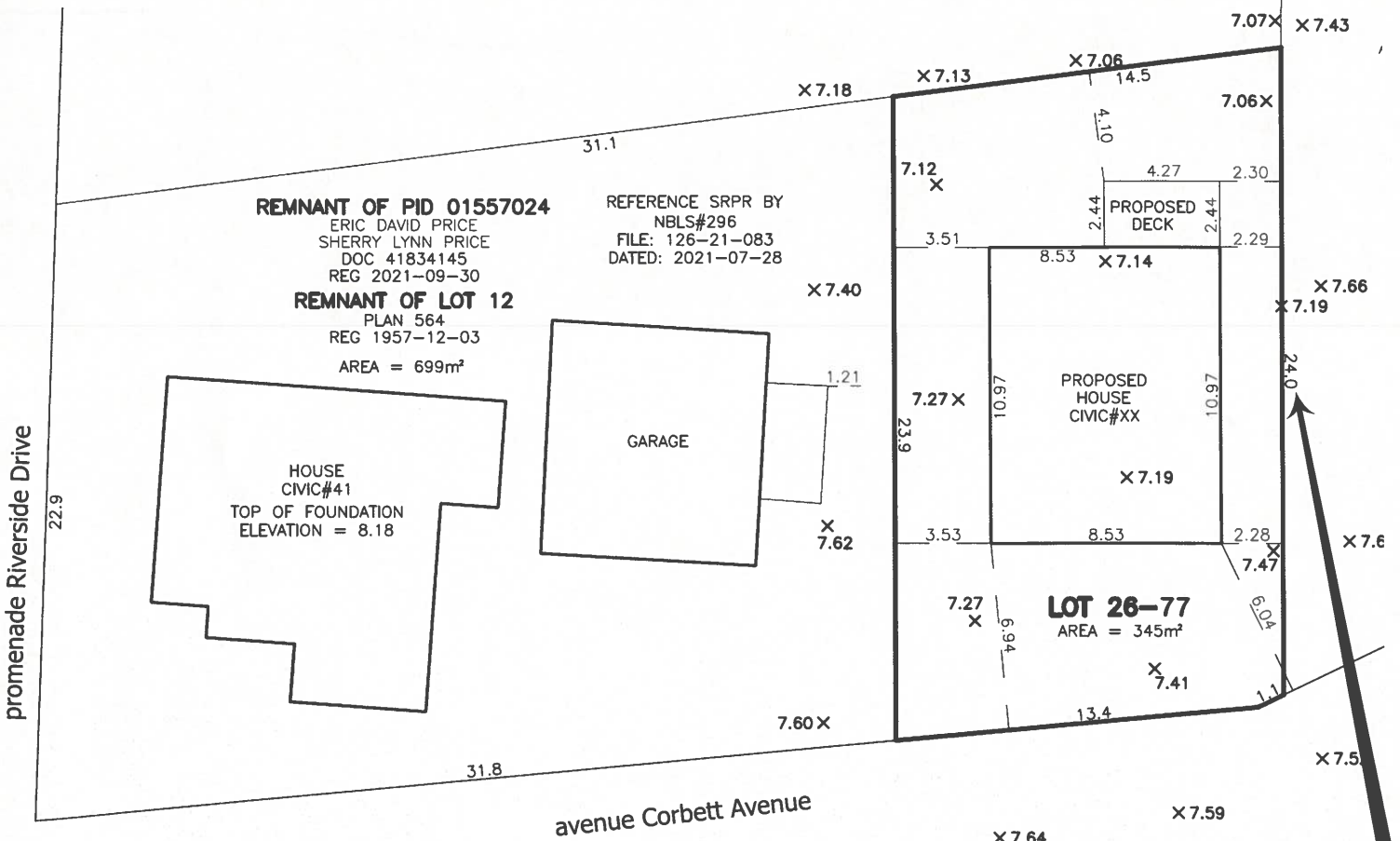
ERIC DAVID PRICE
 SHERRY LYNN PRICE
 DOC 41834145
 REG 2021-09-30

REMNAINT OF LOT 12

PLAN 564
 REG 1957-12-03

AREA = 699m²

REFERENCE SRPR BY
 NBLS#296
 FILE: 126-21-083
 DATED: 2021-07-28



6m lot depth variance required /
 Dérogation de 6 m à la profondeur
 du lot requise.

Site Plan / Plan du site

Fredericton

Community Planning
 Planification urbaine

Map \ carte # II

File \ fiche: PR-42-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: 41 prom Riverside Drive

Sherico Developments Ltd. 24
 (c/o Eric Price)



South - Corbett Avenue / Sud - avenue Corbett

Conceptual Elevation / Élévation conceptuel

Fredericton

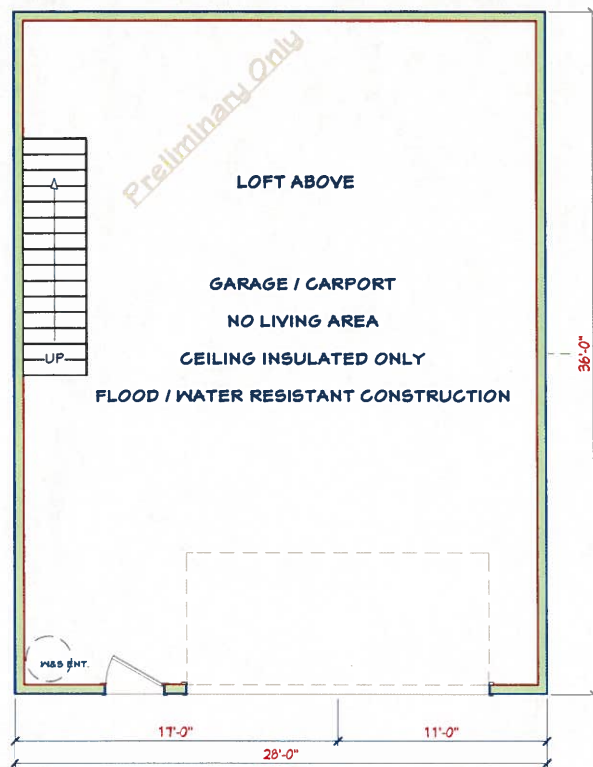
Community Planning
Planification urbaine

Map \ carte # IV

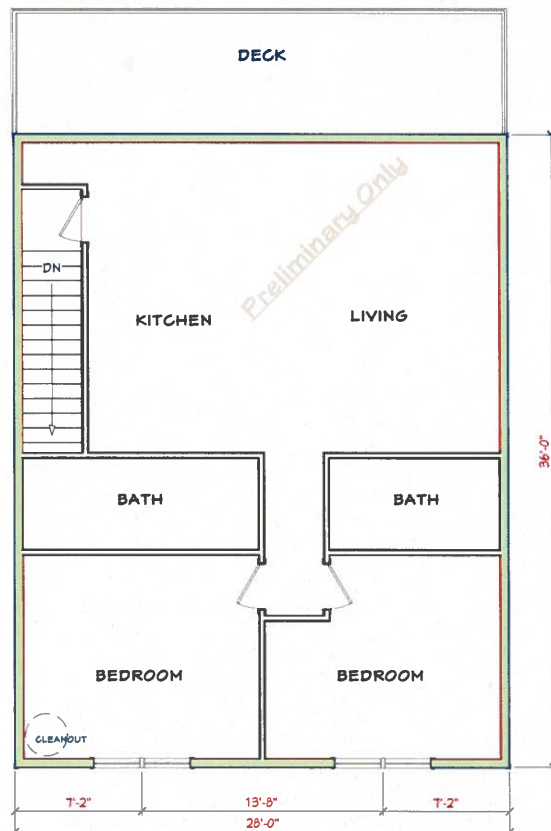
File \ fiche: PR-42-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: 41 prom Riverside Drive
Sherico Developments Ltd.
(c/o Eric Price)



Ground Floor / Rez-de-chaussée



Second Floor / Deuxième étage

Elevation / Élévation

From: [THITIYA KLOBSANTHIA](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: Formal Objection to Tentative Plan of Subdivision and Variance Application – File PR 42/26 (41 Riverside Drive)
Date: Tuesday, July 7, 2026 6:22:58 PM

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

Dear Members of the Planning Advisory Committee,

Please accept this letter as our formal objection to the proposed Tentative Plan of Subdivision and Variance Application for 41 Riverside Drive (File PR 42/26).

We are the owners and residents of 11 Corbett Avenue, Fredericton, the property immediately adjacent to the proposed new lot.

We understand that the applicant is seeking approval to subdivide the existing property to create one additional Residential Zone One (R-1) lot for the construction of a new single-family dwelling. As stated in the City's Neighbourhood Notification, the proposed subdivision requires a 6-metre lot depth variance, confirming that the new lot does not comply with the City's minimum lot depth requirements under the Zoning By-law.

We recognize that the Planning Advisory Committee has the authority to consider requests for variances, and that variances may be appropriate in certain circumstances. However, we respectfully submit that a variance should only be granted where it remains consistent with the intent of the City's Zoning By-law and does not create unreasonable impacts on neighbouring properties.

The City's minimum lot standards exist to promote orderly development, maintain the established character of residential neighbourhoods, and protect neighbouring property owners. Because this subdivision cannot proceed without relief from the minimum lot depth requirement, we respectfully ask the Committee to carefully consider whether granting the requested variance is appropriate, consistent with the intent of the Zoning By-law, and fair to neighbouring property owners who would be directly affected.

As the owners of the property immediately adjacent to the proposed new lot, we believe our home would experience the greatest direct impact should the requested variance be approved. Our concerns relate specifically to the planning impacts associated with the proposed subdivision and requested variance, rather than to residential development in general.

Our concerns are outlined below.

1. Significant Loss of Privacy

Our living room and bedroom windows face directly toward the proposed development site. According to the submitted plans, the proposed dwelling would be constructed immediately adjacent to our property and would include elevated living areas and a rear deck facing toward our home.

As a result, the proposed dwelling would create direct overlooking into our indoor living areas and backyard, substantially reducing the level of privacy our family currently enjoys. We believe this would significantly affect our ability to reasonably use and enjoy our home and outdoor living space.

2. Loss of Residential Amenity

One of the defining characteristics of our home is the open outlook toward the Saint John River from our living room and bedroom windows. This outlook contributes significantly to the openness, comfort, and overall enjoyment of our home.

The proposed dwelling would interrupt this existing outlook, reduce the sense of openness surrounding our property, and diminish the residential amenity that forms an important part of our family's daily living environment.

While we understand that private views are not necessarily protected under planning legislation, we respectfully ask the Committee to consider this loss as one element of the overall impact the proposed development would have on the livability and enjoyment of our property.

3. Requested Variance and Compatibility with the Existing Neighbourhood

The proposed subdivision cannot proceed as proposed without the requested 6-metre lot depth variance. Granting this variance would permit the creation of a residential lot that does not comply with the City's established zoning standards.

In our respectful opinion, the need for this variance demonstrates that the proposed subdivision requires a significant departure from the City's minimum lot standards. We respectfully submit that careful consideration should therefore be given to whether such relief is appropriate, particularly where the resulting development would directly affect the immediately adjacent property.

We are also concerned that approving this variance would not be consistent with the established lot pattern and residential character of the surrounding neighbourhood. The surrounding properties along Corbett Avenue generally follow the established lot pattern created under the existing zoning requirements. The proposed subdivision would introduce a substantially shallower lot that departs from this established pattern.

4. Adverse Impact on the Reasonable Enjoyment of Our Property

Because our property shares its boundary directly with the proposed new lot, we believe it would experience the greatest direct impact of this proposal.

The close proximity of the proposed dwelling would fundamentally change the relationship between the two properties by reducing privacy, diminishing openness, and adversely affecting our family's day-to-day enjoyment of both our home and backyard.

Although our primary concerns relate to planning matters such as privacy, neighbourhood compatibility, and the reasonable enjoyment of our property, we are also concerned that these impacts may negatively affect the desirability of our home.

We wish to emphasize that we are not opposed to responsible residential development. We understand that neighbourhoods evolve over time. However, we respectfully believe that the requested 6-metre lot depth variance should not be granted where it would create a non-compliant lot and impose a significant adverse impact on the immediately adjacent property.

As the owners of the property immediately adjacent to the proposed new lot, we respectfully ask the Committee to give careful consideration to the direct impacts this proposal would have on our property when determining whether the requested variance is appropriate and consistent with the intent of the City's Zoning By-law.

For these reasons, we respectfully request that the Planning Advisory Committee deny the requested 6-metre lot depth variance and the associated Tentative Plan of Subdivision.

Please find attached photographs illustrating the existing views from our home, the relationship between our property and the proposed development site, and the areas that would be directly affected by the proposed development. We respectfully request that these photographs be included as part of the public record and considered together with this written submission.

We will also be attending the Planning Advisory Committee meeting in person at City Hall on Wednesday, July 15, 2026, at 7:00 p.m. We appreciate the opportunity to present our concerns and answer any questions the Committee may have.

Thank you for your time and careful consideration of our comments.

We appreciate the Committee's careful consideration of the interests of both the applicant and the neighbouring property owners in reaching its decision.

We respectfully request that this letter and the accompanying photographs be included as part of the public record for File PR 42/26.

Yours sincerely,

Alexander Joseph Brown
Thitiya Klonsanthia

Owners and Residents of 11 Corbett Avenue,
Fredericton, NB E3A 3X3












From: [REDACTED]
To: [PLANNING AND DEVELOPMENT](#)
Subject: 41 Riverside Dr. PID01557024
Date: Tuesday, July 14, 2026 9:08:58 AM

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

Good Morning! I am writing in Support for the application 42/26 for Eric Price.

Thank You

Wyatt Dutcher

Sent from my Galaxy

From: [rhonda.dutcher](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: 41 Riverside Drive PID 01557024 File 42/26
Date: Tuesday, July 14, 2026 2:10:20 PM

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

Good Morning! I am writing in Support for this application.
Thank you
Rhonda Dutcher

Sent from my Galaxy

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Tentative plan of subdivision to add land to the public right-of-way (Regent Street).
Assent of Council is required.

Property: 255 Regent Street (PID 01458298)

OWNER: S. Thompson Holdings Inc.
55 Coburn Drive
Fredericton, NB
E3B 6Z7

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

SITE INFORMATION:

Location: Corner lot on the West side of Regent Street at the intersection with Charlotte Street

Context: Multi-residential units and business along one of the City's main North-South major arterials

Ward No: 10

Municipal Plan: South Core

Zoning: Multi-Residential Zone Five (MR-5)

Existing Land Use: Vacant

Previous Applications: P.R. 20/91, P.R. 56/92, P.R. 42/98, P.R. 4/25

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a 73.4 square metre parcel of land from 255 Regent Street to the public right-of-way. The proposed subdivision adds the necessary land for a future street widening of Regent Street to accommodate a left-hand turn pocket and future traffic signal. The remnant lot was previously granted variances under P.R. 4/25 for the requirements of the MR-5 zone that it will not meet due to the subdivision. Therefore, staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application on property located at 255 Regent Street for a tentative plan of subdivision to add a 73.4 square metre parcel of land to the public right-of-way (Regent Street).

PLANNING COMMENTS:

Background:

- In the late 2010s the City of Fredericton commissioned a traffic study focused on improvements to Regent Street.
- In 2019 a preferred concept was chosen which provides two north bound through lanes from Aberdeen Street to Queen Street. To accommodate this realignment Charlotte Street would need to be widened and a traffic signal would be added (Map III).
- The City has acquired right-of-way lands for the planned Regent Street widening both north and south of the subject property; however, the required frontage along the subject property has not yet been acquired.
- Through an application for a future 20-unit, five-storey apartment building on the subject property, an opportunity was identified to obtain this outstanding right-of-way segment. Accordingly, the following term and condition was included as part of PR 4/25:

g) The Applicant is to negotiate in good faith to provide a parcel of land 2.4 metres wide along the Regent Street frontage to be added to the public right-of-way, to the satisfaction of the Development Officer and the Director of Engineering and Operations

This application fulfils this condition.

Proposal:

- The City of Fredericton is proposing to add a 73.4 square metre parcel of land to the Regent Street right-of-way as shown on Map II. By adding the necessary land to the public right-of-way, it allows the City to make the intersection upgrades and adjust the location of the sidewalk given the future left hand turning pockets to Charlotte Street as part of the future signalization.

Discussion:

- The subject property is zoned Multi Residential Zone Five (MR-5). The proposed subdivision will create deficiencies in the subject lot:

Standard	Required	Provided
Lot Frontage	30m	28.5m

- While this subdivision will create a deficient lot frontage, the Planning Advisory Committee has already granted a variance for this under Planning Report 4/25.

- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed right-of-way to City Council before assent is given. Based on the above, staff are prepared to support this application.

Engineering & Operations:

- Engineering & Operations have no concerns with the proposed subdivision as the parcel of land to be transferred to the City right-of-way is adequate to accommodate the long-term plans for street widening on Regent Street. The City has been continually adding ROW to accommodate this work.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 255 Regent Street for a tentative plan of subdivision to add a 73.4 square metre parcel of land to the public right-of-way (Regent Street) be forwarded to City Council with a recommendation that the location of the public street as shown on Map II attached to P.R. 47/26 be approved.

Additional Information

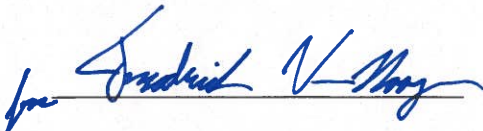
Pursuant to Section 77(1) of the Community Planning Act, the following terms and conditions will be imposed on the subdivision by the Development Officer:

- a) The final plan of subdivision be submitted substantially in accordance with Map II attached to P.R. 47/26 to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled S. THOMPSON HOLDINGS INC. Creating Regent Street (Public) 255 Regent 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*.

Prepared by:

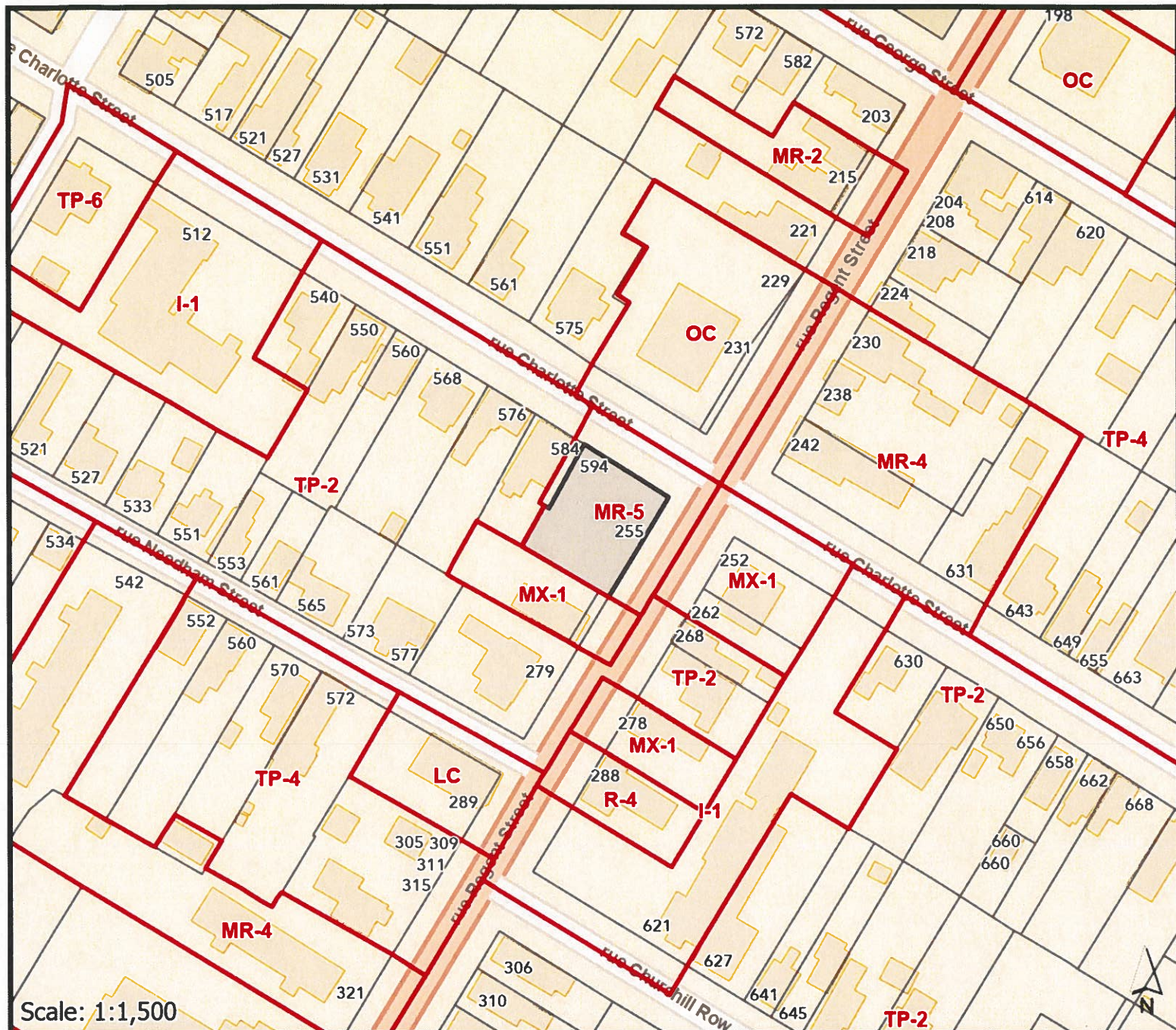


Connor Adsett
Planner, Community Planning

Approved by:



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



 Subject Property / Propriété Visé

Proposal to subdivide a portion of PID 01458298 to allow for the future widening of Regent Street

Proposition visant à lotir une partie du NIP 01458298 afin de permettre l'élargissement futur de la rue Regent

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

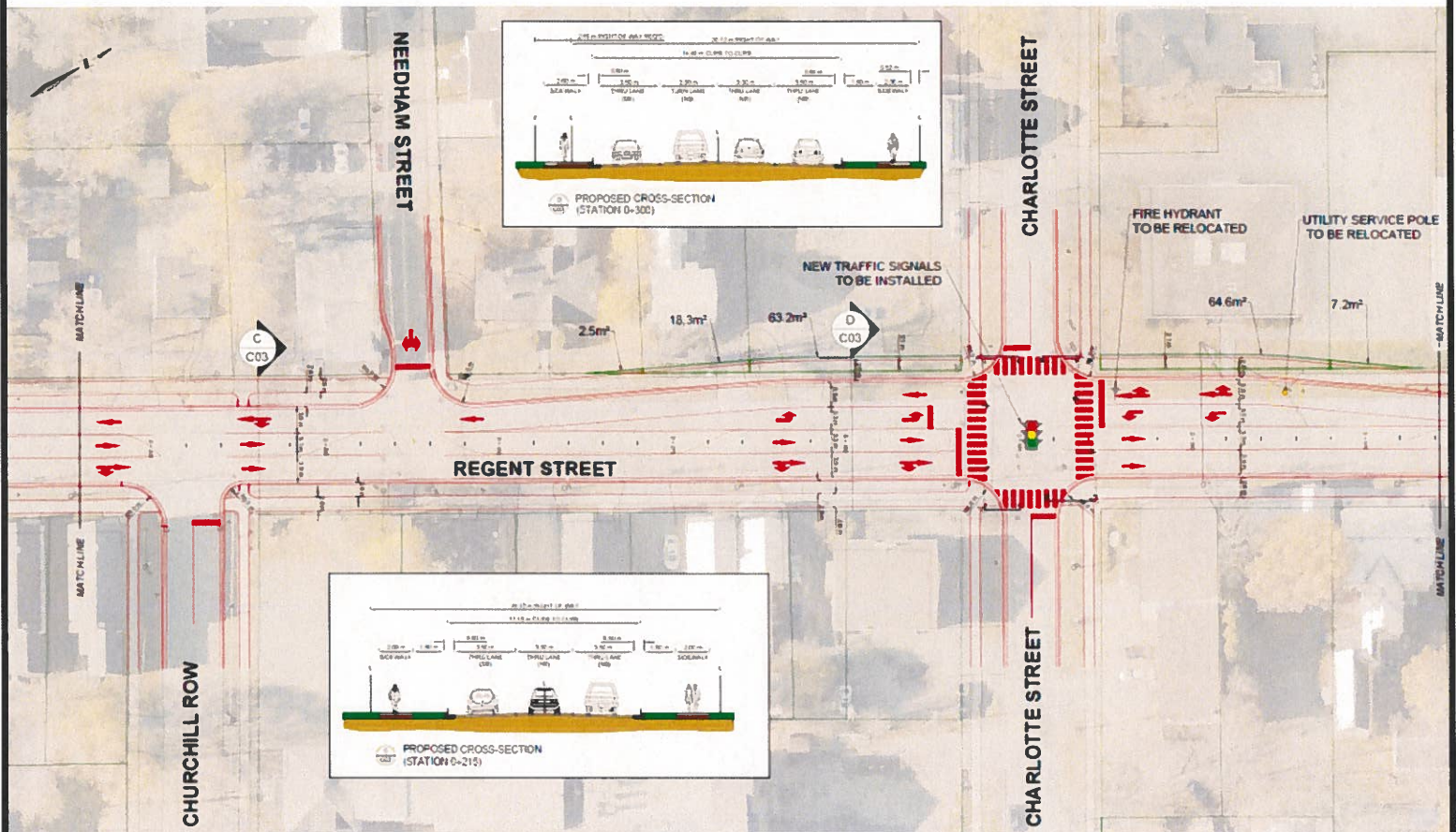
File \ fiche: PR-47-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: 255 rue Regent Street

City of Fredericton

c/o Ryan Seymour



Proposal/Proposition

Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-47-2026
Date \ date: juillet \ July 15, 2026
Subject \ sujet: 255 rue Regent Street
City of Fredericton
c/o Ryan Seymour

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Tentative plan of subdivision to add land to the public right-of-way. Additionally, lot frontage and lot area variances are required for the remnant lot. **Assent of Council is required**

Property: 1555 St. Mary's Street (01526078)

OWNER: City of Fredericton (c/o Ryan Seymour)
397 Queen Street
Fredericton, NB E3A 2S5

APPLICANT: Same as Above

SITE INFORMATION:

Location: Corner lot at the intersection of Brookside Drive and St. Mary's Street

Context: Mix of low-rise and medium-rise residential uses to the south and to the west; vacant land to the north; Killarney Lake Park and non-conforming single-detached dwellings to the east

Ward No: 2

Municipal Plan: Established Neighbourhoods

Zoning: Future Development (FD)

Existing Land Use: Vacant Land

Previous Applications: None

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add 1,267 m² to the public right-of-way, in order to formalise an encroachment that resulted from the construction of the Killarney Lake roundabout, and to accommodate a future sidewalk on Saint Mary's Street. A 7,486 m² lot area variance and a 4.24 m lot frontage variance would be required for the remnant lot. The proposed subdivision adds the necessary land to make improvements the public right-of-way and the requested variances would not preclude future development to take place on the remnant lot. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application for the following as it relates to property at 1555 St. Mary's Street:

- Tentative plan of subdivision to add land to the public right-of-way; and,
- 7,836 m² lot area variance and
- 4.24m lot frontage variance for the remnant lot.

PLANNING COMMENTS:

Proposal:

- The City of Fredericton is proposing to subdivide the subject property to add a total of 1,267 m² of land to the public right-of-way (ROW). As shown on Map II, a 43 m² portion of land would be added to Brookside Drive, and a 1,214 m² parcel would be added to Saint Mary's Street.
- In 2024, a roundabout was built at the intersection of Saint Mary's Street and Brookside Drive, just across from Killarney Lake Park. As shown on Map I, however, the roundabout is now encroaching onto the subject property. The proposed subdivision would rectify the encroachment of the roundabout on the subject property and provide for the future construction of a sidewalk on the west side of Saint Mary's Street that would lead to the roundabout and to Killarney Lake Park.
- The Applicant has noted that the remnant lot would be intended for future development.

Zoning By-law

The proposal relates to the standards on Future Development (FD) zone as follows:

Standard	Required	Provided	Variance
Lot Area	16,000 m ²	8,164 m ²	7,836m²
Lot Frontage	46 m	41.76 m	4.24m

- As seen on the table above, the property requires a variance for both the lot area and lot frontage. Staff would note that the subject property is already deficient in the lot area, as it currently measures 9,421 m². The minimum required lot area in the FD zone is 16,000 m². The proposed subdivision would thus increase this deficiency, which requires an additional lot area variance of 7,836m² and a lot frontage variance of 4.24 m for the remnant lot.
- The intent of the FD zone is to preserve land for future urban development. Any redevelopment of the remnant lot would be subject to a rezoning application and would need to meet the standards of the corresponding zone. Staff would note that the remnant lot would exceed the minimum lot requirements for residential zones, as well as for small scale commercial (Local Commercial Zone and Neighbourhood Commercial Zone) and institutional (Institutional Zone One) zones.

- The Community Planning Act requires that the Planning Advisory Committee recommend the location of a proposed street to City Council before assent is given. Based on the above, Staff are prepared to support this application, subject to terms and conditions.

Engineering & Operations:

- The intent of the proposed subdivision is to formalize the location of the existing roundabout. In 2024, the intersection of Brookside Drive and Saint Mary's Street was reconfigured from a stop controlled intersection to a roundabout. The roundabout was constructed in part on the subject property belonging to the City of Fredericton. Upon completion of construction the new property limits were established based on toe of slopes and the addition of a future sidewalk along the west side of St. Mary's.

RECOMMENDATION:

1. It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for a 7,836 m² lot area variance and a 4.24 m lot frontage variance as shown on Map II on property located at 1555 St. Mary's Street, be approved.
2. It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for tentative plan of subdivision to add a 1,214 m² parcel of land to the Saint Mary's Street right-of-way from a portion of PID 01526078, and to add a 43 m² parcel of land to the Brookside Drive right-of-way, be forwarded to City Council with a recommendation that the location of the public street as shown on Map II, be approved.

Additional Information

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

- a) The final plan of subdivision be submitted generally in accordance with Map II attached to PR 48/26, to the satisfaction of the Development Officer.

It is further recommended that City Council adopt the following resolution:

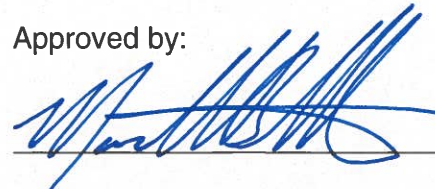
BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled City of Fredericton Subdiviion 2026 creating Saint Mary's Street (Public) Brookside Drive (Public) Brookside Drive, Saint Mary's Street, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Prepared by:

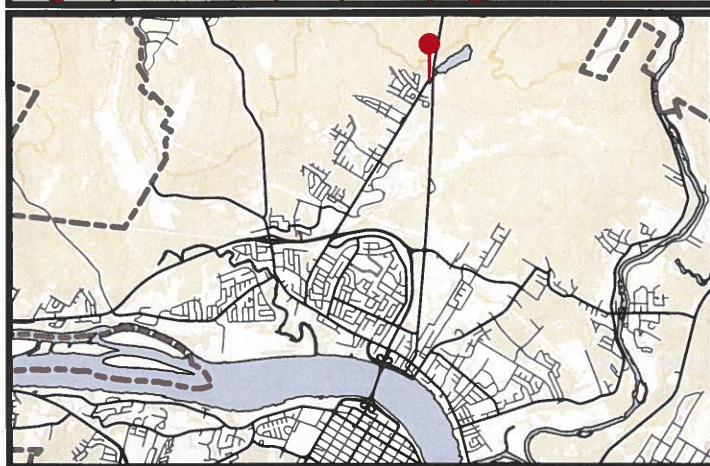
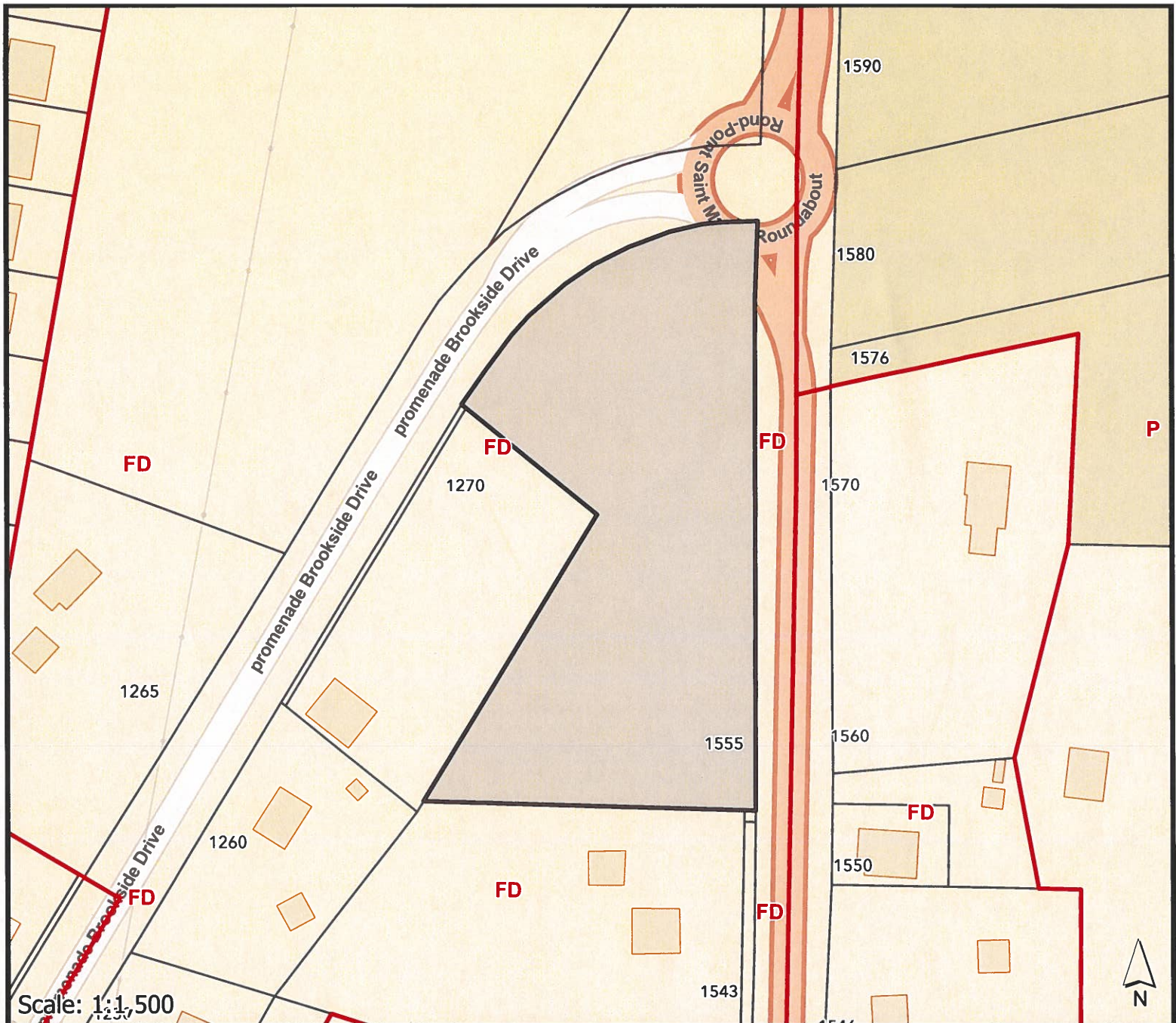


Melisa Tang Choy, RPP, MCIP
Planner, Community Planning

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning



Subject Property / Propriété Visé

Tentative plan of subdivision to add a 1,214 m² parcel to the Saint Mary's Street public right-of-way and to add a 43 m² parcel to the Brookside Drive public right-of-way. Additionally, 4.24 m lot frontage variance and 7,836 m² lot area variance required for the remnant lot. Assent of Council required.

Plan provisoire de lotissement visant à ajouter une parcelle de 1 214 m² à l'emprise publique de la rue Saint Mary's et à ajouter une parcelle de 43 m² à l'emprise publique de Brookside Drive. De plus, une dérogation de 4,24 m pour la façade du lot et une dérogation de 7 836 m² pour la superficie du lot sont requises pour le lot résiduel. L'assentiment du Conseil est requis.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-48-2026

Date \ date: juillet \ July 15, 2026

Subject \ sujet: 1555 Saint Mary's Street

City of Fredericton

c/o Ryan Seymour

4.24m lot frontage variance required for remnant lot /
Dérogradation requise de 4,24 m de façade de lot pour
le lot résiduel

7,836 m² lot area variance required for the remnant lot/ Dérogation requise de 7,836 m² pour la superficie du lot sont requises pour le lot résiduel

Site Plan / Plan du site

BUILDING INSPECTION REPORT FOR June 2026

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>RESIDENTIAL</u>				
<u>SINGLE DETACHED DWELLING</u>				
New	9	\$3,590,000	\$11,680,000	\$15,104,500
New SDD with SDU(s)	1	\$378,000	\$2,228,000	-
Additions	2	\$76,000	\$377,000	\$1,266,175
<u>MINI HOMES</u>				
New	4	\$480,000	\$939,000	\$1,052,000
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	-	-	\$1,850,000	\$3,062,000
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	-	-	\$345,000	\$465,000
New Accessory Apt	-	-	\$37,000	\$87,000
New Garden Apt	-	-	\$150,000	\$30,000
New Garage Apt	-	-	\$168,000	-
<u>TOWNHOUSES</u>				
New	-	-	\$4,970,000	\$607,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	1	\$1,310,000	\$51,110,000	\$118,862,712
Additions	-	-	\$660,000	\$16,000
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	\$780,000	-
Additions	1	\$200,000	\$200,000	\$250,000
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	9	\$56,060	\$335,060	\$543,515
Carport/Garage *	7	\$384,159	\$740,959	\$445,000
Swimming Pool	5	\$234,725	\$590,225	\$890,265
Deck	14	\$122,900	\$292,156	\$117,600
<u>RENOV/REPAIRS</u>				
	32	\$662,882	\$4,901,449	\$4,910,821
<u>TOTAL RESIDENTIAL</u>				
	85	\$7,494,726	\$82,353,849	\$147,709,588

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	SAME PERIOD LAST YEAR
<u>COMMERCIAL</u>				
New	-	-	-	\$13,103,000
Additions	2	\$6,122,000	\$6,152,000	\$1,314,000
Renov/Repairs	10	\$1,961,400	\$39,900,715	\$12,118,649
<u>INDUSTRIAL</u>				
New	-	-	\$100,000	-
Additions	-	-	-	-
Renov/Repairs	1	\$15,000	\$126,469	\$221,500
<u>GOVERN (Mun.)</u>				
New	1	\$292,000	\$292,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$10,000	\$60,000
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	1	\$262,714	\$951,011	\$1,469,000
<u>INSTITUTIONAL</u>				
New	-	-	-	-
Additions	-	-	\$567,000	\$220,000
Renov/Repairs	1	\$1,764,436	\$3,661,914	\$1,348,910
				-
Others	-	-	-	\$19,000
<u>DEMOLITION</u>	10	-	-	-
TOTALS	111	\$17,912,276	\$134,114,958	\$177,583,647

\$44,732,667 (June 2025)

- DEMOLITIONS**
- 445 King - Shed
 - 1109 Mcleod - Shed
 - 551 Clements - Garage
 - 551 Clements - SDD
 - 86 Burnham - Garage
 - 844 Saint Mary's - Shed
 - 844 Saint Mary's - Shed
 - 844 Saint Mary's - SDD
 - 15 Forest Acres - Garage
 - 115 Bourque - Partial Building

NUMBER OF NEW DWELLING UNITS

	June 2026	THIS YEAR TO DATE	June 2025	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	9	34	10	41
SEMI-DETACHED / DUPLEX	2	8	2	13
TINY / MINI HOMES	4	8	1	9
SECONDARY DWELLING UNIT	1	13	1	13
APARTMENT UNITS	61	377	216	602
TOWNHOUSE UNITS	0	23	0	4
TOTAL	77	463	230	682

SECONDARY DWELLING UNIT BREAKDOWN

	June 2026	THIS YEAR TO DATE	June 2025	SAME PERIOD LAST YEAR
BASEMENT APARTMENT	1	7	1	11
ACCESSORY APARTMENT	0	4	0	1
GARDEN APARTMENT	0	1	0	1
GARAGE APARTMENT	0	1	0	0

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>June 2026</u>	<u>TO DATE</u>
96	353

PLUMBING PERMITS

<u>June 2026</u>	<u>TO DATE</u>
43	179

SIGN PERMITS

<u>June 2026</u>	<u>TO DATE</u>
0	35

DEVELOPMENT PERMITS

<u>June 2026</u>	<u>TO DATE</u>
15	44

FEES FOR BUILDING PERMITS ISSUED

<u>June 2026</u>	<u>TO DATE</u>	<u>June 2025</u>	SAME PERIOD LAST YEAR
\$147,132.00	\$1,089,074.00	\$360,307.02	\$1,435,979.02

FEES FOR PLUMBING PERMITS ISSUED

<u>June 2026</u>	<u>TO DATE</u>	<u>June 2025</u>	SAME PERIOD LAST YEAR
\$15,610.00	\$104,050.00	\$21,140.00	\$166,980.00

FEES FOR SIGN PERMITS

<u>June 2026</u>	<u>TO DATE</u>	<u>June 2025</u>	SAME PERIOD LAST YEAR
\$0.00	\$4,375.00	\$1,350.00	\$5,900.00

FEES FOR DEVELOPMENT PERMITS

<u>June 2026</u>	<u>TO DATE</u>	<u>June 2025</u>	SAME PERIOD LAST YEAR
\$1,350.00	\$3,700.00	\$1,000.00	\$4,200.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>June 2026</u>	<u>TO DATE</u>	<u>June 2025</u>	SAME PERIOD LAST YEAR
\$164,092.00	\$1,201,199.00	\$383,797.02	\$1,613,059.02

SUBMITTED BY:

APPROVED BY:






Growth & Community Services Department

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

Issued Building Permits
Sorted by Structure Type

June 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2026BP0321	75522599	Jun-01-26	844 Saint Mary's St	Main Street Hitch and Trailer Inc.	Quartier/W	Accesory Building	Demolition	\$50.00	\$0.00	Demolish an accessory building as per information submitted
2026BP0322	75522599	Jun-01-26	844 Saint Mary's St	Main Street Hitch and Trailer Inc.	Quartier/W	Accesory Building	Demolition	\$50.00	\$0.00	Demolish an accessory building as per information submitted
2026BP0203	75553867	Jun-17-26	22 Winterberry Dr	Colpitts Developments	Ward 7	Apartment Building	New	\$10,530.00	\$1,310,000.00	Construct a new 11-unit apartment building as per plans submitted.
2026BP0309	75426742	Jun-15-26	600 Saint Mary's St	Colpitts Developments	Quartier/W	Apartment Building	Renovation	\$0.00	\$0.00	Construct renovation to reclassify building classification as per revised floor plan and building
2026BP0310	75426742	Jun-15-26	60 Two Nations Cross	Colpitts Developments	Quartier/W	Apartment Building	Renovation	\$0.00	\$0.00	Construct renovation to reclassify building classification as per revised floor plan and building
2026BP0325	01434380	Jun-19-26	159 George St	Traci Price Properties	Quartier/W	Apartment Building	Addition	\$1,650.00	\$200,000.00	Construct a two-storey addition to create two additional dwelling units as per plans submitted
2026BP0341	75463190	Jun-05-26	305 Reynolds St	Three D Fabrications Ltd	Quartier/W	Apartment Building	Renovation	\$370.00	\$40,000.00	Construct a renovation to replace balcony columns for an apartment building as per plans sub
2026BP0393	01485721	Jun-26-26	110 Tilley Dr	Tradecore Construction	Quartier/W	Apartment Building	Renovation	\$122.00	\$9,000.00	Construct a renovation to install blueskin on the front foundation wall of a 4-unit apartment bu
2026BP0348	75441303	Jun-26-26	657 Golf Club Rd	J Russon Construction Ltd.	Quartier/W	Attached Garage	Addition	\$770.00	\$90,000.00	Construct a 13' x 24' garage addition as per plans submitted.
2026BP0350	75000877	Jun-10-26	86 Burnham Crt	Home Fashions	Quartier/W	Attached Garage	Demolition	\$50.00	\$0.00	Demolish attached garage as per site plan submitted (for new future attached garage).
2026BP0360	01476753	Jun-10-26	5 Walker St	Jimbert Canares	Quartier/W	Attached Garage	New	\$82.00	\$4,000.00	Construct carport addition to serve SDD as per plans submitted.
2026BP0382	01467356	Jun-24-26	15 Forest Acres Crt	Renovations Plus 2012 Inc.	Quartier/W	Attached Garage	New	\$1,082.00	\$129,000.00	Construct a 24' x 36' attached garage for an SDD as per plans submitted
2026BP0030	75487629	Jun-26-26	224 York St	Bellastate Construction	Ward 10	Commercial Building	Renovation	\$7,650.00	\$950,000.00	Construct renovation to convert existing church to boutique hotel as per plans submitted.
2026BP0236	75534578	Jun-08-26	100 Douglas Ave	Josiah Matthews	Ward 4	Commercial Building	Renovation	\$450.00	\$50,000.00	Construct renovation to convert a portion of retail space into a cafe as per plans submitted.
2026BP0238	01469428	Jun-10-26	59 Dineen Dr	G.L. Smith Planning & Design Inc.	Ward 11	Commercial Building	Renovation	\$1,650.00	\$200,000.00	Construct interior renovation to Tim Horton's suite in commercial building as per plans submit
2026BP0271	75297325	Jun-12-26	1381 Regent St	Dema Woodwork	Ward 9	Commercial Building	Renovation	\$1,650.00	\$200,000.00	Construct fit-up of unit #12 for new Purdy's Chocolatier as per plans submitted.
2026BP0287	75510370	Jun-02-26	554 Brunswick St	REEL Investment Properties Inc.	Quartier/W	Commercial Building	Renovation	\$1,146.00	\$136,250.00	Construct renovation to existing commercial building as per information submitted.
2026BP0312	75392282	Jun-12-26	184 Doak Rd	Prospect Building Contractors (2004) Ltd.	Quartier/W	Commercial Building	Renovation	\$1,370.00	\$165,000.00	Construct a fit-up for a Pickleball Court in an existing commercial building as per plans submit
2026BP0318	75441683	Jun-26-26	38 Trinity Ave	Dama Construction	Quartier/W	Commercial Building	Renovation	\$1,578.00	\$190,150.00	Construct a fit-up for a supplements store in a commercial building as per plans submitted
2026BP0327	75571166	Jun-15-26	808 Saint Mary's St	Jacob Kranat	Quartier/W	Commercial Building	Addition	\$226.00	\$22,000.00	Construct an entrance addition to an existing commercial building as per plans submitted
2026BP0335	01438118	Jun-09-26	569 Woodstock Rd	Bringham Interiors	Quartier/W	Commercial Building	Renovation	\$90.00	\$5,000.00	Construct a demising wall on main floor to create two suites in the existing commercial buildin
2026BP0344	01501261	Jun-18-26	495 Prospect St	Case's Rennovations Ltd.	Quartier/W	Commercial Building	Renovation	\$410.00	\$45,000.00	Construct renovation to existing Unit H, Canadian Deaf and Blind Association, as per plan sub
2026BP0352	01458322	Jun-15-26	289 Regent St	661465 NB Inc.	Quartier/W	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct renovation for fit-up of new nail salon on front section of first floor in existing comme
2026BP0291	01476647	Jun-23-26	255 Saint Mary's St	Bellastate Construction	Quartier/W	Commercial/Residential	Renovation/Addition	\$48,850.00	\$6,100,000.00	Construct phase II renovation/addition creating 48 new residential units to existing commercial
2026BP0283	75101642	Jun-02-26	135 Sutton St	BuildPermits	Quartier/W	Deck	New	\$162.00	\$14,000.00	Construct renovation to replace existing deck and construct a new lower deck to serve SDD a
2026BP0288	01488873	Jun-10-26	94 Dougnorth St	Carl Perley	Quartier/W	Deck	New	\$58.00	\$1,000.00	Construct renovation to demolish existing deck are replace with smaller deck as per informati
2026BP0295	01441773	Jun-05-26	686 Smythe St	Jason Gorham	Quartier/W	Deck	New	\$90.00	\$4,200.00	Construct renovation to install patio door and construct a rear 6' x 10' attached deck as per inf
2026BP0298	75535302	Jun-22-26	161 Sarahs Ln	Browns A+ Renovations	Quartier/W	Deck	Addition	\$90.00	\$5,000.00	Construct a 10' x 10' deck addition to a semi-detached dwelling as per plans submitted
2026BP0299	01491158	Jun-04-26	293 Barton Cres	E.Afabro Renovation	Quartier/W	Deck	New	\$106.00	\$7,000.00	Construct a 16' x 26' attached deck for an SDD as per plans submitted
2026BP0302	75399139	Jun-04-26	238 Summerhill Row	D.C. Forbes Ltd.	Quartier/W	Deck	New	\$138.00	\$10,500.00	Construct a 12' x 21 attached deck for an SDD as per plans submitted
2026BP0308	75436279	Jun-18-26	3 Emma Crt	NWB Custom Creations Inc	Quartier/W	Deck	New	\$170.00	\$15,000.00	Construct a detached pool deck for an SDD as per plans submitted
2026BP0349	01457191	Jun-15-26	770 George St	J Russon Construction Ltd.	Quartier/W	Deck	New	\$146.00	\$12,000.00	Construct 6' x 14' deck on the side of SDD as per plans submitted.
2026BP0351	01495464	Jun-05-26	360 Sewell St	Mighty Hammer Construction	Quartier/W	Deck	New	\$130.00	\$10,000.00	Demolish existing side yard landing and stairs and re-build using existing footing tubes.
2026BP0354	01557420	Jun-09-26	79 Greenwood Dr	Jean Dean	Quartier/W	Deck	New	\$90.00	\$5,000.00	Construct a new detached deck to serve SDD as per information submitted.
2026BP0369	01470756	Jun-24-26	345 University Ave	David Buck	Quartier/W	Deck	New	\$186.00	\$17,000.00	Construct renovation to replace rear stairs and patio with new attached deck on SDD.
2026BP0370	01438852	Jun-11-26	177 Argyle St	Jill Walker	Quartier/W	Deck	New	\$66.00	\$1,200.00	Construct 4' x 6' side entry landing and stairs to replace existing, on SDD as per plans submit
2026BP0371	75382952	Jun-23-26	29 Benjamin Dr	BuildPermits	Quartier/W	Deck	New	\$178.00	\$16,000.00	Construct front entry covered deck and rear deck addition to SDD as per plans submitted.
2026BP0402	60196136	Jun-30-26	176 Bourque Ln	Earl Meshier	Quartier/W	Deck	New	\$90.00	\$5,000.00	Construct an 8' x 12' deck in the rear yard of SDD as per plans submitted.
2026BP0373	75555151	Jun-23-26	22 Kors Ln	Fine Homes Fredericton	Quartier/W	Detached Garage	New	\$722.00	\$83,900.00	Construct a 26' x 30' detached garage for an SDD as per plans submitted
2026BP0383	01467356	Jun-25-26	15 Forest Acres Crt	Renovations Plus 2012 Inc.	Quartier/W	Detached Garage	Demolition	\$50.00	\$0.00	Demolish a detached garage for an SDD as per plans submitted
2026BP0330	60000999	Jun-15-26	155 Bourque Ln	Matt Harris & Son	Quartier/W	Industrial	Renovation	\$170.00	\$15,000.00	Construct an end wall to an existing barn as per information submitted
2026BP0331	60000999	Jun-10-26	155 Bourque Ln	Matt Harris & Son	Quartier/W	Industrial	Demolition	\$50.00	\$0.00	Demolish a portion of an existing barn as per informaiton submitted
2026BP0127	01464254	Jun-03-26	540 Windsor St	Iron Maple Constructors	Ward 11	Institutional	Renovation	\$14,170.00	\$1,764,436.00	Construct interior renovation to UNB Giffin Hall as per plans submitted
2026BP0385	75426783	Jun-24-26	715 Priestman St	K-Line Construction	Quartier/W	Institutional	Renovation	\$2,154.00	\$262,714.00	Interior ramp renovations phase 2 at corridor 210 and 217 for Ecole Saint Anne as per plans s
2026BP0279	01488873	Jun-23-26	52 Jacob St	Adam Woodworth	Quartier/W	Mini Home	Renovation	\$114.00	\$7,300.00	Construct renovation to install a new wheelchair ramp to access mini home as per informatio
2026BP0332	75568436	Jun-10-26	77 Burns St	Norbert Robichaud	Quartier/W	Mini Home	Renovation	\$98.00	\$6,000.00	Construct a renovation to replace vinyl siding and construct a 23' x 13' detached deck as per p
2026BP0363	75574699	Jun-15-26	104 Shannon St	Today's Homes Northrup Homes	Quartier/W	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2026BP0364	75574616	Jun-24-26	113 Shannon St	Today's Homes Northrup Homes	Quartier/W	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2026BP0365	75570358	Jun-15-26	35 Hank St	Today's Homes Northrup Homes	Quartier/W	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2026BP0366	75568428	Jun-23-26	23 Fearnaley St	Today's Homes Northrup Homes	Quartier/W	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2026BP0222	75563809	Jun-10-26	825 Cliffe St	City of Fredericton	Ward 5	Municipal	New	\$2,386.00	\$292,000.00	Construct a new municipal process/control building to serve new reservoir as per plans submi
2026BP0204	60162252	Jun-02-26	94 Aquarius St	Jeff Hart	Ward 7	Pool	New	\$458.00	\$50,725.00	To place a 12' x 29' inground pool in the rear yard of SDD as per plan submitted.
2026BP0289	75450148	Jun-10-26	7 Meadow Brook Dr	Lindsay Kelly	Quartier/W	Pool	New	\$666.00	\$77,000.00	To place a 12' x 24' above-ground pool and construct a 50' x 20' deck in the sideyard of SDD

2026BP0328	75567602	Jun-02-26	185 Stonehill Ln	Andrew Cormier	Quartier/W	Pool	New	\$570.00	\$65,000.00	Install new pool to serve SDD as per information submitted.
2026BP0329	75496281	Jun-10-26	81 Bramble Way	Lipstick Landscaping	Quartier/W	Pool	New	\$370.00	\$40,000.00	Construct a 12' x 26' in-ground swimming pool for an SDD as per plans submitted
2026BP0357	75026062	Jun-16-26	51 Birmingham Crt	Ayat Ribdawi	Quartier/W	Pool	New	\$66.00	\$2,000.00	To place an above-ground pool in the rear yard of SDD as per plan submitted.
2026BP0230	75555318	Jun-08-26	4 Minue Terr	David Orser	Ward 5	Semi Detached	Renovation	\$130.00	\$10,000.00	Construct renovation to rear sun porch as per information submitted.
2026BP0339	01501196	Jun-16-26	29 Viewpoint Cres	Colpitts Developments	Quartier/W	Semi Detached	New	\$2,218.00	\$271,000.00	Construct new SDD as per plans submitted.
2026BP0377	75526822	Jun-16-26	54 Coachman Dr	Targetts Window and Door	Quartier/W	Semi Detached	Renovation	\$98.00	\$5,300.00	Construct renovation to replace front entry door in Semi-detached dwelling as per information
2026BP0142	75556241	Jun-02-26	150 Leeland Way	ADametto Design	Ward 4	Single Detached Dwelling	New	\$4,850.00	\$600,000.00	Construct a new SDD as per plans submitted
2026BP0192	01501196	Jun-10-26	20 Viewpoint Cres	Colpitts Developments	Ward 12	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct a new SDD as per plans submitted.
2026BP0259	75500082	Jun-11-26	56 Homestead Dr	Colebrooke Builders Ltd.	Ward 6	Single Detached Dwelling	New	\$3,674.00	\$453,000.00	Construct an SDD as per plans submitted
2026BP0260	01548916	Jun-11-26	23 Duke St	Case's Renovations Ltd.	Ward 5	Single Detached Dwelling	Renovation	\$354.00	\$37,370.00	Construct a renovation to replace existing finishes in the basement of an SDD due to water da
2026BP0262	75547125	Jun-08-26	409 Goodine St	Noory Engineering Inc.	Ward 7	Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct an SDD as per plans submitted
2026BP0286	01469311	Jun-02-26	69 Manchester Crt	LJT Construction	Quartier/W	Single Detached Dwelling	Renovation	\$66.00	\$2,000.00	Construct renovation to remove exterior chimney on side of SDD as per information submitted
2026BP0290	01486935	Jun-01-26	12 Colebrook Crt	Greenfoot Energy Solutions	Quartier/W	Single Detached Dwelling	Renovation	\$242.00	\$23,750.00	Install roof-mounted solar array on SDD as per information submitted.
2026BP0293	75277954	Jun-10-26	241 Jewett St	Derek Sullivan	Quartier/W	Single Detached Dwelling	Addition	\$290.00	\$30,000.00	Construct mudroom addition to SDD as per plans submitted.
2026BP0297	01557693	Jun-04-26	257 Greenwood Dr	W.C. Wilson & Sons Rentals Inc.	Quartier/W	Single Detached Dwelling	Renovation	\$530.00	\$60,000.00	Construct a renovation to replace 8 windows, two doors, vinyl siding and wall insulation for an
2026BP0306	75570465	Jun-08-26	111 Aiden St	Grealey - Leblanc Construction Ltd.	Quartier/W	Single Detached Dwelling	New	\$2,370.00	\$290,000.00	Construct a new SDD as per plans submitted
2026BP0311	75570424	Jun-26-26	87 Aiden St	Alden Shutters and Doors Inc.	Quartier/W	Single Detached Dwelling	New	\$3,650.00	\$450,000.00	Construct new SDD as per plans submitted.
2026BP0320	75522599	Jun-01-26	844 Saint Mary's St	Main Street Hitch and Trailer Inc.	Quartier/W	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2026BP0323	75007369	Jun-04-26	215 Crocket St	Glen Mills	Quartier/W	Single Detached Dwelling	Renovation	\$234.00	\$23,000.00	Construct a renovation to replace 12 windows and 1 patio door as per information submitted
2026BP0326	75466698	Jun-11-26	10 Rose Crt	IJM Builders inc.	Quartier/W	Single Detached Dwelling	New	\$5,714.00	\$708,000.00	Construct a new SDD as per plans submitted
2026BP0337	01551258	Jun-04-26	218 River St	Epic Energy	Quartier/W	Single Detached Dwelling	Renovation	\$346.00	\$36,521.00	Install a solar panel array on an SDD as per plans submitted
2026BP0338	75398255	Jun-04-26	20 Clara Dr	Epic Energy	Quartier/W	Single Detached Dwelling	Renovation	\$274.00	\$27,391.00	Install a solar panel array on an SDD as per plans submitted
2026BP0340	01501196	Jun-16-26	23 Viewpoint Cres	Colpitts Developments	Quartier/W	Single Detached Dwelling	New	\$2,122.00	\$259,000.00	Construct new SDD as per plans submitted.
2026BP0358	75398198	Jun-18-26	36 Forest Acres Crt	First Choice Builders & Renovations	Quartier/W	Single Detached Dwelling	Renovation	\$178.00	\$16,000.00	Construct renovation to replace siding, 3 windows (2 bedroom), and a patio door on SDD as p
2026BP0362	01426550	Jun-30-26	762 Coombes St	Tania Gesner	Quartier/W	Single Detached Dwelling	Renovation	\$746.00	\$86,400.00	Construct renovation to rebuild rear portion of house and perform energy efficiency upgrades
2026BP0367	01461714	Jun-22-26	638 Kings College Rd	768711 NB Inc.	Quartier/W	Single Detached Dwelling	Renovation	\$114.00	\$8,000.00	Construct renovation to remove rear enclosed porch and replace with deck, and replacing fro
2026BP0372	01460773	Jun-22-26	732 Gregg Crt	Puroclean Restoration of Fredericton	Quartier/W	Single Detached Dwelling	Renovation	\$186.00	\$17,000.00	Construct a renovation to replace vinyl siding, 11 windows and 2 doors for an SDD as per info
2026BP0376	01417757	Jun-15-26	44 William St	Targetts Window and Door	Quartier/W	Single Detached Dwelling	Renovation	\$106.00	\$6,200.00	Construct renovation to replace 2 exterior doors as per information submitted.
2026BP0378	01404490	Jun-16-26	109 Fraser Ave	Targetts Window and Door	Quartier/W	Single Detached Dwelling	Renovation	\$122.00	\$9,000.00	Construct renovation to replace 5 windows (3 br) in SDD as per information submitted. WOCE
2026BP0379	75285080	Jun-23-26	17 Stoneybrook Cres	Targetts Window and Door	Quartier/W	Single Detached Dwelling	Renovation	\$266.00	\$27,000.00	Construct renovation to replace 17 windows (4 br) on SDD as per information submitted. WO
2026BP0386	01402437	Jun-24-26	37 Carol Ave	Yeeet it! Junk Removal and Demolition	Quartier/W	Single Detached Dwelling	Renovation	\$58.00	\$900.00	Construct renovation to remove a deck for an SDD as per information submitted
2026BP0390	01470731	Jun-26-26	337 University Ave	Kileel Developments Ltd.	Quartier/W	Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to replace 6 windows on ground level (no bdm) for an SDD as per inform
2026BP0391	75367508	Jun-25-26	75 Dora Dr	Greenfoot Energy Solutions	Quartier/W	Single Detached Dwelling	Renovation	\$322.00	\$33,750.00	Install a solar panel array on an SDD as per plans submitted
2026BP0396	75570622	Jun-22-26	551 Clements Dr	766396 NB Inc	Quartier/W	Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish an SDD as per information submitted
2026BP0397	01437714	Jun-29-26	31 Woodfield Cres	Catherine White	Quartier/W	Single Detached Dwelling	Renovation	\$330.00	\$35,000.00	Construct a renovation to replace vinyl siding and replace 3 windows (2 bdm) and 3 doors for
2026BP0398	75475129	Jun-23-26	460 Cherry Ave	Rosewood Renovations	Quartier/W	Single Detached Dwelling	Renovation	\$154.00	\$13,000.00	Construct a bathroom renovation to replace fixtures and finishes in an SDD as per plans subn
2026BP0408	01429851	Jun-29-26	781 MacLaren Ave	Benchmark Building and Renovations	Quartier/W	Single Detached Dwelling	Renovation	\$290.00	\$30,000.00	Construct renovation to replace vinyl siding on SDD.
2026BP0415	75479683	Jun-30-26	82 Alden Ave	Mohsen Kianipoor	Quartier/W	Single Detached Dwelling	Renovation	\$98.00	\$6,000.00	Construct renovation to SDD, (remove 1 load bearing wall and 2 non load-bearing walls).
2026BP0263	01433887	Jun-01-26	157 Charlotte St	Brent Stewart	Ward 10	Single Detached	Addition	\$418.00	\$46,000.00	Construct addition onto SDD (with apartment) as per plans submitted.
2026BP0334	01415215	Jun-23-26	123 Hildebrand Cres	Daniel Florence	Quartier/W	Single Detached	Renovation	\$170.00	\$15,000.00	Construct a renovation to create an accessory apartment in an SDD as per plans submitted
2026BP0336	01409192	Jun-04-26	595 Maple St	742545 NB Ltd.	Quartier/W	Single Detached	Renovation	\$450.00	\$50,000.00	Construct a renovation to replace fixtures and finishes for two bathrooms in an SDD with a ba
2026BP0361	75515650	Jun-24-26	500 Canada St	Jared Kennedy	Quartier/W	Single Detached	New	\$3,074.00	\$378,000.00	Construct new SDD with basement apartment as per plans submitted.
2026BP0368	01456912	Jun-22-26	737 George St	Donald Wright	Quartier/W	Single Detached	Renovation	\$290.00	\$15,000.00	Construct renovation to repair rear deck and stairs and construct landing as per plans submitt
TOTALS								\$147,132.00	\$17,778,957.00	