

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, August 19, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. **APPROVAL OF MINUTES**

Regular Meeting – July 15, 2026

2. **ZONING APPLICATIONS**

2.1 Chris Schnare - 90 Gordon Street

- The applicant is proposing to construct a gym and associated Orthopedic treatment clinic at the subject property.
- While a medical office is permitted as a secondary use to a “recreational facility” an integrated medical support team goes beyond the intention of the bylaw and thus requires a zone amendment.

2.2 Sherico Developments Ltd. c/o Eric Price - 506-508 Canada Street

- Rezoning from Local Commercial Zone (LC) to Residential One Zone (R-1) to permit single detached dwellings on the individual properties.
- Property lines to be readjusted.

2.3 City of Fredericton c/o Ryan Seymour - 148-152 Clark Street

- Rezone portion of PID 01426261 from Multi Residential Zone 4 (MR-4) to Environmental and Open Space Zone (EOS).
- The applicant is seeking to acquire and rezone portion of PID 01426261 from MR-4 to EOS as this land is adjacent to an existing watercourse (Grieves Creek) and the applicant seeks to maintain the lands as part of their resilience efforts.

3. **SUBDIVISION APPLICATIONS**

4. **VARIANCE APPLICATIONS**

4.1 Rory Gillis - 2790 Woodstock Road

- One-year temporary use variance to permit fitness centre use (martial arts club) on a portion of the existing building in the Future Development Zone at 2790 Woodstock Road.
- No further additions to the building or expansion of the existing parking lot are being proposed.

4.2 S.T.A.R.S Children's Home c/o Barry Foster - 348 Gibson Street

- Amendment to term and condition i) from PR 70/25
- The proposal would accommodate short-term stays for up to 10 children aged 0 to 8 under staff supervision.
- Onsite therapeutic services (including speech therapy and education assessments) would be provided for the children in the home, and the proposed Office use would be exclusively for the practitioners that provide services to the children.

5. **OLD BUSINESS**

6. **NEW BUSINESS**

7. **BUILDING PERMITS**

To receive building permits for July 2026

8. **ADJOURNMENT**

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 19 août 2026, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 15 juillet 2026

2. DEMANDES DE ZONAGE

2.1 Chris Schnare - 90, rue Gordon

- Le demandeur propose de construire un centre de conditionnement physique ainsi qu'une clinique de traitement orthopédique connexe sur la propriété visée.
- Bien qu'un cabinet médical soit autorisé à titre d'usage secondaire d'une « installation récréative », la présence d'une équipe intégrée de soutien médical va au-delà de l'intention de l'arrêté et nécessite donc une modification du zonage.

2.2 Sherico Developments Ltd. a/s d'Eric Price - 506-508, rue Canada Street

- Changement de zonage de Zone commerciale locale (LC) à la Zone résidentielle (R-1) afin de permettre la construction de trois nouvelles habitations unifamiliales isolées.
- Un ajustement des limites de lot sera requis.

2.3 Ville de Fredericton a/s de Ryan Seymour - 148-152, rue Clark

- Rezoning d'une partie du NID 01426261 de Zone multirésidentielle 4 (MR-4) à Zone environnementale et d'espaces verts (EOS).
- Le demandeur souhaite acquérir et rezoner une partie du NID 01426261 de MR-4 à EOS, parce que ce terrain est adjacent à un cours d'eau existant, le ruisseau Grieves, et qu'il souhaite conserver ces terrains dans le cadre de ses efforts visant à accroître la résilience.

3. DEMANDE DE LOTISSEMENT

4. DEMANDE DE DÉROGATION

4.1 Rory Gillis - 2790, chemin Woodstock

- Dérogation d'usage temporaire d'une année visant à permettre l'exploitation d'un centre de conditionnement physique (club d'arts martiaux) dans une partie du bâtiment existant situé au 2790, chemin Woodstock, dans la Zone d'aménagement futur.
- Aucun autre agrandissement du bâtiment ni agrandissement du terrain de stationnement existant n'est proposé.

4.2 S.T.A.R.S Children's Home a/s de Barry Foster - 348, rue Gibson

- Modification à la condition i) de PR 70/25
- Le projet permettrait d'accueillir, pour des séjours de courte durée, jusqu'à 10 enfants âgés de 0 à 8 ans sous la supervision du personnel.
- Des services thérapeutiques seraient offerts sur place aux enfants hébergés dans le foyer, notamment des services d'orthophonie et des évaluations pédagogiques. Le bureau proposé serait réservé exclusivement aux professionnels qui offrent des services aux enfants.

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois de juillet 2026

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

Date: Wednesday, July 15, 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
Councillor Blair Sullivan
Anna Patterson
Scott McConaghy

Members Absent: Oliver Dueck

Staff: Fredrick VanRooyen
Alicia Brown
Melisa Tang Choy
Connor Adsett
Mei Jiang
Melissa Steeves
Dave Giddings
Joshua Stride
Ryan Seymour
Marley McLellan
Dane Frenette
Felix McCarthy
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – June 17, 2026

Moved by: Anna Patterson

Seconded by: Scott McConaghy

That the minutes of the regular meeting of the Planning Advisory Committee of June 17, 2026, be approved.

CARRIED

ZONING APPLICATIONS

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.

Public Hearing

- The applicant Javed Khan, on behalf of the Cedar Brook Learning Centre of Excellence, was available to respond to questions.
- Shane Sprague, owner of the Cedar Brook Learning Centre of Excellence, appreciates the City's support.

Moved by: Scott McConaghy

Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on July 15, 2026, the application submitted by Javed Khan, on behalf of the Cedar Brook Early Learning Centre, to repeal previous By-laws Z-5.155, adopted by City Council on August 27, 2018, and Z-5.289, adopted by City Council on May 8, 2023, and their associated terms and conditions to reflect an ownership change 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 terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

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.

Public Hearing

- The applicant Eric Price, on behalf of Sherico Developments Ltd., was available to respond to questions.
- Alex Brown supports the application.

Moved by: Scott McConaghy

Seconded by: Anna Patterson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on July 15, 2026, 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.

BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee held on July 15, 2026, the application submitted by Eric Price, on behalf of Sherico Developments Ltd., on property located at 41 Riverside Drive, 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.

CARRIED

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.

Public Hearing

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

Moved by: Councillor Greg Ericson

Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on July 15, 2026, 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.

BE IT FURTHER 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*.

CARRIED

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

Public Hearing

- The applicant Ryan Seymour, on behalf of the City of Fredericton, was available to respond to questions.
- Ryan J. asked when the construction would start.

Moved by: Councillor Jocelyn Pike

Seconded by: Councillor Blair Sullivan

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on July 15, 2026, the application submitted by Ryan Seymour, on behalf of the City of Fredericton, on property located at 255 Regent Street for:

1. 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. A 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.

BE IT FURTHER RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled City of Fredericton Subdivision 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*.

CARRIED

VARIANCE APPLICATIONS

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for June 2026

Moved by: Anna Patterson

Seconded by: Councillor Greg Ericson

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

CARRIED

ADJOURNMENT

Moved by: Councillor Jocelyn Pike

Seconded by: Anna Patterson

That the meeting of the PAC be adjourned at 7:21 p.m.

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : mercredi 15 juillet 2026 à 19 h
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson, conseiller municipal
Jocelyn Pike, conseillère municipale
Blair Sullivan, conseiller municipal
Anna Patterson
Scott McConaghy

Membre absent : Oliver Dueck

Membres du personnel : Fredrick VanRooyen
Alicia Brown
Melisa Tang Choy
Connor Adsett
Mei Jiang
Melissa Steeves
Dave Giddings
Joshua Stride
Ryan Seymour
Marley McLellan
Dane Frenette
Felix McCarthy
Elizabeth Murray

ADOPTION DU PROCÈS-VERBAL

Réunion ordinaire du 17 juin 2026

Proposé par : Anna Patterson

Appuyé par : Scott McConaghy

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 17 juin 2026.

ADOPTÉ

DEMANDES DE ZONAGE

Cedar Brook Early Learning Centre of Excellence, représenté par Javed Khan – 3532, chemin Woodstock

- Modifier la Zone résidentielle (R-1) afin de permettre à la garderie de grande taille et à l'école privée existantes de poursuivre leurs activités à la suite d'un changement de propriétaire.
- Le changement de propriétaire nécessitera l'abrogation des arrêtés Z-5.155 et Z-5.289 ainsi que des conditions qui s'y rattachent, et l'adoption d'un nouvel arrêté.
- Les heures d'ouverture demeureront de 7 h 30 à 17 h, du lundi au vendredi.
- Le nombre d'enfants accueillis sur les lieux demeurera inchangé.

Audience publique

- Le demandeur, Javed Khan, représentant le Cedar Brook Early Learning Centre of Excellence, est présent pour répondre aux questions.
- Shane Sprague, propriétaire du Cedar Brook Early Learning Centre of Excellence, remercie la Ville de son appui.

Proposé par : Scott McConaghy

Appuyé par : Jocelyn Pike

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 15 juillet 2026, la demande présentée par Javed Khan, au nom du Cedar Brook Early Learning Centre, visant à abroger les arrêtés Z-5.155, adopté par le conseil municipal le 27 août 2018, et Z-5.289, adopté par le conseil municipal le 8 mai 2023, ainsi que les conditions qui s'y rattachent, afin de tenir compte d'un changement de propriétaire, et à modifier la Zone résidentielle (R-1) applicable au 3532, chemin Woodstock afin de permettre l'exploitation d'une garderie de grande taille et d'une école primaire privée de la maternelle à la 5e année sur la propriété, soit approuvée sous réserve de certaines conditions.

ADOPTÉ

DEMANDES DE LOTISSEMENT

Sherico Developments Ltd., représenté par Eric Price – 41, promenade Riverside

- Plan provisoire de lotissement visant à créer un nouveau lot dans la Zone résidentielle (R-1). La création du lot nécessite une dérogation de 6 m à la profondeur minimale exigée.

Audience publique

- Le demandeur, Eric Price, représentant Sherico Developments Ltd., est présent pour répondre aux questions.
- Alex Brown appuie la demande.

Proposé par : Scott McConaghy

Appuyé par : Anna Patterson

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 15 juillet 2026, la demande présentée par Eric Price, au nom de Sherico Developments Ltd., concernant la propriété située au 41, promenade Riverside et visant à obtenir une dérogation de 6 m à la profondeur minimale exigée pour le nouveau lot 26-77, soit approuvée.

QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 15 juillet 2026, le plan provisoire de lotissement présenté par Eric Price, au nom de Sherico Developments Ltd., concernant la propriété située au 41, promenade Riverside et visant à créer un nouveau lot dans la Zone résidentielle (R-1), soit transmis au conseil municipal avec la recommandation que la contribution exigée au titre de la cession de terrains à des fins publiques soit versée en argent.

ADOPTÉ

Ville de Fredericton, représentée par Ryan Seymour – 255, rue Regent

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

Audience publique

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

Proposé par : Greg Ericson

Appuyé par : Jocelyn Pike

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 15 juillet 2026, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, concernant la propriété située au 255, rue Regent et visant à faire ajouter une parcelle de terrain de 73,4 m² à l'emprise publique de la rue Regent au moyen d'un plan provisoire de lotissement, soit transmise au conseil municipal avec la recommandation d'approuver l'emplacement de la rue publique indiqué sur le plan II joint au rapport d'urbanisme 47/26.

QUE le plan définitif de lotissement préparé par Surtek Group Ltd. et intitulé « S. THOMPSON HOLDINGS INC. Creating Regent Street (Public) 255 Regent Street City of Fredericton County of York Province of New Brunswick » reçoive l'assentiment du conseil conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

ADOPTÉ

Ville de Fredericton, représentée par 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 Saint 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 :
 - o une dérogation de 4,24 m à la façade minimale exigée;
 - o une dérogation de 7 836 m² à la superficie minimale exigée.

Audience publique

- Le requérant, Ryan Seymour, représentant la Ville de Fredericton, est présent pour répondre aux questions.
- Ryan J. demande à quel moment les travaux commenceraient.

Proposé par : Jocelyn Pike

Appuyé par : Blair Sullivan

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 15 juillet 2026, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, concernant la propriété située au 1555, rue Saint Mary's et visant :

1. à obtenir une dérogation de 7 836 m² à la superficie minimale exigée et une dérogation de 4,24 m à la façade minimale exigée, comme l'indique le plan II, soit approuvée;

2. à ajouter, au moyen d'un plan provisoire de lotissement, une parcelle de 1 214 m² provenant d'une partie du NID 01526078 à l'emprise de la rue Saint Mary's ainsi qu'une parcelle de 43 m² à l'emprise de la promenade Brookside, soit transmise au conseil municipal avec la recommandation d'approuver l'emplacement des rues publiques indiqué sur le plan II.

QUE le plan définitif de lotissement préparé par Surtek Group Ltd. et intitulé « City of Fredericton Subdivision 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 » reçoive l'assentiment du conseil municipal conformément au paragraphe 88(4) de la *Loi sur l'urbanisme*.

ADOPTÉ

DEMANDES DE DÉROGATION

AFFAIRES COURANTES

AFFAIRES NOUVELLES

PERMIS DE CONSTRUCTION

Recevoir les permis de construire du mois de juin 2026

Proposé par : Anna Patterson

Appuyé par : Greg Ericson

QUE les permis de construction du mois de juin 2026 soient reçus.

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Jocelyn Pike

Appuyé par : Anna Patterson

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 21.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: Zone amendment to permit a “medical clinic” in a “recreational facility – indoor” use in the General Industrial (GI) zone

Property: 90 Gordon Street (PID 75575613)

OWNER: Chris Schnare
7 Boxwood Lane
New Maryland
NB E3C 0R7

APPLICANT: As above

SITE INFORMATION:

Location: Interior lot along the north side of Gordon Street

Context: Industrial land surrounds the property, adjacent environment and open space property (storm outlet) to the east

Ward No: 7

Municipal Plan: Business and Industrial

Zoning: General Industrial (GI)

Existing Land Use: Vacant lot

EXECUTIVE SUMMARY:

The Applicant is proposing to amend the General Industrial Zone to permit a “medical clinic” in a “recreational facility – indoor” use at 90 Gordon Street. The applicant operates Synergy Training Centre which is planning to relocate to the subject property. As part of this move and expansion, the applicant is proposing to add an integrated healthcare team, consisting of practitioners in massage therapy, chiropractic care, physiotherapy, osteopathy, and registered dietetics that will all support clients of Synergy Training Centre. While a “medical office” is permitted as a secondary use to a “recreational facility – indoor”, in this case the proposal goes beyond that intention. However, staff feel that the applicant has demonstrated how the majority of clients will be affiliated with Synergy Training Centre, either as members or clients performing rehab, the majority of the floor area is still dedicated to open gym space, and that the clinic will operate in a support role to the main use. Therefore, staff support the application subject to terms and conditions.

APPLICATION:

Chris Schnare has made application on property located at 90 Gordon Street to amend the General Industrial (GI) zone to permit a medical clinic within a recreational facility – indoor use.

PLANNING COMMENTS:

Background:

- Chris Schnare currently operates Synergy Training Centre at 559 Wilsey Road. Synergy provides coaching and programming for athletes and individuals at a range of ages and abilities. Synergy Training Centre is proposing to move to a new location at 90 Gordon Street where they are looking to add an integrated medical clinic as part of this expansion.
- The applicant has submitted similar applications twice before for different locations in the GI zone in Fredericton. For reference, it has previously been interpreted by staff that the proposed medical clinic is beyond the intent of the “medical office” use that is permitted as secondary to a “recreational facility – indoor” use; “medical office” is not a defined term under the Zoning By-law, but has been interpreted as a medical practice, being limited to one practitioner given the intent of being limited in scale and secondary. The Planning Advisory Committee has granted approval to both previous applications (PR 28/17 and PR 65/17). In both cases however the applicant did not proceed with the expansion at those locations.

Proposal:

- The applicant is proposing to relocate Synergy Training Centre to a new location at 90 Gordon Street where they are looking to add an integrated medical clinic as part of this expansion.
- In addition to the primary coaching and programming for athletes, which is considered the primary “recreational facility – indoor” use, the proposed medical clinic would operate as a secondary integrated healthcare team, consisting of practitioners in massage therapy, chiropractic care, physiotherapy, osteopathy, and registered dietetics.
- The applicant has outlined that this type of clinic exists in other cities but it would be the first of its kind in Fredericton. The intent is to merge previously separated professionals into one multifaceted business model. This will shorten wait times for injured clients and improve/enhance the way rehabilitation and sports teams work together.
- The centre is proposed to be approximately 575 square metres. It will have 49 parking spaces, two of which are barrier free, as well as four bicycle parking spaces. The “recreational facility – indoor” use is approximately 515sqm whereas the clinic rooms are approximately 60sqm
- Hours of operation for the indoor recreation facility are intended to be the same as now; 6am – 1pm and 3 - 8pm Mondays, Wednesdays, and Fridays; 8am – 1pm and 3pm – 8pm Tuesdays and Thursdays; 9am -12pm on Saturdays; and closed on Sundays.

- The medical clinic would operate 7am to 6pm Monday to Friday. There would be 8 practitioners associated with the clinic and there would be a maximum of 4 on site at any given time.

Municipal Plan:

- The subject property is designated Business and Industrial in the Municipal Plan. These areas are expected to facilitate the long-term economic health and vitality of Fredericton by accommodating existing and new employment opportunities. Furthermore, the Municipal Plan encourages “flexibility in terms of land use within the Business and Industrial Designation”. The proposed zoning amendment meets the intention of the designation by providing for employment opportunities through flexible land use.

- The Business and Industrial designation further outlines the following relevant policies:

(37) Land uses permitted in the Business and Industrial Designation includes a full range of employment and industrial uses, automobile-related uses, and recreation facilities. Complementary uses may include small-scale office, convenience or service retail, and restaurant uses.

(41) Development within the Business and Industrial Designation shall consider the following criteria:

- i. Proximity to the provincial highway system;*
- ii. Will have minimal traffic impacts on existing residential neighbourhoods;*
- iii. Has access to public transit and active transportation facilities;*
- iv. Will contribute to attractive streetscapes and is compatible with its surroundings;*
- v. Makes efficient use of land;*
- vi. Has adequately landscaped front yards;*
- vii. Locates loading and service areas at the rear or interior side of buildings where possible; screens outdoor storage from public view by buildings, landscaping, and/or fencing. and,*
- viii. Minimizes potential offsite impacts and nuisances, such as dust, noise, vibration, and odour.*

- The proposal meets the intent of these policies by providing a complementary medical clinic that supports the primary use of the site. The development is close to the provincial highway system and does not require staff or clients pass through existing residential neighbourhoods to arrive there. Additionally, the proposal provides an attractive streetscape with adequate landscaping as seen on Map II.
- Though the development will not immediately have access to public transportation or active transportation facilities, staff would note that future developments in the nearby Doak Road area are subject to the Southeast New Neighbourhood Secondary Municipal Plan which has policies encouraging future active transportation and public transportation connections.

Zoning By-law:

The proposal complies with the requirements of the General Industrial (GI) zone as follows:

Standard	Required	Proposed
Lot Area (Min)	2,000m ²	3,384m ²
Lot Frontage (Min)	30m	41.5m
Lot Coverage (Max)	60%	16%
Building Height (Max)	12m	6m
Setback from a public street (Min)	6m	6m
Setback from other property line (Min)	3m	3.55m
Total gross floor Area – Office (Max)	25%	2%

- The proposal complies with the parking requirements for an indoor recreational facility and medical clinic as follows:

Standard	Required	Proposed
Recreational Facility - Indoor (5 sp/100m ² NFA)	26	
Medical Clinic (5sp/practitioner)	20	
Total	46	49

- As seen above, the proposal complies with all applicable zoning standards, particularly the required parking given the number of medical practitioners.
- The General Industrial zone permits a range of general industrial and vehicle-oriented uses. Among the permitted uses are indoor and outdoor recreational facilities. The reasoning for permitting recreational activities in industrial areas is the amount of space required, both in terms of floor area and parking, and that they are compatible with other general industrial activities.
- Staff's main concern with applications of this nature is whether the proposed use is going beyond what would be considered secondary or complementary to the primary use permitted in the GI zone. Medical clinics/practices are generally intended for highly developed commercial areas, where it is more convenient access for the clients. These areas have built-in infrastructure to serve clients, such as parking and transit, and people living and working in the area provide an established patient base.
- A medical office is permitted as a secondary use within a recreation facility – indoor. In staff's view and as previously interpreted in previous applications, the intent of the medical

office is limited in scale, closer to what would be defined as a “medical practice” which would be limited to one practitioner. Nonetheless, staff feel that the applicant has demonstrated that the majority of clients will be affiliated with Synergy Training Centre, either as members or clients performing rehab, the majority of the floor area is still dedicated to open gym space as the primary use, and the clinic will operate in a support role to the main use on site, which is Synergy Training Centre. The proposal is not expected to generate any nuisance for other operations in the area. The only other tenant on Gordon Street in operation at the time of this application (a private tennis court at 95 Gordon Street) has attached a letter of support.

Engineering & Operations

- Engineering & Operations has no concerns with this proposal.

RECOMMENDATION:

It is recommended that the application submitted by Chris Schnare on property located at 90 Gordon Street to amend the General Industrial (GI) zone to permit a medical clinic within a recreational facility – indoor use be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 51/26 to the satisfaction of the Development Officer;
- b) Final building design, parking and landscaping plans to be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- c) Access, servicing, lot grading, and storm water management to be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit;
- d) The number of practitioners affiliated with the clinic be limited to 8 and no more than 4 be practicing on-site at any given time; and,
- e) Signage comply with applicable provisions of Section 6 of Zoning By-law Z-5 and sign permits be obtained for exterior signage.

Prepared by:

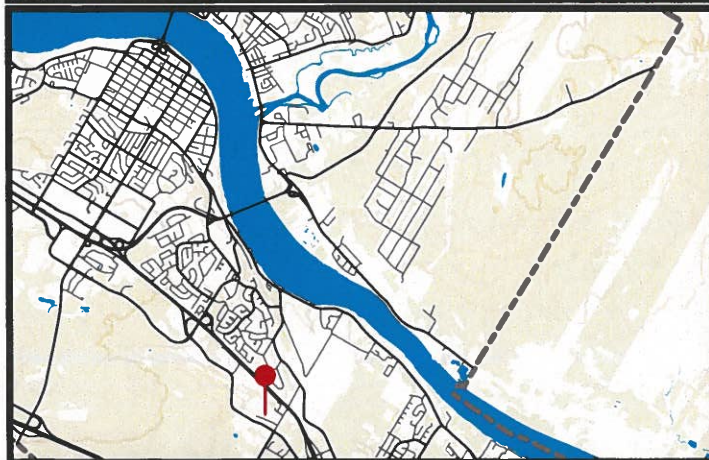
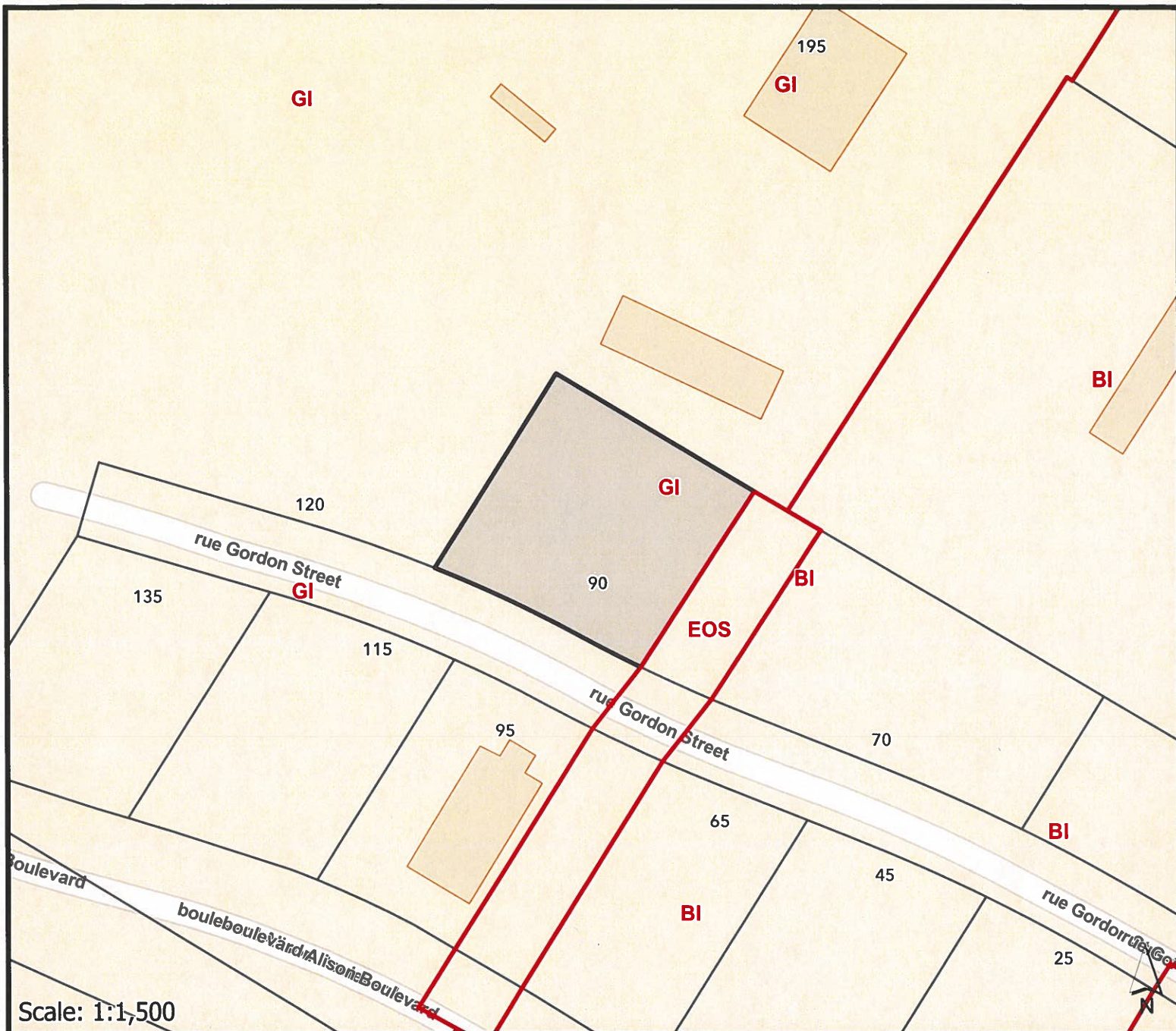


Connor Adsett
Planner, Community Planning

Approved by:



 Marcello Battilana, RPP, MCIP
Assistant Director, Community Planning

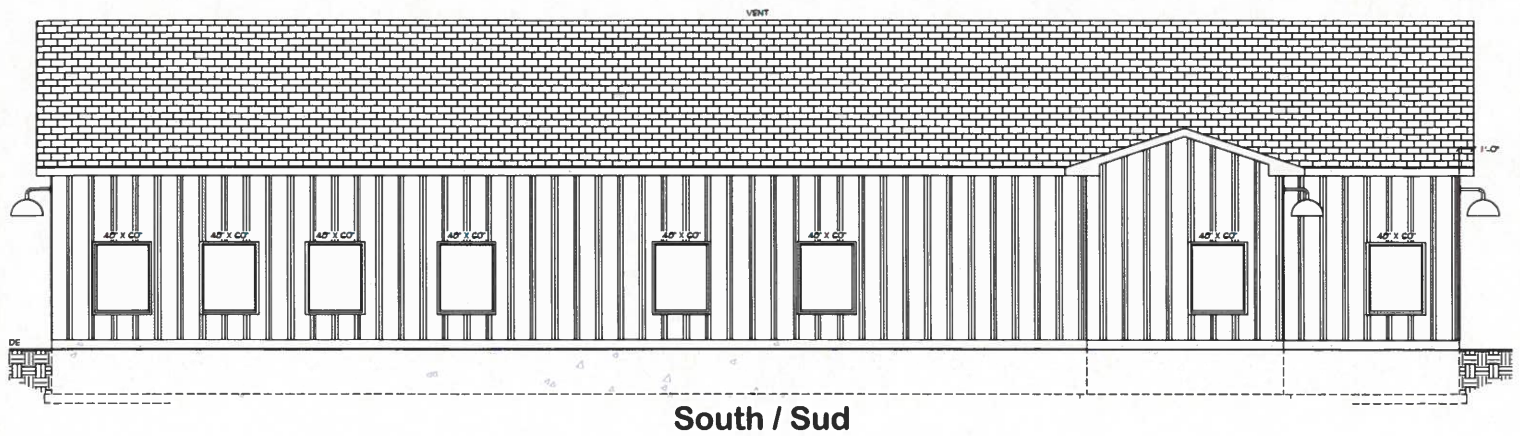


Subject Property / Propriété Visé
 Zone amendment to permit a "medical clinic" within a "recreational facility - indoor" use in the General Industrial zone
 Modification de zonage afin de permettre une « clinique médicale » à l'intérieur d'un usage de « centre récréatif intérieur » dans la zone industrielle générale.

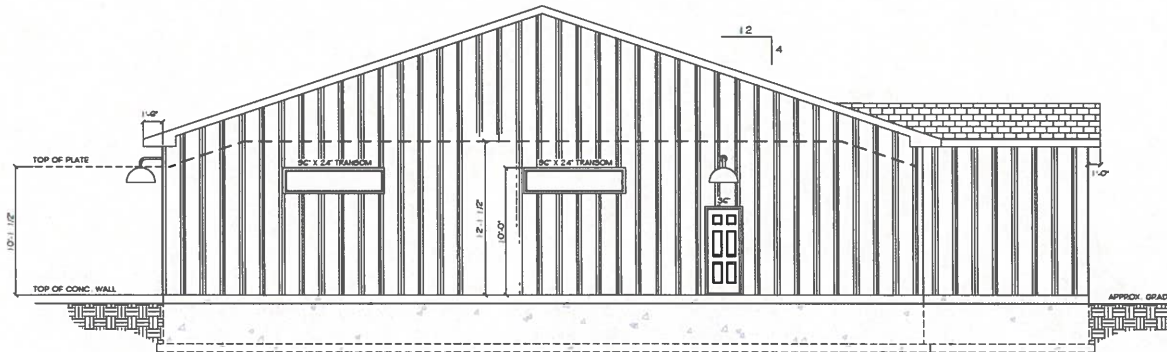
Fredericton

Community Planning
 Planification urbaine

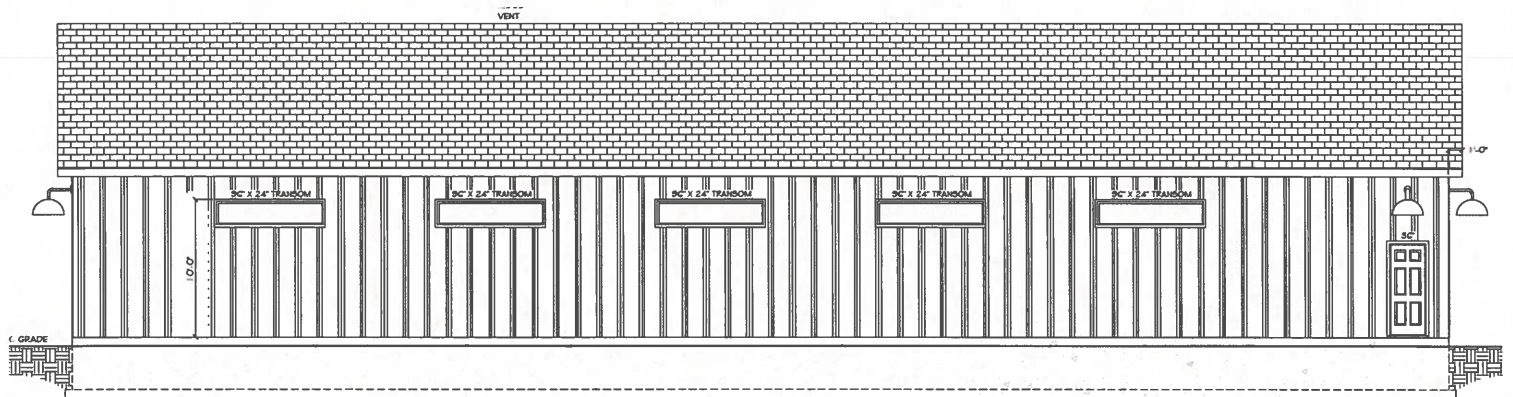
Map \ carte # I
 File \ fiche: PR-51-2026
 Date \ date: août \ August 19, 2026
 Subject \ sujet: 90 rue Gordon Street
 Chris Schnare



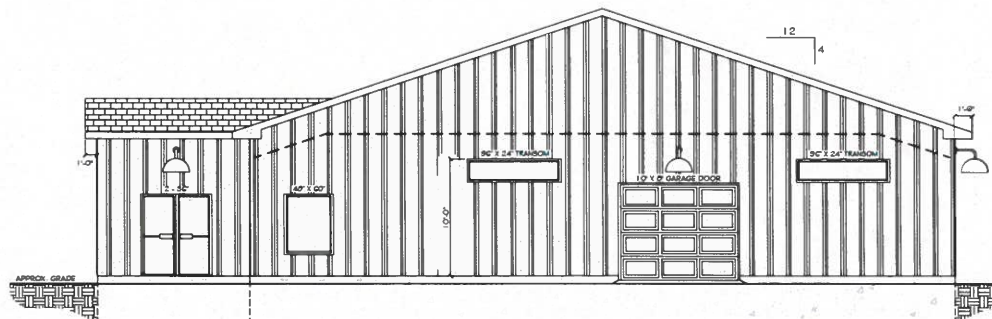
South / Sud



West / Ouest



North / Nord



East / Est

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

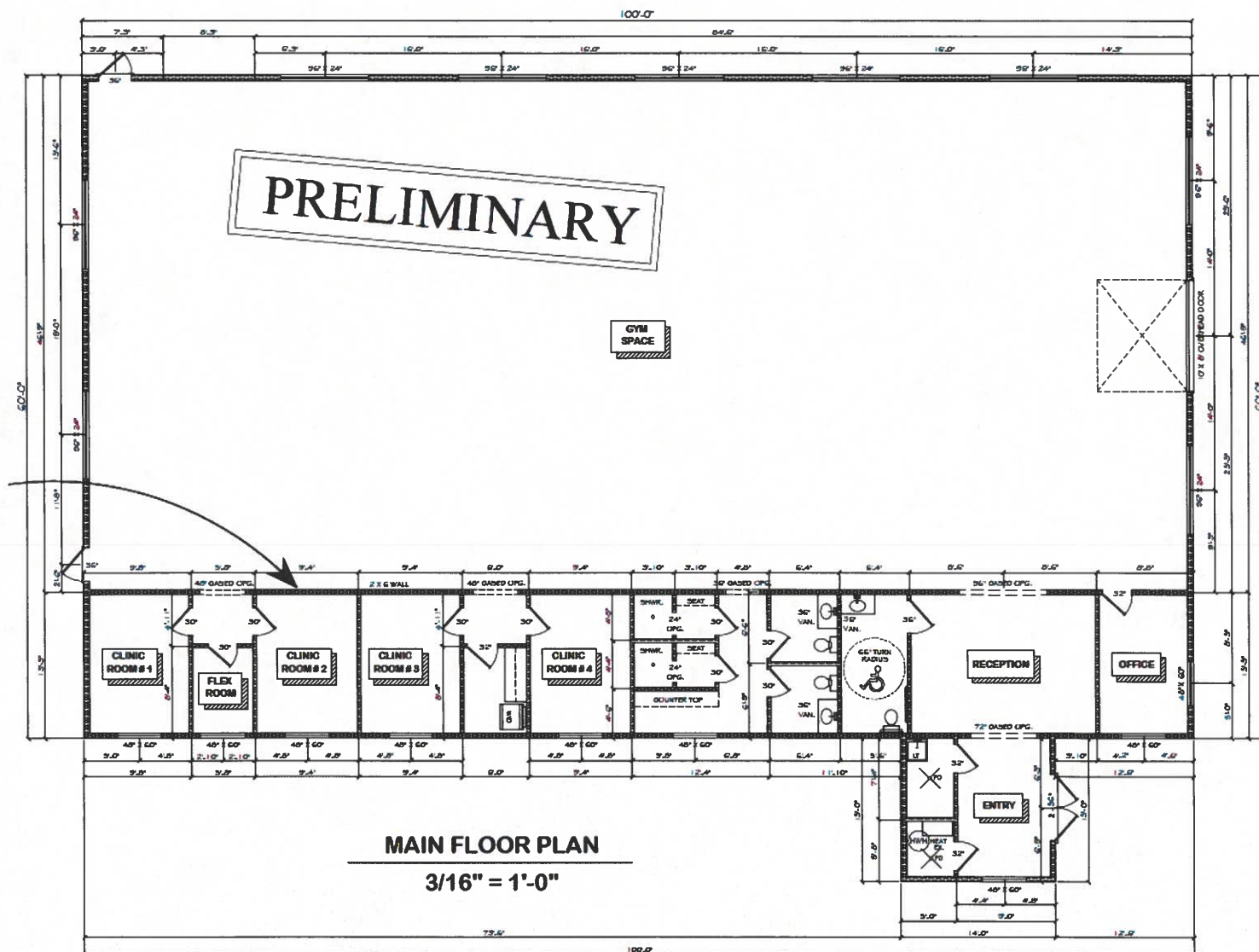
Map \ carte # III

File \ fiche: PR-51-2026

Date \ date: août \ August 19, 2026

Subject \ sujet: 90 rue Gordon Street

Chris Schnare



Main Floor / Rez-de-chaussée

Floor Plan / Plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-51-2026
Date \ date: août \ August 19, 2026
Subject \ sujet: 90 rue Gordon Street
Chris Schnare

Letter of Support & Operational Awareness:

To whom it may concern,

As the property owner of 95 Gordon Street, Fredericton [PAN **06828333**], I Vivek Virmani confirm that I have been contacted by Chris Schnare, owner of 776451 N.B. Inc. and Synergy Health & Sports Performance who have purchased the adjacent lot at 90 Gordon Street, Fredericton (directly across from my property).

I understand that the business will be a currently operational Health, Fitness & Sports Performance Facility and that there is an application for a variance to allow 4 clinical treatment office spaces to be included in the floor plan and daily operations of this business.

I have been made aware that parking for this business will be sufficient on the allocated lot (90 Gordon Street) and that there will be no negative impact on traffic volume or patterns.

Sincerely,

Vivek Virmani

June 3, 2026

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

Letter of Intent for Property: 90 Gordon Street

To Whom It May Concern:

Synergy Training Center Incorporated, operating under Synergy Health & Sports Performance, is submitting this Letter of Intent on behalf of Chris Schnare (also controlled shareholder of Holding Company 776451 N.B. Inc, which owns the lot at 90 Gordon Street.

Gordon Street is a pre-developed multi-lot location, parallel to Alison Blvd and will be the site of a new 6100 sq ft health, fitness and sports performance facility (previously listed as Lot 3 on site map).

The lot is in a zone classed as *General Industrial*, which accommodates the current operation of Synergy health & Sports Performance. The intent is to get approval to include a small footprint consisting of a 4-room Orthopedic treatment clinic as part of the operational system associated with and located directly inside Synergy Health & Sports Performance (this can be seen on the finalized floor plan provided by Chris Chase-Mycroft Design Group).

The clinic will have clinical practitioners working full and part time to service members of the Fredericton and surrounding area, and specifically the members of the operational company listed above.

Parking spaces will be designated close to the property entrance to accommodate clients with lower limb injuries or ambulatory issues, and the property has 49 designated spaces available on the lot, as can be seen on the preliminary site plan, provided by Tod Kierstead- SURTEK.

Our contractors for this project are Grealey-Leblanc Construction Ltd.

A further breakdown of daily operations and needs are listed below.

If you have any questions about this project, please contact Chris Schnare at 506-471-7985 or by e-mail at synergyfredericton@gmail.com.

Sincerely,

Chris Schnare

Description of Clinic Operations

Mission Statement:

The mission of Synergy Health and Sports Performance is to serve our clients and clinic patients with a comprehensive and Integrated Health Support Team in a comfortable, professional and caring environment.

Our vision is to provide an Integrated Medical Support Team, which functions unlike anything the City of Fredericton has had to date. Through the merge of previously separated professionals into one multidisciplinary business model, we can shorten injury treatment wait times, enhance the rate at which rehabilitation and sports performance teams work together and create a uniform and health promoting environment for our clients and members of the community.

This Integrated Support Team model is practiced all throughout Canadian Olympic Sport, where a team of health care professionals and Exercise Physiologists link together to form a team where athletes and rehabilitation clients benefit from the professional collaboration and more efficient integration of knowledge and services.

1. Clinic Hours of Operation:

- 7:00am-6:00pm Monday- Friday

2. Clinic staff operations and onsite treatment breakdown:

- 8 practitioners onsite daily, with a maximum of 4 at any given time (Registered Massage Therapy, Chiropractic, Physiotherapy, Osteopathy & Registered Dietician)

3. Some examples of similar types of facilities across Canada and having success with this model:

- WinSport - Calgary, Alberta
- The Sport Medicine Centre - Calgary, Alberta
- Sport Medicine Toronto Athletic Club - Toronto, Ontario
- MedSport Ottawa - Ottawa, Ontario
- Legacy Sport Medicine - Winnipeg, Manitoba
- Institut National Du Sport Du Quebec - Montreal, Quebec

4. Validity of Integrated Health Support Team approach:

5. Description of Location Selection

- Located at 90 Gordon Street
- Less than 1km linear distance to my current operational facility and will have the least amount of disruption to current services.
- The newly purchased land parcel will allow the construction of a 6100 sq ft facility
- Adequate parking to meet bylaw requirements
- Additional space for outdoor strength & conditioning services
- Accessible to all major and surrounding areas (uptown, downtown, north side, south side, New Maryland, Oromocto, Woodstock Road)
- Will support future residential growth into the growing southeast region of Fredericton

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Rezoning to facilitate a lot boundary adjustment and permit single detached dwellings

Property: **506-508 Canada Street (PID 01550045 & 75226829)**

OWNER: Sharon Allen
357 Penniac Road
Penniac, NB
E3A 9B4

APPLICANT: Sherico Developments Ltd. (c/o Eric Price)
41 Riverside Drive
Fredericton, NB
E3B 3X8

SITE INFORMATION:

Location: East side of Canada Street, south of Wellington Court

Context: Primarily low-rise neighbourhood, Nashwaak Trail abutting to the east

Ward No: 5

Municipal Plan: Established Neighbourhoods

Zoning: Local Commercial Zone (LC)

Existing Land Use: Vacant land – former gas station

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone two of three associated lots from Local Convenience (LC) Zone to Residential Zone One (R-1) to permit the creation of three single detached dwelling lots (see Map II). Staff would note that there is a small lot (PID 75227132) just south of 506 Canada Street that is already zoned R-1. No new lots are being proposed, but rather the existing lot lines would be adjusted to be appropriately sized for the three single detached dwelling lots under the R-1 zone. The lots are currently vacant and were previously the site for a gas station. Given the surrounding context, this proposal contributes to a consistent lot pattern and compatible residential form that is predominant along Canada Street. Staff are of the view that the proposal is consistent with the Municipal Plan, that the rezoning to R-1 is appropriate, and the proposed lot line adjustments comply

with the minimum R-1 lot requirements. Accordingly, staff support the application subject to terms and conditions.

APPLICATION:

Eric Price, on behalf of Sherico Development Ltd., has made application to rezone 506-508 Canada Street (PID 01550045 & 75226829) from Local Commercial Zone (LC) to Residential Zone One (R-1), to facilitate a lot line adjustment and permit single-detached dwellings.

PLANNING COMMENTS:

Background:

- The subject property was previously occupied by a convenience store and service station building, underground petroleum storage tanks and petroleum dispensers. The subject property is registered with the New Brunswick Department of Environment and Local Government (NBDELG) as a petroleum storage site and a contaminated site. Staff would emphasize that the remediation process must be completed and meet provincial standards before a building permit can be issued for construction of future single detached residential dwellings.

Proposal:

- The Applicant is proposing lot line adjustments to create three R-1 lots as shown on Map II. There are three existing PIDs related to the lot line adjustments. The smaller lot (PID 75227132) is already zoned R-1, and so this proposal is solely for the rezoning of 506-508 Canada Street (PID 01550045 & 75226829), which are currently zoned LC. Staff would note that because no new lots are being created, but rather lot line adjustments, the 8% public land dedication is not applicable.

Municipal Plan:

- The subject property is designated Established Neighbourhoods within the Municipal Plan. Residential intensification within the Established Neighbourhoods designation will be primarily through complementary and compatible development on vacant lots, minor infill development, and accessory units. The Established Neighbourhoods designation includes the following relevant policies:
 - *2.2.1(18): To maintain the stability of residential neighbourhoods while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:*
 - *a. Any new lots are consistent with the lot pattern in the neighbourhood;*
 - *b. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;*
 - *c. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,*
 - *d. Healthy, mature trees are protected whenever feasible.*

- 2.2.1(19): *Infill development should be appropriately scaled and oriented with the primary entrance facing the public street.*
- In staff's view, this proposal is consistent with the applicable policies of the Municipal Plan by providing residential infill development that is compatible with the predominant residential form along Canada Street in a consistent lot pattern.

Zoning By-law:

The proposal complies with the minimum lot standards in the R-1 zone as follows:

Standard	Required	Lot 26-1	Lot 26-2	Lot 26-3
Lot Area (min.)	345 m ²	703 m ²	714 m ²	726 m ²
Lot Frontage (min.)	11.5 m	13.9 m	13.9 m	13.9 m
Lot Depth (min.)	30 m	53.5 m	54.5 m	55.5 m

- Through the lot line adjustments, the proposed R-1 lots would all comply with the minimum lot requirements.
- The existing LC zone is associated with the previous commercial use on the property. Staff consider the proposed rezoning appropriate given the surrounding residential context and Established Neighbourhood designation within the Municipal Plan.

Engineering & Operations

- The vacant property of PIDs 75227132, 01550045, and 75226829, formerly a convenience store and service station, is registered as a petroleum storage site and a contaminated site with the New Brunswick Department of Environmental and Local Government (NBDELG). A Phase II Environmental Site Assessment (ESA) will be required in accordance with NBDELG Contaminated Sites Management Process, detailing recommendations for additional assessment or remediation work to move the remediation file towards closure.
- The property has one existing service connection for municipal services with unknown installation date and material type located on 508 Canada Street. It is recommended that the existing services be located and a "shut off at main" be completed by City of Fredericton staff, at the cost of the Applicant. New services will be required for each dwelling, and all costs related to the new services, including necessary reinstatement, are the responsibility of the Applicant.
- A stamped site services plan, prepared by a qualified professional engineer, will be required for the new services. Record drawings are required to be submitted upon completion.

RECOMMENDATION:

It is recommended that the application submitted by Eric Price, on behalf of Sherico Developments Ltd, to rezone 506-508 Canada Street (PID 01550045 & 75226829) from Local Commercial Zone (LC) to Residential Zone One (R-1), to facilitate a lot line adjustment and permit single-detached dwellings, be approved subject to the following terms and conditions:

- a) The final plan of subdivision be generally in accordance with Map II attached to P.R. 57/26 to the satisfaction of the Development Officer;
- b) Healthy, mature trees that are currently existing on site be protected wherever feasible;
- c) A Phase II Environmental Site Assessment (ESA) shall be conducted, and any additional assessment or remediation required shall be completed, resulting in the closure of the remediation file held by the New Brunswick Department of Environment and Local Government (NBDELG) prior to issuance of a building permit;
- d) The Applicant is responsible for obtaining any required New Brunswick Department of Environment and Local Government approval and permits before issuance of a building permit;
- e) Servicing and lot grading is to be to the satisfaction of the Director of Engineering & Operations; and,
- f) Record drawings prepared by a Professional Engineer are required at completion of the project.

Prepared by:

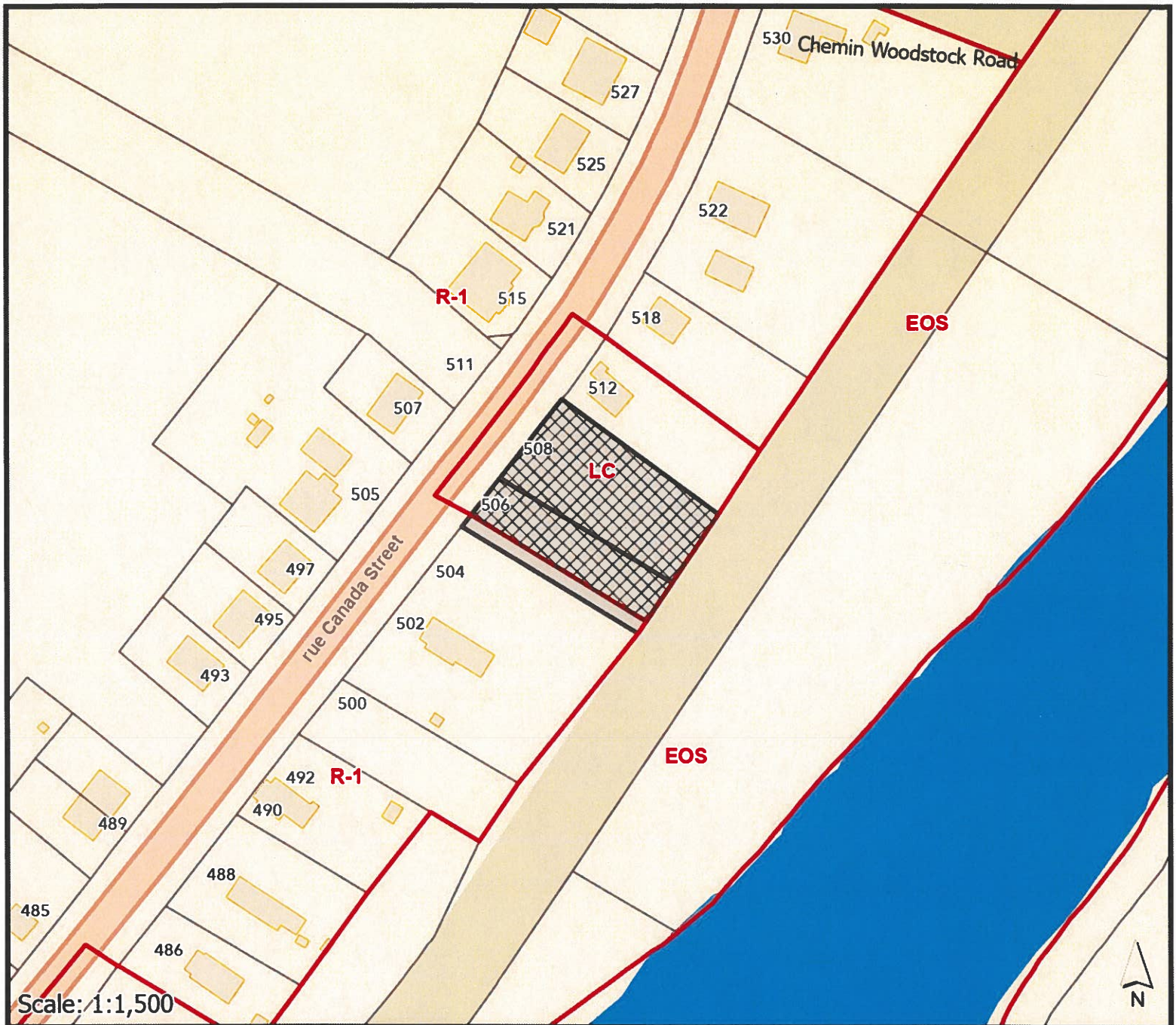


 Mei Jiang
Planner, Community Planning

Approved by:



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



-  Subject Properties / Propriétés Visés
-  Area to be rezoned / Secteur à rezoner

Rezoning from Local Commercial Zone (LC) to Residential Zone One (R-1) to permit single detached dwellings on the individual properties. Property lines to be readjusted.

Rezonage de la zone LC à la R-1 afin de permettre la construction d'habitations individuelles isolées sur chacune des propriétés. Les limites de propriété seront réajustées.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-57-2026
Date \ date: août \ August 19, 2026
Subject \ sujet: 506-508 rue Canada Street
Sherico Developments Ltd.
(c/o Eric Price)

From: [Jack L](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: PAC Comments
Date: Friday, August 7, 2026 5:47:41 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.

Hi Planning Advisory Committee,

I'm not sure if this is how to send an official comment on a proposal in, but here it goes.

I wanted to submit a comment for the **proposed rezoning of 506-508 Canada Street** for the Aug 19th meeting. I want to be clear that this is not an opposition to the proposal. I assume the eventual goal of rezoning to R-1 will be to build residential properties on these two lots but in the event that this is a government owned lot, I provide the following comment for consideration:

As an environmental supporter in the city of stately elms, I do want to suggest considering a rezoning of 506 Canada as R1 and 508 Canada as a P - Park. Currently, there is a lot of heavy foot traffic by deer, daily, that use the back of that lot as an area of safety/refuge when running in from across the road in the early morning dawns or when running off the Nashwaak trail to run away from people walking the trail towards the evening. It is also not just deer that make use of that lot, but foxes, raccoons, groundhogs, and other wildlife. The biodiversity is quite surprising. Second to that, a lot of the community uses this currently empty lot as available parking to enter the Nashwaak trail through an unmaintained trail at the back of that lot, with a little maintenance that could be turned into a beautiful trail entry onto the Nashwaak as Fredericton continues to grow out North. I suspect the community may end up missing it once it is gone.

At any rate, I will just reiterate that I have no opposition to this proposal, I simply wanted to make this comment heard as this is likely the best opportunity and worth a shot.

Thanks,
Jack

From: [Josh Parsons](#)
To: [PLANNING AND DEVELOPMENT](#)
Subject: RE: File PR:57/26
Date: Friday, August 7, 2026 5:48:11 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.

Hello,

I just received a letter in the mail about the proposal for rezoning 506-508 Canada St. I hope there has been significant soil samples taken before this is even considered. This is a former gas station and service station, not some normal business front. After the escapades with the Curtis family and Petro Canada that happened from the old Barker's Point Petro, I would think the city would be trying to cover themselves. I personally do not support this proposal unless significant soil replacement happens.

Josh Parsons

PLANNING REPORT



PAC – August 19, 2026
File No.: Z-19-26, P.R. No. 59/26

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Rezone portion of PID 01426261 from Multi Residential Zone Four (MR-4) to Environmental and Open Space Zone (EOS)

Property: **148 – 152 Clark Street (PID 01426261)**

OWNER: Nick McCullum
28 Stirling Drive
Killarney Road, NB
E3A 9K1

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

SITE INFORMATION:

Location: Eastern side of Clark Street, north of the Union Street and Clark Street intersection

Context: Grieves Creek and low-rise residential to the north and east, Devon Park Baptist Church to the west, and Christ Central Church to the south

Ward No: 4

Municipal Plan: Established Neighbourhoods

Zoning: Multi Residential Zone Four (MR-4)

Existing Land Use: Apartment building

Previous Applications: PR: 67/06

EXECUTIVE SUMMARY:

The Applicant is proposing to rezone a portion of the subject property from Multi Residential Zone Four (MR-4) to Environmental and Open Space (EOS) Zone as part of a land sale and consolidation. The land in question (shown as Parcel "M" on Map II) is 480 square metres and contains Grieves Creek, which is a significant watercourse corridor that traverses through the northeast part of the City. This watercourse corridor provides critical attenuation and water conveyance out to the Saint John River. The City has previously acquired land along this corridor to protect the ability to manage flows in this area. Staff are of the opinion that this application aligns with the intent of the EOS Zone, broader environmental policies within the Municipal Plan,

and the preservation of the Grieves Creek corridor. Accordingly, staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application to rezone a portion of 148-152 Clark Street from Multi Residential Zone Four (MR-4) to Environmental and Open Space Zone (EOS).

PLANNING COMMENTS:

Background:

- Earlier in 2026, the property owner of the subject property initiated discussions surrounding the redevelopment of their property. As the rear portion of the property is located along the Grieves Creek corridor adjacent to other City owned lands previously acquired, the City engaged in discussions with the owners to secure a portion of the property that contains the watercourse. This acquisition is similar to previous and supports the future management of the flows in this area and enables a more contiguous Grieves Creek corridor. This is aligned with Council standing policy that outlines the City is to acquire lands adjacent to watercourses when available.

Proposal:

- The subject property is located on the east side of Clark Street, north of Union Street. There is a mixture of different uses in this area including institutional uses and low-rise residential. The subject property has an approximate lot area of 2,022 square metres and a frontage of 15 metres. The property owner is looking to dispose a portion of the property which is undevelopable given the grading and location of an existing watercourse (Grieves Creek). The Applicant is seeking to acquire this portion as part of The City of Fredericton's resilience efforts and to create a more contiguous Grieves Creek corridor. The purpose of this application is to align the zoning (EOS) with the land transaction and the future protection of the watercourse.

Municipal Plan:

- The subject property is designated Established Neighbourhoods in the Municipal Plan, which permits incremental change through complementary and compatible development. More broadly, the Municipal Plan outlines that the City recognizes the value of nature within the urban environment and that the health and function of natural features contributes to the quality of life and a more resilient community.

The Municipal Plan contains the following relevant policies:

- *3.7.1(1) Limit development within all areas identified as having the following features:*
 - *i. Watercourses, wetlands and riparian areas;*
- *3.7.1(2) Minimize the fragmentation of natural features by:*
 - *ii. Linking natural features, and their associated ecological functions, where possible;*
 - *iii. Preserving vegetive buffers between new development and areas identified as natural features and environmentally significant areas.*

- 3.7.1(3) *Protection lands identified as environmentally significant areas and their associated ecological function:*
 - i. *Through appropriate zoning mechanisms*
 - ii. *As a condition of planning approvals and/or development agreements; and,*
 - iii. *Through land acquisitions, where appropriate.*
- 3.7.1(6) *Ensure that development on lands that abut an identified natural feature is compatible with and does not negatively impact the natural feature or its associated ecological function.*
- In staff's view, the proposal is consistent with Municipal Plan policies through the acquisition of the land that contains the watercourse and appropriately zoning the land EOS to support a more contiguous Grieves Creek corridor where the City can manage flows within the area.

Zoning By-law:

- The purpose of the EOS Zone is to "preserve land that is considered to be environmentally significant due to its natural land form and topography, ecological and conversation value or its location within a wetland or flood-prone area. By rezoning this portion of the property, it supports the associated land transaction and consolidation with the abutting City-owned land already zoned EOS within the Grieves Creek corridor.

Access and Servicing

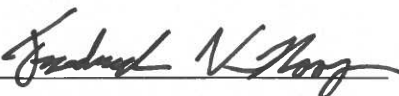
- Engineering and Operations have reviewed the proposal and have not identified any issues in relation to the application.

RECOMMENDATION:

It is recommended that the application submitted by Ryan Seymour, on behalf of City of Fredericton, to rezone a portion of 148-152 Clark Street from Multi Residential Zone Four (MR-4) to Environmental & Open Space (EOS), be approved subject to the following terms and conditions:

- a) The final plan of subdivision be submitted generally in accordance with Map II attached to P.R. 59/26 to the satisfaction of the Development Officer.

Prepared by:

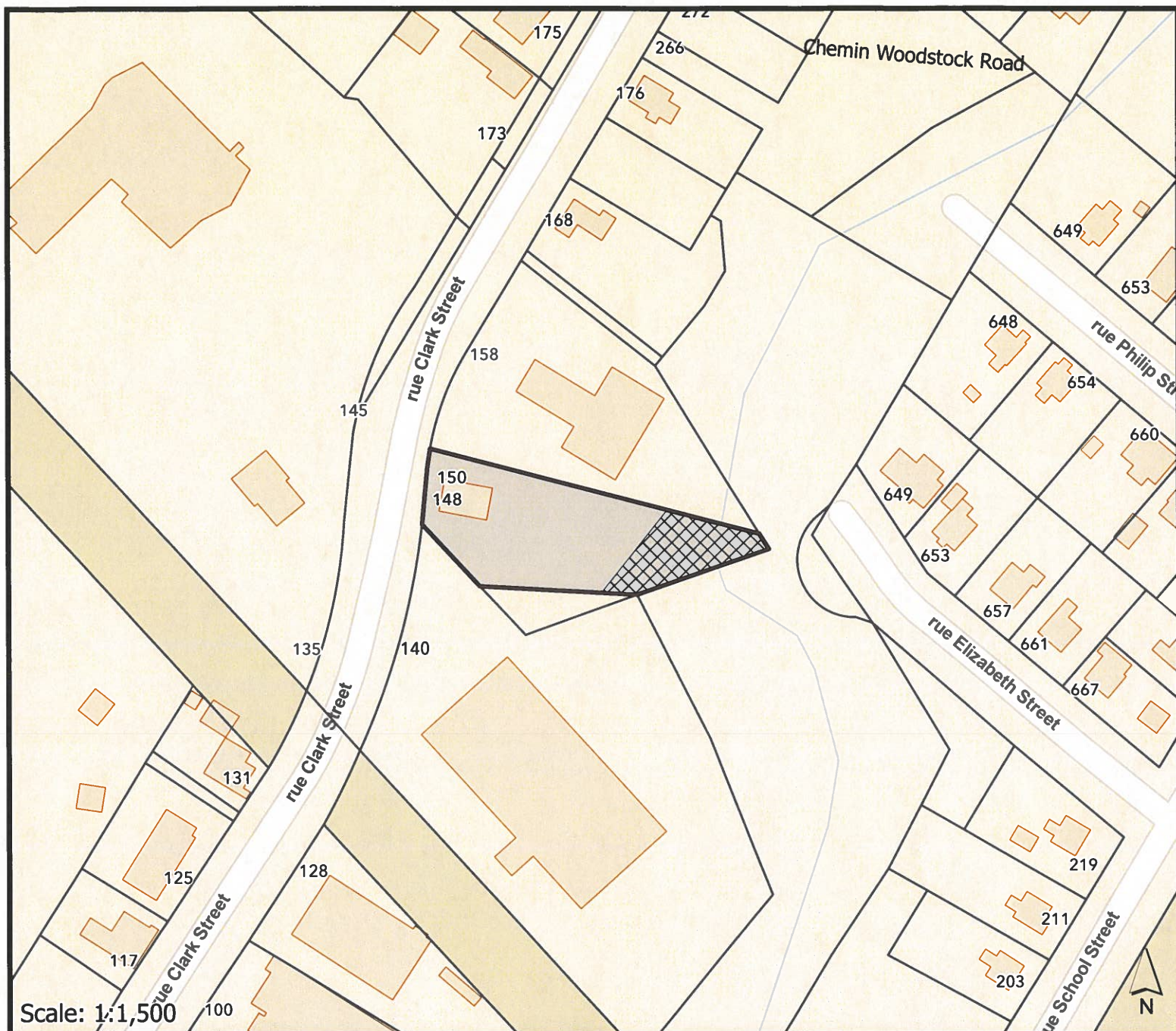


Mei Jiang
Planner, Community Planning

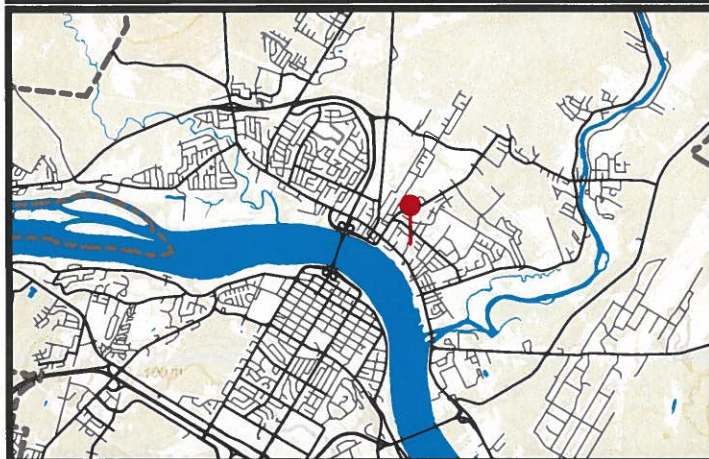
Approved by:



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



Scale: 1:1,500



-  Subject Property / Propriété Visé
-  Area to be Rezoned / Secteur à rezoner

Rezone portion of PID:01426261 from Multi Residential Zone 4 (MR-4) to Environmental and Open Space Zone (EOS).

Rezonage d'une partie du NID 01426261 de Zone multirésidentielle 4 (MR-4) à Zone environnementale et d'espaces verts (EOS).

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-59-2026
Date \ date: août \ August 19, 2026
Subject \ sujet: 148 rue Clark Street
City of Fredericton
c/o Ryan Seymour

To: Planning Advisory Committee
From: Melisa Tang Choy, Planner
Proposal: Temporary use variance to permit a fitness centre
Property: 2790 Woodstock Road (PID 75519397)

OWNER: Greens Auto Parts Ltd. (c/o Brian Green)
2790 Woodstock Road
Fredericton, NB E3C 1P9

APPLICANT: Rory Gillis
26 Mathews Court
Fredericton, NB E3A 4Y7

SITE INFORMATION:

Location: Interior lot on the south side of Woodstock Road, east of Orchard Drive
Context: Generally low-rise neighbourhood
Ward No: 12
Municipal Plan: Rural and Agricultural
Zoning: Future Development Zone (FD) and Residential Zone One (R-1)
Existing Land Use: Kennel and equipment storage
Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is applying for a temporary use variance to permit a fitness centre (martial arts club) within the existing building on the subject property in the Future Development Zone (FD). The subject property had previously been the site for an auto parts dealer since 1963, and also provided storage for construction materials and equipment. Since then, commercial activities have been reduced to storage for tools and equipment, and a kennel. The Applicant signed a one-year lease agreement to operate a martial arts club on the subject property and was unaware that the use was not permitted in the FD zone. Accordingly, a temporary use variance is being requested so that the Applicant can start operations while they find a more suitable location for the business. The martial arts club would be operating within a portion of one of the existing buildings, and no additions or changes are being proposed to the exterior of the building, or to the existing parking lot outside the building. Overall, Staff support this application subject to terms and conditions.

APPLICATION:

Rory Gillis has made application on property located at 2790 Woodstock Road for a temporary use variance to permit a fitness centre within the Future Development Zone (FD).

PLANNING COMMENTS:

Background:

- The subject property was the site for Green's Auto Parts, which was established in 1963, prior to the amalgamation of Silverwood to the City of Fredericton in 1973. The business operations on the subject property included the auto parts dealer, as well as the storage of construction materials and equipment. The intensity of commercial activities has been reduced in recent years, with the storage of tools and equipment remaining on the subject property. A kennel has also been established on the subject property, which is a permitted use in the FD zone.

Proposal:

- The Applicant is applying for a temporary use variance to permit a fitness centre (martial arts club) in the FD zone. The Applicant had signed a one-year lease with the property owner and purchased gym equipment, with neither of them aware that the fitness centre use is not permitted in the FD zone. The temporary use variance would allow for the Applicant to start their operations while they look for a more suitable space for the martial arts club.
- As shown on Map II, there are two buildings on the subject property, with the building on the western side containing two units and the building on the eastern side being used for storage of tools and equipment. The proposed use would occupy part of the existing building on the west side of the property, and the other portion would continue to be leased to a kennel operation.
- The subject property is on private well and onsite septic system. As shown on Map IV, there is an existing washroom and small office space within the building. The Applicant has noted that the building would not be further expanded.
- Classes would take place on weekday evenings (5:45pm to 6:45pm and 7:15pm to 8:30pm), which is outside of the operation hours of the kennel. Each class would have a total of 10 people, including Staff and students. The Applicant has noted that classes have been staggered in order to allow for the parking lot to clear. The existing parking area in front of the subject unit would be used for the martial arts club, which can accommodate up to 16 vehicles. The Applicant has further noted that the kennel operation has allowed the Applicant to use their 7 parking spaces from 6:30pm to 8:30pm. No portion of the property under the Residential Zone One (R-1) would be used for the martial arts club, except for a portion of the existing parking lot that does not directly front on the public street.
- Staff would note that there is a watercourse to the west of the subject property. A Wetland and Watercourse Alteration (WAWA) permit would be required should any development or alteration to the ground take place within 30 metres of a watercourse.

Municipal Plan:

- The subject property is designated Rural and Agricultural in the Municipal Plan. The following policies in subsection 2.2.1 are relevant to the proposal:

(64) Municipal service infrastructure shall not be extended into the Rural and Agricultural Designation during the time horizon of this Plan.

(65) Significant natural features and their associated ecological functions, including significant watercourses and wetlands, shall be protected from development to ensure the long-term health of the environment, recognize their contributions to effective and efficient stormwater management, and for the enjoyment of residents and visitors.

(66) Development within the Rural and Agricultural Designation will be in patterns and at 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.

(67) Development should support the existing rural economy while effectively managing significant natural resources and the rural character of the area.

The subject property has historically been the site for light industrial and commercial uses, with the intensity of these activities having been reduced through the years. The proposed temporary use will not require the extension of services, would not expand the existing buildings or parking area and thus would not compromise the potential for future development, nor would it significantly impact the existing character of the area. Therefore, Staff are of the opinion that proposed use is in line with policies in the Municipal Plan.

Zoning By-law:

- Section 53(2)(i) of the *Community Planning Act* enables the Planning Advisory Committee to contemplate the temporary establishment of a use not permitted by the Zoning By-law for a temporary period not exceeding one year.
- The subject property is a split zoning, with the front of the property zoned R-1 and the rear of the property zoned FD, as shown on Map I. The proposed use would be taking place only in the FD zone and within the existing building, with no additions or exterior renovations being proposed. The existing buildings already comply with the standards of the FD zone, and no further variances are required.
- Zoning By-law Z-5 requires parking for fitness centres at a ratio of 5 spaces per 100 m² of net floor area. As seen on Map IV, the proposed use would occupy 2,000 ft² (185.8 m²) of the existing building, necessitating 10 parking spaces. As shown on Map II, the Applicant is proposing 16 parking spaces.

- In summary, given the temporary nature of the proposed use and that no additions to the existing buildings or to the parking lot are being proposed, Staff do not anticipate negative impacts to the neighbouring property owners and have no issues with the proposal. While Staff would typically like to see the proposed use on a property that is already zoned for commercial purposes, the temporary use variance would allow time for the Applicant to find a more suitable location for their business.

Engineering & Operations

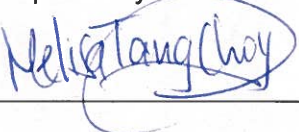
- Engineering & Operations has reviewed the proposal and have no issues.

RECOMMENDATION:

It is recommended that the application submitted by Rory Gillis on property located at 2790 Woodstock Road for a temporary use variance to permit a fitness centre within the Future Development Zone (FD) be approved subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to P.R. 55/26 to the satisfaction of the Development Officer;
- b) The commercial use shall not extent to the R-1 zone that fronts on the public street;
- c) A building permit be issued for any renovations to the existing building;
- d) The temporary use is to expire on August 19, 2027;
- e) Any development or disturbance to the ground within 30 metres of a wetland or watercourse be subject to a WAWA permit from the NB Department of Environment and Local Government; and,
- f) Any exterior signage be subject to Section 6 of Zoning By-law Z-5 and require a sign permit.

Prepared by:

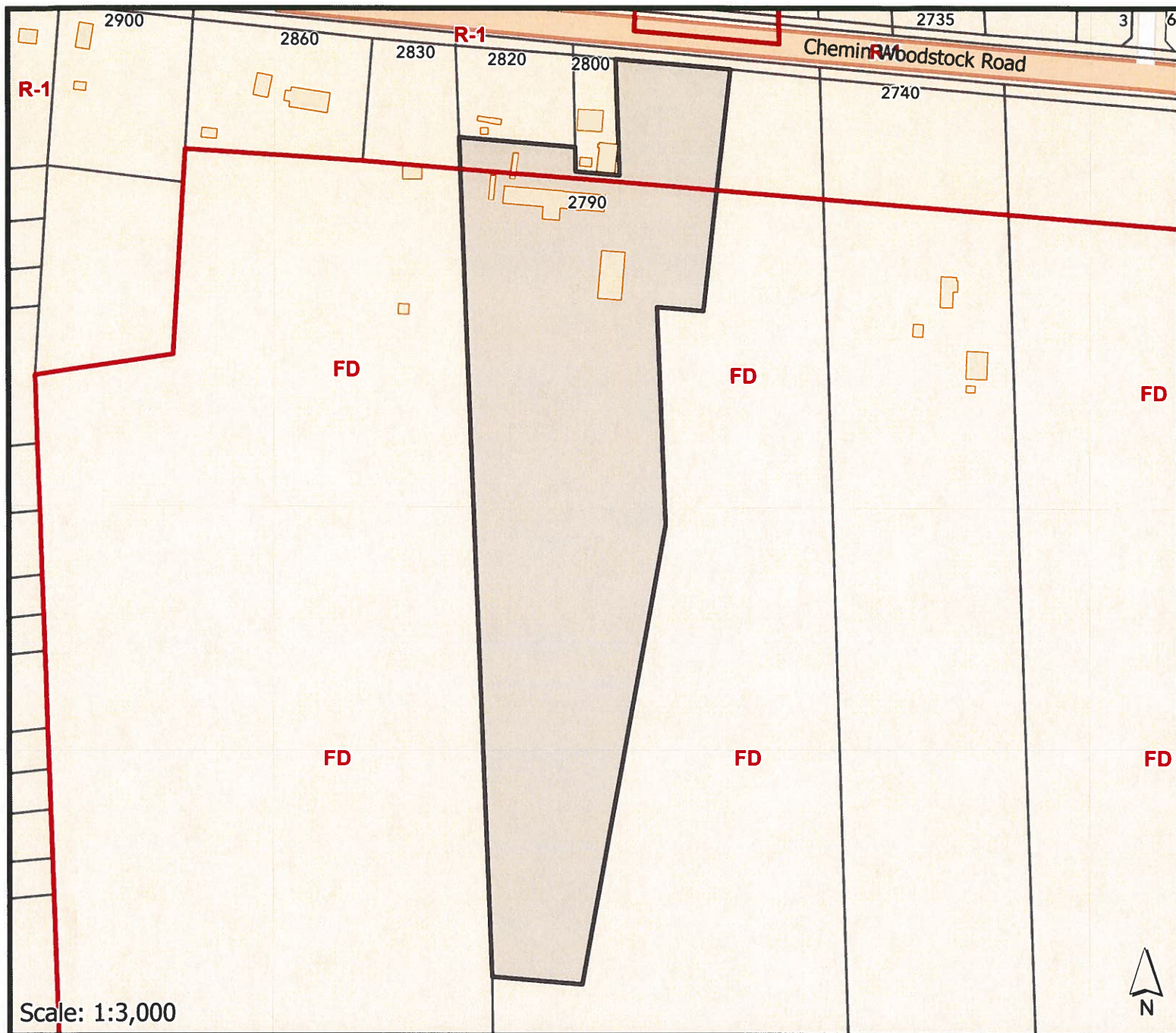


Melisa Tang Choy, RRP, MCIP
Planner, Community Planning

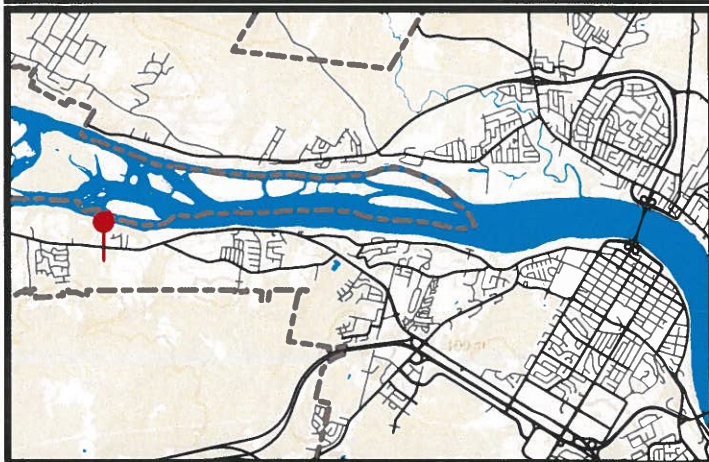
Approved by:




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



Scale: 1:3,000



 Subject Property / Propriété Visé

One-year temporary use variance to permit fitness centre use (martial arts club) on a portion of the existing building in the Future Development Zone at 2790 Woodstock Road.

Dérogation d'usage temporaire d'une année visant à permettre l'exploitation d'un centre de conditionnement physique (club d'arts martiaux) dans une partie du bâtiment existant situé au 2790, chemin Woodstock, dans la Zone d'aménagement futur.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-55-2026

Date \ date: août \ August 19, 2026

Subject \ sujet: 2790 chemin Woodstock Road

Rory Gillis

Parking /
Stationnement



Proposed Gym Area /
Zone d'entraînement
proposée

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-55-2026

Date \ date: août \ August 19, 2026

Subject \ sujet: 2790 chemin Woodstock Road
Rory Gillis



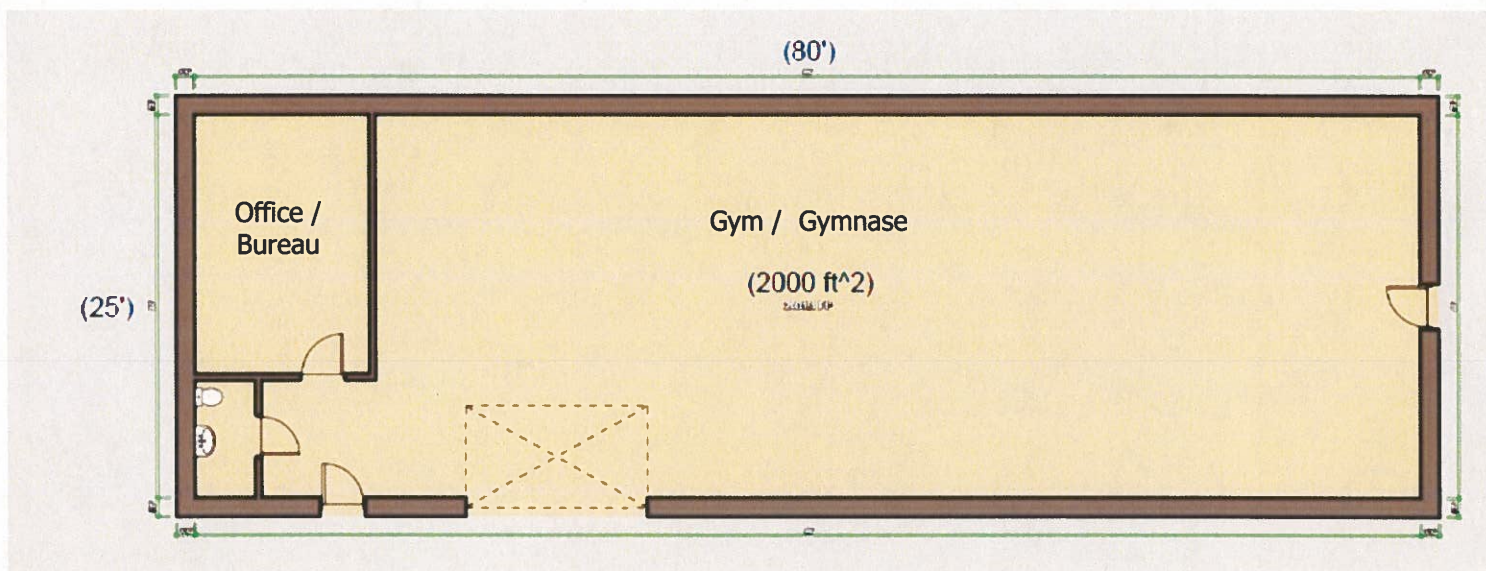
North / Nord

Elevation / Élévation

Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-55-2026
Date \ date: août \ August 19, 2026
Subject \ sujet: 2790 chemin Woodstock Road
Rory Gillis



Main Floor / Rez-de-chaussée

Floor Plan / Plan d'étage

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Amend term and condition of temporary use variance to permit Group Home and Office use

Property: 348 Gibson Street (PID 75446278)

OWNER: Emily Parizeau & Barry Roberts
348 Gibson Street
Fredericton, NB E3A 4E6

APPLICANT: S.T.A.R.S. Children's Home (c/o Barry Foster)
301-82 Westmorland Street
Fredericton, NB E3B 3L3

SITE INFORMATION:

Location: Interior lot on the south side of Gibson Street, between Maclaren Avenue and Ashfield Street

Context: Predominantly low-rise residential neighbourhood, with Devon Lumber to south

Ward No: 6

Municipal Plan: Established Neighbourhoods

Zoning: Multi-residential Zone Two (MR-2)

Existing Land Use: Group Home and Office use

Previous Applications: V-17-2025 (P.R. 70/25)

EXECUTIVE SUMMARY:

In August 2025, the Applicant received a one-year temporary use variance to permit a Group Home and Office use in the Multi-Residential Zone Two (MR-2), for the establishment of a centre (S.T.A.R.S. Children's Home) on the subject property. The approval allowed the Applicant to start making renovations to the existing single-detached dwelling on the subject property to accommodate the new use. However, due to the renovations, the use has yet to begin, and thus the Applicant is seeking to change the expiry date of the temporary use variance such that the use can operate for one year.

The centre would be a pilot program that would welcome up to 10 children who have experienced trauma, for a maximum 90-day stay. The children would be under the care of staff and receive specialized services onsite, including speech therapy, education assessments and psychological services. No expansion of the existing building footprint is being proposed with this application, and most of the changes to the existing single-detached dwelling have been internal.

The temporary use variance was considered and approved to provide an opportunity to test the location of the centre in close proximity to low-rise residential properties, before a more permanent change is sought through a Zone Amendment application. Attached to this report are letters of support for the centre. The proposal would address a need for early intervention services in the community, and Staff support the application subject to terms and conditions.

APPLICATION:

Barry Foster, on behalf of S.T.A.R.S. Children's Home, has applied to amend the terms and condition that sets the expiry date for a temporary use variance to permit a Group Home and Office use at 348 Gibson Street.

PLANNING COMMENTS:

Background:

- In August 2025, the Applicant received a one-year temporary use variance to permit a Group Home and Office use in the Multi-Residential Zone Two (MR-2), for the establishment of a centre (S.T.A.R.S. Children's Home) on the subject property. The terms and conditions of the approval outlined that the temporary use expires on August 20, 2026. The approval allowed the Applicant to start making renovations to the existing single-detached dwelling on the subject property to accommodate the new use. However, due to the renovations, the use has yet to begin, and thus the Applicant is applying to change the expiry date for the temporary use variance.

Proposal:

- The Applicant is proposing a centre (S.T.A.R.S. Children's Home) that provides short-term stays and therapeutic services to children 0 to 8 years of age who have experienced trauma. The original proposal sought to accommodate up to 12 children onsite. However, this number has been reduced to 10 children to meet requirements from the Fire Marshall. The children would be under the care of staff at a ratio of 2 children per 1 staff for a maximum of 90 days. The centre would be comprised of 2 individual dwelling units, and office/therapy space. The centre would not be available for public drop-ins.
- As shown on Map II, no additions are being proposed to the footprint of the existing single-detached dwelling, and the Applicant intends to maintain the residential character of the property. The majority of the changes to the building will be internal, except for the creation of a separate exterior entrance to the office space. One of the dwelling units would be located on the top floor of the house. The 3-car attached garage would be converted in order to accommodate the other dwelling unit. The basement level would be transformed into office/therapy space, which would be for the exclusive use of practitioners who provide therapeutic services to the children. A fenced walkway has been

created between the entrance to the garage and the fenced playground at the rear, in order to make it safer for children. 8 parking spaces are provided.

- The Applicant has noted that the operating model of the centre would not fall under the oversight or governance from the NB Department of Social Development, and a provincial license would not be issued to them. However, the Applicant has been building relationships with First Nations communities to provide resources to children in their communities.
- The Applicant had indicated that prior to finding the subject property, they spent 8 months looking for a suitable location for the centre within and outside of Fredericton, that would have a large enough lot area, building footprint and that would be easily accessible for staff and families. Due to the nature of their work, the Applicant was looking for a property with residential character rather than a typical institutional structure, where children could better integrate in the community. The location of the property near public transit would allow for easier access to employees and to families.
- The Applicant intends to apply for zone amendment before the temporary use variance expires. This temporary use variance would allow the Applicant to begin operations and allow time for Staff to see how the use would fit in the neighbourhood. The Applicant has noted that most of the noise and traffic would take place during staff shift changes, but that there would not be any public drop-in.

Municipal Plan:

- The subject property is designated Established Neighbourhoods under the Municipal Plan. Subsection 2.2.1(16) recognizes that Group Homes and homes for special care are uses that are considered complementary within Established Neighbourhoods, and that may be located in Established Neighbourhoods without a Municipal Plan amendment. The proposed Office use is secondary to the proposed Group Home use.
- Regarding Supportive Housing, Subsection 3.1.1(10) of the Municipal Plan encourages the provision of housing for residents with special needs that is sensitively located in appropriate neighbourhoods with easy access to transit, essential services, community facilities, and employment centres. Particular to Group Homes, the Municipal Plan outlines that,
 - i. Council shall facilitate the integration of group homes into all residential areas and shall prescribe regulations in the Zoning By-Law to:*
 - (a) Maintain an adequate separation distance between group homes;*
 - (b) Maintain compatibility with surrounding residential uses; and,*
 - (c) Ensure the adequate provision of on-site parking, landscaping, and green space.*
 - The proposed use would be located within the existing single-detached dwelling and would maintain the appearance of a single-detached dwelling. The subject property is accessible by public transit and is located in close proximity to several businesses and services, including a dental clinic and a convenience store.

Zoning By-law:

- The following zoning standards are outlined for Group Homes in subsection 7.3(4)(b) of Zoning By-law Z-5:
 - i. *maintain a minimum radius of 300 metres to another group home for those areas not within the downtown area as identified in Section 7.3(4)(a)(ii); and,*
 - ii. *require 1 on-site parking space per 4 beds, plus 1 on-site parking space per 2 employees on a maximum shift.*
- As seen on Maps III and IV, the office space is located on the basement floor of the building, and all habitable space (including bedrooms) is located on the top floor. The Applicant's surveyor confirmed that the top floor of the basement level is below 9 geodetic metres in elevation. Zoning By-law Z-5 requires that the top of the finished floor of any habitable space is located above 9 geodetic metres in elevation.
- Staff has reached out to the NB Department of Social Development to further understand licensing requirements, but have yet to meet with them. Nonetheless, Planning Staff would note that the Zoning By-law does not establish licensing requirements for Group Homes, and, if required, any licensing would be the responsibility of the Applicant.
- Regarding parking, a total of 9 parking spaces would be required. 5 parking spaces would be for the Group Home use (1 space per 4 beds and 1 space per 2 staff on a maximum shift). The office portion measures approximately 200 m², which would require 4 additional parking spaces. While the site plan only shows 8 parking spaces, Staff are of the opinion that the lot would be able to accommodate additional parking if required due to the lot depth and area of the subject property. Given that the centre would be home to children under the age of 8 and would be under the supervision of professional caregivers, Staff do not anticipate negative impacts to neighbouring properties, except during shift changes due to the increased number of cars.

Public Engagement:

- As plans for the proposed use have not changed significantly, no further public engagement has been requested from the Applicant.
- The Applicant hosted a community barbecue on August 5th, 2025 in order to inform the neighbouring residents about the proposal on the subject property, which 50 people attended. To promote the event, the Applicant created a public social media event and flyers were dropped off at neighbouring properties within a 30-metre radius. The Applicant has continued to meet one-on-one with neighbouring residents and property owners to address questions, including Devon Lumber. The Applicant has reported that the comments have been generally positive and has received interest from other organizations about potential future partnerships. The Applicant has made themselves available for any further questions from neighbouring residents and has continued to engage with them.
- Attached to this report are letters of support for the S.T.A.R.S. Children's Home, as submitted by the Applicant.

Engineering & Operations:

- Any changes to the sanitary or water service are to be to the satisfaction of the Director of Engineering & Operations.

RECOMMENDATION:

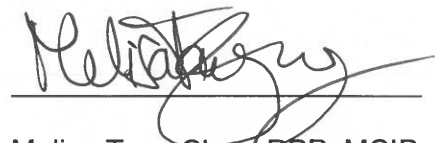
It is recommended that the application submitted by Barry Foster, on behalf of S.T.A.R.S. Children's Home, to amend previously approved term and condition i) of P.R. 70/25, which reads as follows:

- i) The temporary use variance shall expire on August 20, 2026.

Be repealed and replaced with the following term and condition:

- i) The temporary use variance shall expire on August 19, 2027.

Prepared by:



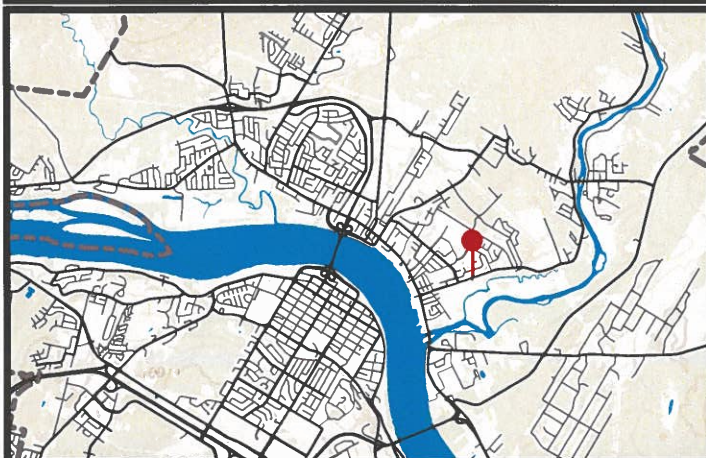
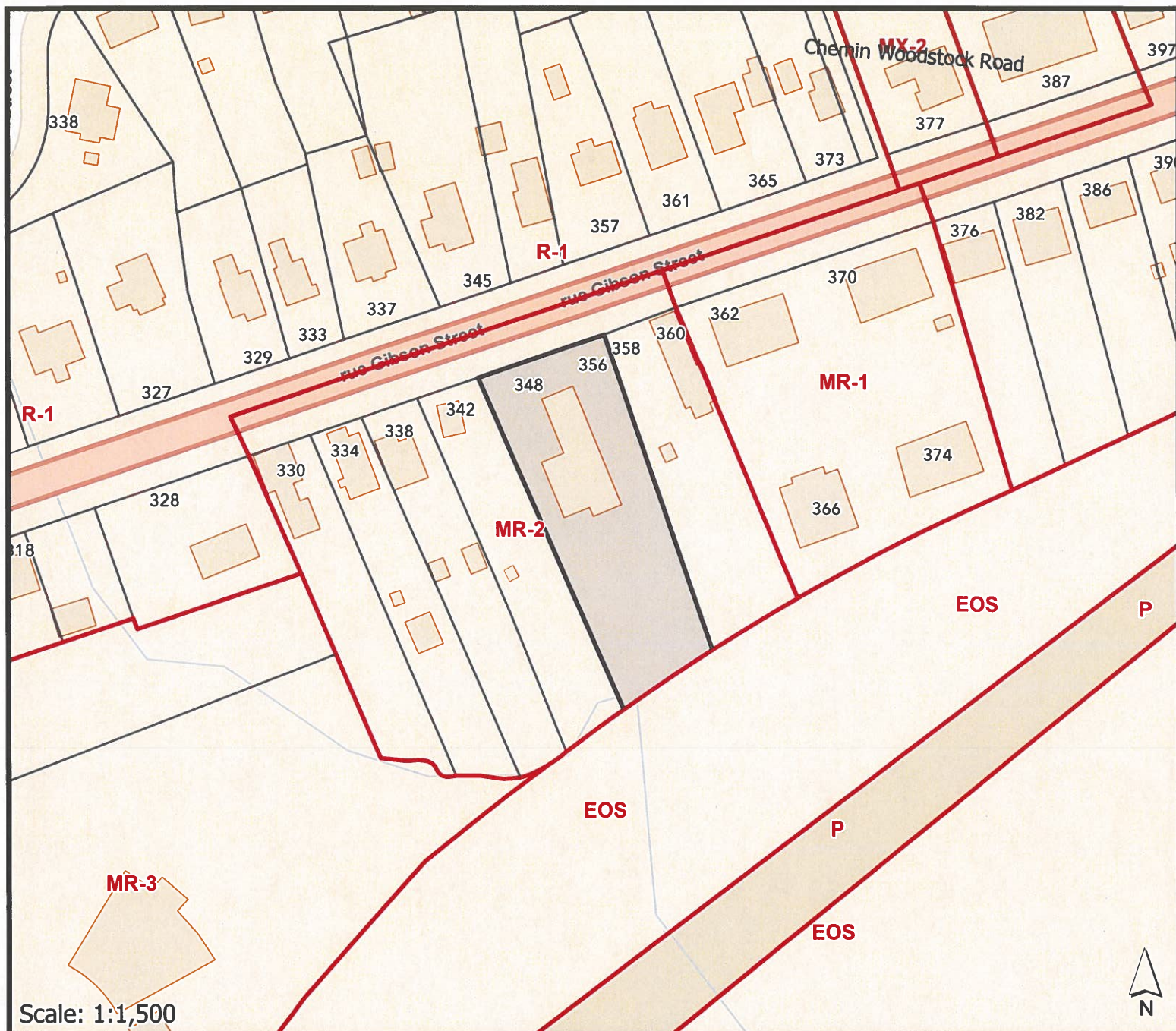
Melisa Tang Choy, RPP, MCIP
Planner, Community Planning

Approved by:



for

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



 Subject Property / Propriété Visé

Amendment to term and condition i) from PR-70-2025 to permit Group Home and Office use in the MR-2 zone.

Modification de la condition i) de PR-70-2025 afin de permettre l'usage de foyer de groupe et de bureau dans la zone MR-2.

Fredericton

Community Planning
Planification urbaine

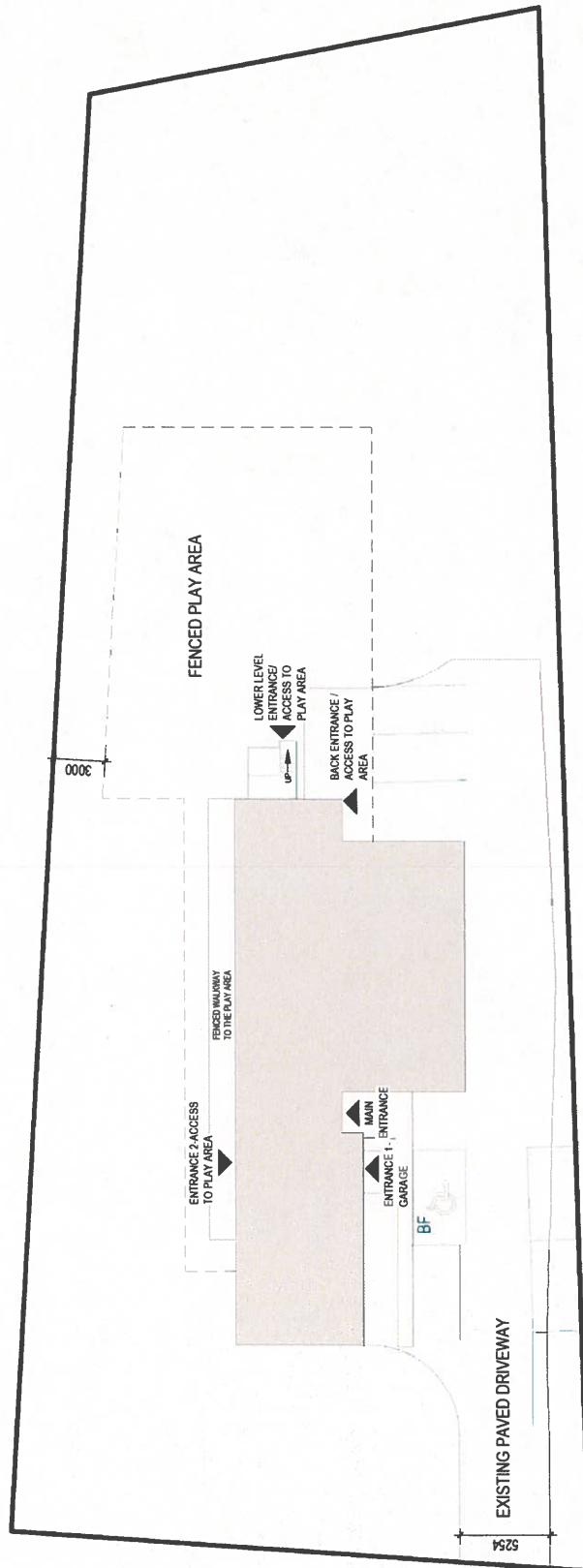
Map \ carte # I

File \ fiche: PR-56-2026

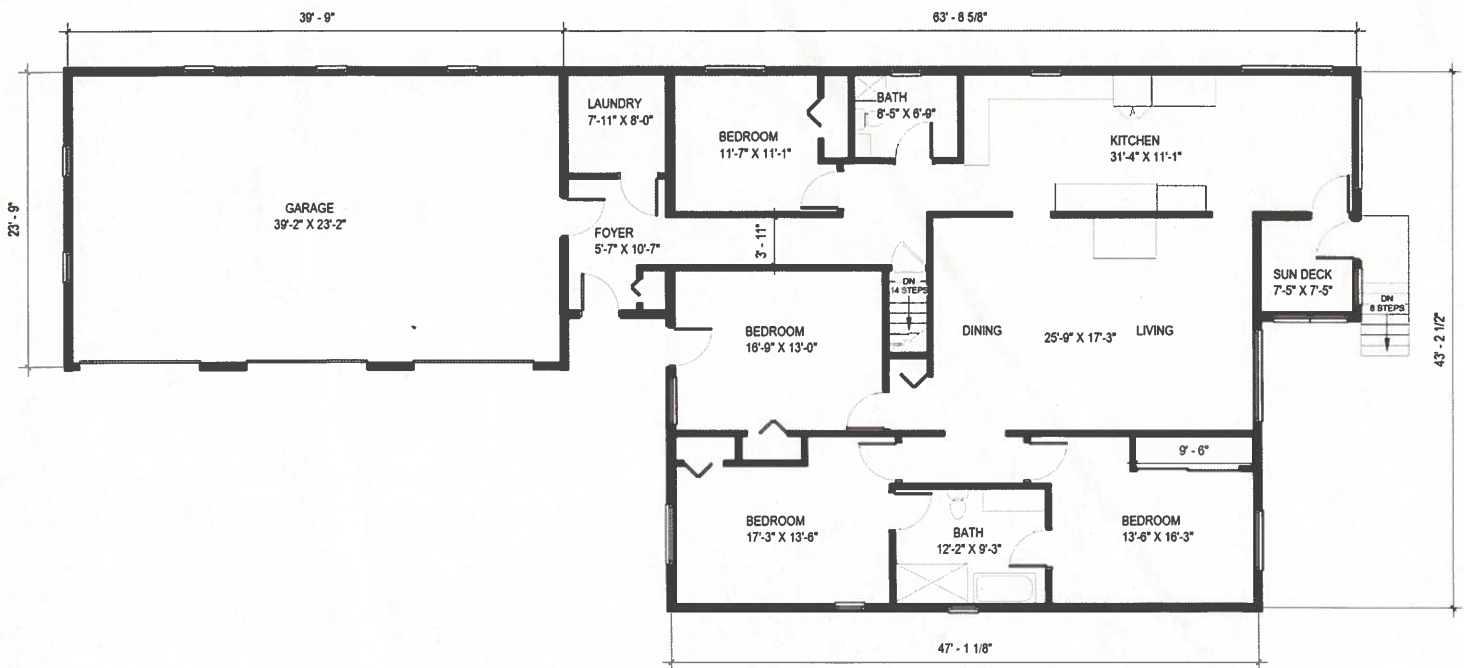
Date \ date: août \ August 19, 2026

Subject \sujet: 348 rue Gibson Street

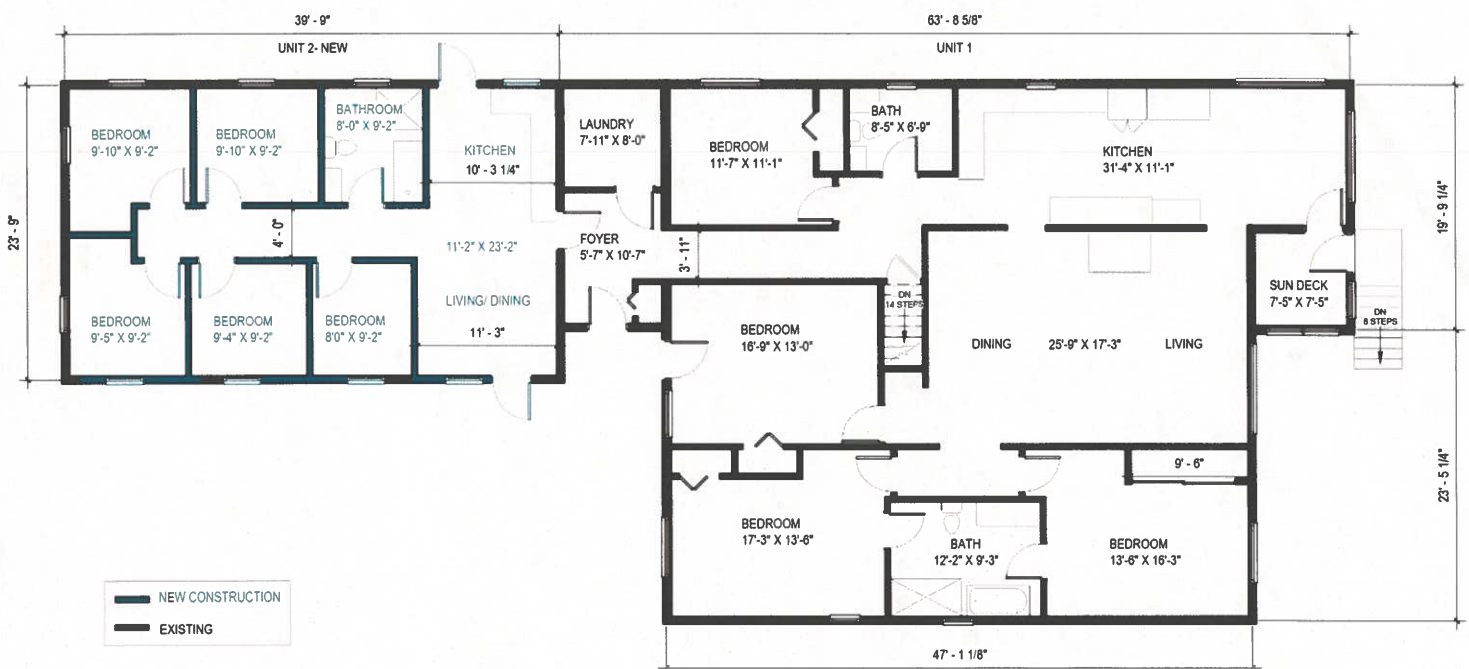
S.T.A.R.S Children's Home
(c/o Barry Foster)



Site Plan / Plan du site



Main Floor - Existing / Rez-de-chaussée existant



Main Floor - Proposed / Rez-de-chaussée proposé

Floor Plans / Plan d'étages

Fredericton

Community Planning
Planification urbaine

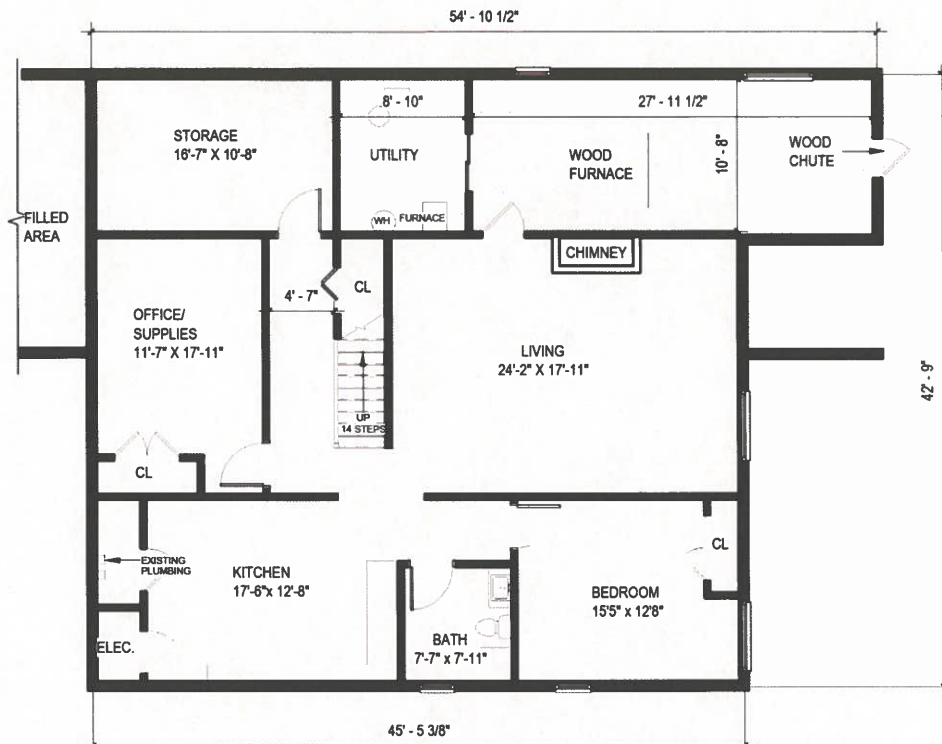
Map \ carte # III

File \ fiche: PR-56-2026

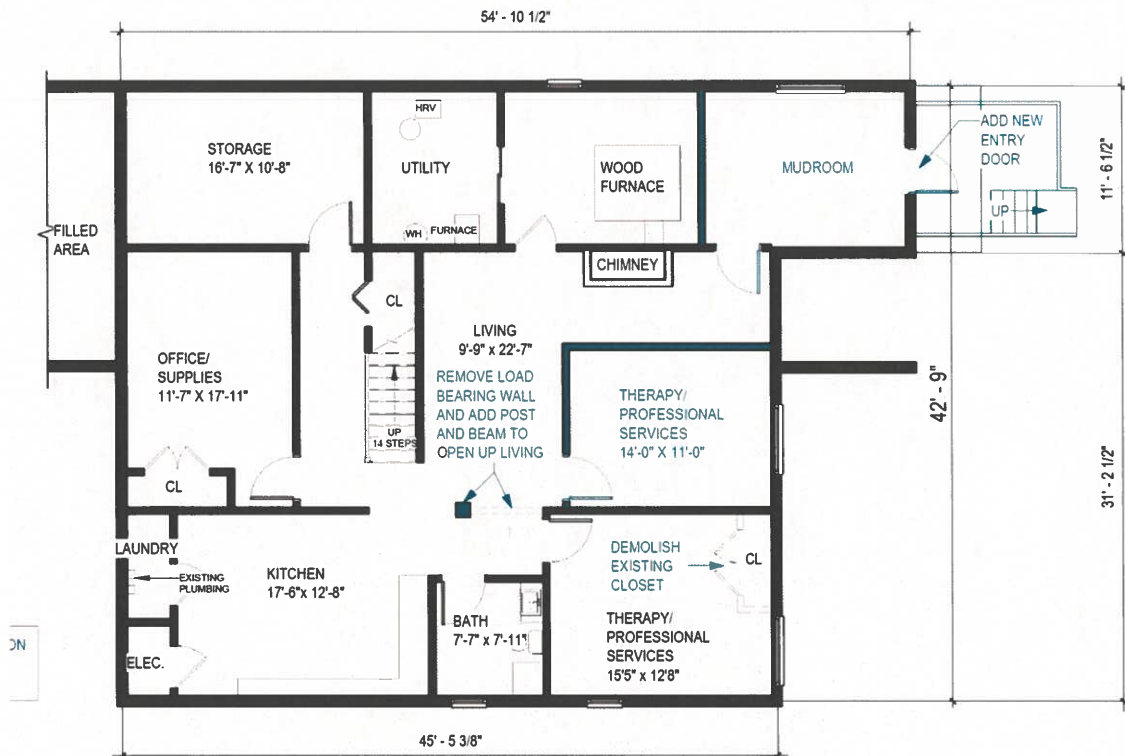
Date \ date: août \ August 19, 2026

Subject \ sujet: 348 rue Gibson Street

S.T.A.R.S Children's Home
(c/o Barry Foster)



Basement - Existing / Sous-sol existant



Basement - Proposed / Sous-sol proposé

Floor Plan / Plan d'étage

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

File \ fiche: PR-56-2026

Date \ date: août \ August 19, 2026

Subject \ sujet: 348 rue Gibson Street

S.T.A.R.S Children's Home
(c/o Barry Foster)

BUILDING INSPECTION REPORT FOR July 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	6	\$2,289,000	\$13,969,000	\$20,130,500
New SDD with SDU(s)	-	-	\$2,228,000	-
Additions	4	\$131,000	\$508,000	\$1,674,175
<u>MINI HOMES</u>				
New	2	\$240,000	\$1,179,000	\$1,412,000
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	2	\$910,000	\$2,760,000	\$4,138,000
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	2	\$40,000	\$385,000	\$465,000
New Accessory Apt	-	-	\$37,000	\$230,000
New Garden Apt	-	-	\$150,000	\$30,000
New Garage Apt	-	-	\$168,000	-
<u>TOWNHOUSES</u>				
New	-	-	\$4,970,000	\$1,647,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$35,763,000	\$86,873,000	\$135,362,712
Additions	-	-	\$660,000	\$16,000
<u>3 - 4 UNIT APARTMENT BUILDING</u>				
New	-	-	\$780,000	-
Additions	-	-	\$200,000	\$250,000
<u>ACCESSORY BLDG</u> * Includes Development Permits				
Storage Building *	7	\$37,575	\$372,635	\$616,465
Carport/Garage *	5	\$206,000	\$946,959	\$629,250
Swimming Pool	12	\$728,899	\$1,319,124	\$1,083,265
Deck	8	\$204,725	\$496,881	\$154,100
<u>RENOV/REPAIRS</u>				
	37	\$1,312,181	\$6,213,630	\$5,786,206
<u>TOTAL RESIDENTIAL</u>	87	\$41,862,380	\$124,216,229	\$173,624,673

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST.</u> <u>YEAR TO DATE</u>	<u>SAME PERIOD</u> <u>LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	-	\$14,203,000
Additions	-	-	\$6,152,000	\$1,314,000
Renov/Repairs	7	\$768,393	\$40,669,108	\$12,606,649
<u>INDUSTRIAL</u>				
New	1	\$620,000	\$720,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$126,469	\$1,502,500
<u>GOVERN (Mun.)</u>				
New	-	-	\$292,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$10,000	\$748,725
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$951,011	\$1,469,000
<u>INSTITUTIONAL</u>				
New	1	\$300,000	\$300,000	\$61,000
Additions	-	-	\$567,000	\$333,000
Renov/Repairs	2	\$503,000	\$4,164,914	\$3,283,224
				-
Others	-	-	-	\$19,000
<u>DEMOLITION</u>				
	2	-	-	-
TOTALS	100	\$44,053,773	\$178,168,731	\$209,164,771

\$31,581,124 (July 2025)

DEMOLITIONS

30 Ruby Street - Single Detached Dwelling
590 Canada Street - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	July 2026	THIS YEAR TO DATE	July 2025	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	6	40	17	58
SEMI-DETACHED / DUPLEX	4	12	4	17
TINY / MINI HOMES	2	10	3	12
SECONDARY DWELLING UNIT	2	15	1	14
APARTMENT UNITS	261	638	115	717
TOWNHOUSE UNITS	0	23	11	15
TOTAL	275	738	151	833

SECONDARY DWELLING UNIT BREAKDOWN

	July 2026	THIS YEAR TO DATE	July 2025	SAME PERIOD LAST YEAR
BASEMENT APARTMENT	2	9	2	13
ACCESSORY APARTMENT	0	4	1	2
GARDEN APARTMENT	0	1	0	1
GARAGE APARTMENT	0	1	0	0

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>July 2026</u>	<u>TO DATE</u>
89	442

PLUMBING PERMITS

<u>July 2026</u>	<u>TO DATE</u>
45	224

SIGN PERMITS

<u>July 2026</u>	<u>TO DATE</u>
8	51

DEVELOPMENT PERMITS

<u>July 2026</u>	<u>TO DATE</u>
11	55

FEES FOR BUILDING PERMITS ISSUED

<u>July 2026</u>	<u>TO DATE</u>	<u>July 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$355,538.00	\$1,444,612.00	\$257,972.00	\$1,693,951.02

FEES FOR PLUMBING PERMITS ISSUED

<u>July 2026</u>	<u>TO DATE</u>	<u>July 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$50,100.00	\$154,150.00	\$32,120.00	\$199,100.00

FEES FOR SIGN PERMITS

<u>July 2026</u>	<u>TO DATE</u>	<u>July 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,000.00	\$6,375.00	\$625.00	\$6,525.00

FEES FOR DEVELOPMENT PERMITS

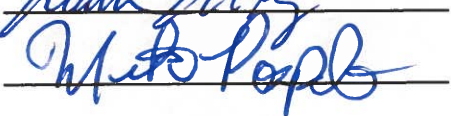
<u>July 2026</u>	<u>TO DATE</u>	<u>July 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$1,150.00	\$4,850.00	\$1,500.00	\$5,700.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>July 2026</u>	<u>TO DATE</u>	<u>July 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$407,788.00	\$1,609,987.00	\$292,217.00	\$1,905,276.02

SUBMITTED BY:

APPROVED BY:

Issued Building Permits
Sorted by Structure Type

July 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2026BP0162	75500991	Jul-10-26	67 Royal Pky	Furlong Project Management Inc.	Ward 1	Accessory Building	New	\$5,010.00	\$620,000.00	Construct a 60' x 160' contents handling facility and storage building as per plans submitted.
2026BP0231	75377374	Jul-13-26	1220 Hanwell Rd	Cedar Valley Investments Ltd.	Ward 9	Apartment Building	New	\$256,050.00	\$32,000,000.00	Construct a new 227-unit apartment with 1400 sq.ft of commercial space as per plans submitted.
2026BP0355	75570622	Jul-09-26	551 Clements Dr	766396 NB Inc	Quartier/Wai	Apartment Building	New	\$30,154.00	\$3,763,000.00	Construct a new 34-unit apartment building as per plans submitted.
2026BP0413	75386847	Jul-16-26	394 Union St	Fredry Beach Renovations	Quartier/Wai	Apartment Building	Renovation	\$290.00	\$30,000.00	Construct renovations to apartment 1 as per scope of work. (plumbing fixtures remain as existing)
2026BP0455	75414664	Jul-17-26	185 Reynolds St	AnyDay Plumbing & Renos Inc.	Quartier/Wai	Apartment Building	Renovation	\$194.00	\$18,000.00	Construct renovation to washroom in unit 29 as per plans submitted.
2026BP0460	01445402	Jul-28-26	480 George St	Gabriel El-Khoury	Quartier/Wai	Apartment Building	Renovation	\$178.00	\$16,000.00	Construct renovation to apartment C of 4-unit apartment building as per information submitted.
2026BP0245	75544296	Jul-06-26	96 Freedom St	JB Phillips Construction	Ward 2	Attached Garage	Addition	\$386.00	\$42,000.00	Construct 11'-6" x 22' garage addition onto SDD as per plans submitted.
2026BP0315	75422451	Jul-29-26	85 Woodside Ln	WPM Holdings Inc.	Quartier/Wai	Commercial Building	Renovation	\$650.00	\$75,000.00	Construct a clinic fit-up in Unit E of a commercial building as per plans submitted.
2026BP0409	01441559	Jul-13-26	1149 Smythe St	Today's Homes Northrup Homes	Quartier/Wai	Commercial Building	Renovation	\$210.00	\$20,000.00	Construct renovation to create four reception cubicles on first level of commercial building as per plans submitted.
2026BP0411	01506393	Jul-13-26	535 Beaverbrook Crt	MPM Construction Inc.	Quartier/Wai	Commercial Building	Renovation	\$802.00	\$94,000.00	Relocate sterilization unit to new location, relocate existing PAN unit and remove existing washroom for the Beaverbrook Dental Clir
2026BP0430	75297325	Jul-22-26	1381 Regent St	Dehaan Design Co. Inc.	Quartier/Wai	Commercial Building	Renovation	\$2,554.00	\$312,800.00	Construct renovations to existing Journeys retail store (unit I-002) as per plans submitted.
2026BP0447	01436765	Jul-29-26	924 Prospect St	CCS Engineering and Construction Inc.	Quartier/Wai	Commercial Building	Renovation	\$1,650.00	\$200,000.00	Construct a fit-up renovation for a dental/intusion clinic on second storey of a commercial building as per plans submitted.
2026BP0458	01448356	Jul-17-26	98 York St	High Point Masonry	Quartier/Wai	Commercial Building	Renovation	\$266.00	\$27,000.00	Construct renovation to brick facade (repainting and replacing bricks as necessary and remove boiler chimney) on commercial build
2026BP0483	75392282	Jul-24-26	170 Doak Rd	Prospect Building Contractors (2004) Ltd.	Quartier/Wai	Commercial Building	Renovation	\$370.00	\$39,593.00	Construct demising wall to create a new tenant suite in commercial building as per plans submitted.
2026BP0255	01438720	Jul-02-26	164 Aberdeen St	Green Light Estimates	Ward 10	Deck	New	\$162.00	\$14,000.00	Construct renovation to replace an 8'x21' attached deck for an SDD as per plans submitted.
2026BP0406	014770053	Jul-23-26	63 Shore St	Green Light Estimates	Quartier/Wai	Deck	New	\$146.00	\$12,000.00	Construct renovation to replace 228'x6' attached deck on front of existing SDD as per information submitted.
2026BP0429	01479799	Jul-22-26	25 Oxford Crt	Build Permits Design Solution Inc.	Quartier/Wai	Deck	New	\$178.00	\$16,000.00	Construct a replacement deck at the rear of the SDD as per plans submitted.
2026BP0454	75393090	Jul-20-26	250 Tailisman Cres	Michael Langley	Quartier/Wai	Deck	New	\$98.00	\$6,000.00	Construct a 12' x 15 deck in the rear yard of SDD as per plans submitted. (to replace the existing)
2026BP0475	75455063	Jul-22-26	485 Golf Club Rd	ROTES Smart Construction Inc.	Quartier/Wai	Deck	New	\$930.00	\$110,000.00	Construct 3 new decks to serve SDD as per plans submitted.
2026BP0479	75288902	Jul-28-26	112 Mannington Ln	Dwight Ball	Quartier/Wai	Deck	New	\$250.00	\$24,725.00	Construct a side and rear deck on SDD as per plans submitted.
2026BP0495	01480607	Jul-27-26	201 Wright St	Debra MacDonald	Quartier/Wai	Deck	New	\$138.00	\$11,000.00	Construct a stair and landing along the side of garage for access to the rear yard as per plans submitted.
2026BP0496	01435049	Jul-24-26	30 Harewood Cres	Sunpoke Energy	Quartier/Wai	Deck	New	\$138.00	\$11,000.00	Construct a 12' x 16' deck in the sideyard of SDD as per plans submitted.
2026BP0381	75156588	Jul-14-26	1109 McLeod Hill Rd	Scott Sprott	Quartier/Wai	Detached Garage	New	\$570.00	\$65,000.00	Construct a 24' x 36 detached garage for an SDD as per plans submitted
2026BP0405	01463710	Jul-02-26	535 Squires St	Mr. Sun Solar & Renewables	Quartier/Wai	Detached Garage	Renovation	\$322.00	\$33,050.00	Construct the installation of roof mounted solar array on detached garage as per plans submitted.
2026BP0132	75448431	Jul-16-26	596 Knowledge Park Dr	Paul Arsenault	Ward 8	Institutional	Renovation	\$2,450.00	\$300,000.00	Construct a 25'x35' addition to the Abony Family Tennis Centre as per plans submitted
2026BP0421	01470848	Jul-24-26	28 Dineen Dr	Wall Construction Services	Quartier/Wai	Institutional	Renovation	\$1,674.00	\$203,000.00	Construct renovations to Room 013 of IUC Forestry Building as per plans submitted.
2026BP0489	75530253	Jul-24-26	45 Cuffman St	ACL Design Build Solutions Ltd	Quartier/Wai	Institutional	New	\$2,450.00	\$300,000.00	Construct Phase I (foundaton only) for new Shanrex building as per plans submitted.
2026BP0446	75570841	Jul-13-26	29 Hank St	Today's Homes Northrup Homes	Quartier/Wai	Mini Home	New	\$1,010.00	\$120,000.00	To place a new minihome as per plans submitted.
2026BP0461	75527234	Jul-21-26	366 Brandy Ln	Oakhill Homes Inc.	Quartier/Wai	Mini Home	New	\$1,010.00	\$120,000.00	Install minihome on lot as per information submitted.
2026BP0399	75546192	Jul-03-26	95 Stonehill Ln	Anne Holyoke-Bernard	Quartier/Wai	Pool	New	\$1,026.00	\$122,000.00	Install a 14' x 32' in-ground swimming pool for an SDD as per plans submitted
2026BP0417	75443762	Jul-03-26	2885 Woodstock Rd	Kim Spears	Quartier/Wai	Pool	New	\$690.00	\$80,000.00	Construct installation of 14' x 33' inground pool in the rear yard of SDD as per plan submitted.
2026BP0431	75408047	Jul-13-26	48 Peters Dr	Christa Sparks	Quartier/Wai	Pool	New	\$370.00	\$40,000.00	Construct the installation of a pool in the rear yard of SDD as per plan submitted.
2026BP0434	01484542	Jul-10-26	65 Rankine St	Ngazi Lois Ukachukwu	Quartier/Wai	Pool	New	\$58.00	\$300.00	To place a12' diameter above-ground pool in the rear yard of SDD as per site plan submitted.
2026BP0438	01495696	Jul-10-26	24 Lawson Crt	John MacLean	Quartier/Wai	Pool	New	\$1,306.00	\$157,000.00	Construct the installation of inground pool in the rear yard of SDD as per site plan submitted.
2026BP0449	75251405	Jul-17-26	682 Glengarry Pl	George Thompson	Quartier/Wai	Pool	New	\$650.00	\$75,000.00	Install new inground pool to serve SDD as per information submitted.
2026BP0452	75496281	Jul-17-26	81 Bramble Way	James Rose	Quartier/Wai	Pool	New	\$626.00	\$71,599.00	Install new pool to serve SDD as per information submitted.
2026BP0463	75492728	Jul-16-26	35 Hailey's Way	Scott Saunders	Quartier/Wai	Pool	New	\$370.00	\$40,000.00	Install a 24' x 12' in-ground swimming pool for an SDD as per plans submitted
2026BP0465	01439181	Jul-24-26	58 Beechwood Cres	Nadia Roze	Quartier/Wai	Pool	New	\$202.00	\$19,000.00	Install a 24' above-ground swimming pool and addition to a detached deck for an SDD as per plans submitted.
2026BP0485	75535120	Jul-24-26	56 Stonehill Ln	Sarah Williams	Quartier/Wai	Pool	New	\$290.00	\$30,000.00	Install new pool to serve SDD as per information submitted.
2026BP0492	75315390	Jul-24-26	173 Wiggins Dr	Shawn O'Neill	Quartier/Wai	Pool	New	\$450.00	\$50,000.00	To place a 14' x 28' inground pool in the rear yard of SDD as per site plan submitted.
2026BP0494	75315515	Jul-28-26	26 Barbara Crt	Robert Taylor	Quartier/Wai	Pool	New	\$402.00	\$44,000.00	To place a 24' dia. above-ground pool and construct a surrounding deck in rear yard of SDD as per plans submitted.

2026BP0395	75570556	Jul-13-26	90 Aiden St	S & P Ventures Ltd.	Quartier/Wai Semi Detached	New	\$3,650.00	\$450,000.00	Construct a semi-detached dwelling as per plans submitted
2026BP0425	75570572	Jul-22-26	74 Aiden St	Matthew Briggs	Quartier/Wai Semi Detached	New	\$3,730.00	\$460,000.00	Construct new semi-detached dwelling as per plans submitted.
2025BP0760	75358580	Jul-06-26	33 Logan St	E. Alabro Renovation	Ward 7	Addition	\$138.00	\$11,000.00	Construct a 22' x 11' attached garage for an SDD as per plans submitted
2026BP0071	01444405	Jul-17-26	264 Charlotte St	Sylvain LeBlanc	Ward 10	Single Detached Dwelling	\$210.00	\$20,000.00	Construct interior renovations to an SDD as per plans submitted
2026BP0324	75557892	Jul-08-26	1910 Woodstock Rd	Platinum East Builders	Quartier/Wai Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD as per plans submitted.
2026BP0345	01457480	Jul-06-26	752 King St	Paul Arsenault	Quartier/Wai Single Detached Dwelling	Renovation	\$2,050.00	\$250,000.00	Construct renovation to SDD as per scope of work submitted. (replace 3 front windows, two on driveway side, and one of the bedroc
2026BP0346	01481811	Jul-30-26	120 Southampton Dr	Donna Jill Jabon	Quartier/Wai Single Detached Dwelling	Renovation	\$170.00	\$14,685.00	Construct installation of 3 basement windows. (2 new openings and cutting wall to lower sill on another in existing opening. One is fr
2026BP0347	01471770	Jul-16-26	248 Winslow St	Trucarpenry	Quartier/Wai Single Detached Dwelling	Renovation	\$450.00	\$50,000.00	Create laundry room, install one window and door. Replace siding on one side of exterior wall.
2026BP0375	75559971	Jul-09-26	60 Route 148 Hwy	S & W Goodline Construction Ltd.	Quartier/Wai Single Detached Dwelling	New	\$3,730.00	\$460,000.00	Construct a new SDD as per plans submitted
2026BP0389	01417096	Jul-09-26	10 Dahlia Dr	diane verhaegen-fox	Quartier/Wai Single Detached Dwelling	Renovation	\$130.00	\$10,000.00	Construct a renovation to replace 5 windows (1 bdrn) in an SDD as per information submitted
2026BP0407	75528992	Jul-16-26	79 Still Water Cres	MVL Property Restoration	Quartier/Wai Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct new SDD as per plans submitted.
2026BP0410	01469733	Jul-03-26	57 Rochester St	Epic Energy	Quartier/Wai Single Detached Dwelling	Renovation	\$266.00	\$26,087.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0414	75567933	Jul-27-26	11 Lunney St	R. Foster Developments Ltd.	Quartier/Wai Single Detached Dwelling	New	\$2,850.00	\$350,000.00	Construct new SDD as per plans submitted.
2026BP0422	01459957	Jul-21-26	589 Chestnut St	Heather Storey	Quartier/Wai Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to replace existing front yard deck (same size and location as existing) and replace foundation supports for mu
2026BP0426	75344671	Jul-13-26	147 Goodline St	Sunly Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$290.00	\$29,143.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0432	01471440	Jul-21-26	76 Waterloo Row	Terrance Thornton	Quartier/Wai Single Detached Dwelling	Renovation	\$1,090.00	\$130,000.00	Construct renovation to replace cladding and all trim c/w 1" rigid insulation beneath on SDD.
2026BP0435	01420413	Jul-09-26	14 Lilac Cres	Jimbert Canares	Quartier/Wai Single Detached Dwelling	Renovation/Addition	\$434.00	\$48,000.00	Construct 14'x23' addition to SDD as per plans submitted.
2026BP0436	75562868	Jul-22-26	15 Salisbury Cres	Colpitts Developments	Quartier/Wai Single Detached Dwelling	New	\$2,834.00	\$348,000.00	Construct new SDD as per plans submitted.
2026BP0443	01489343	Jul-17-26	581 McLeod Hill Rd	Peterson Life & Power Pros	Quartier/Wai Single Detached Dwelling	Renovation	\$234.00	\$23,000.00	Construct roof mounted solar array on SDD as per information submitted.
2026BP0444	01488873	Jul-10-26	48 Jacob St	Targetts Window and Door	Quartier/Wai Single Detached Dwelling	Renovation	\$162.00	\$14,000.00	Construct the installation of 8 windows, no WOCD's required.
2026BP0445	75424663	Jul-16-26	62 Helena Crt	A.H. Custom Cut Construction	Quartier/Wai Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct a roof over the existing two-level deck in the rear yard of SDD, as per plans submitted.
2026BP0448	01411230	Jul-09-26	67 Douglas Ave	Tradecore Construction	Quartier/Wai Single Detached Dwelling	Renovation	\$178.00	\$16,000.00	Construct renovation to replace vinyl siding on SDD as per information submitted.
2026BP0450	75562769	Jul-22-26	18 Salisbury Cres	Colpitts Developments	Quartier/Wai Single Detached Dwelling	New	\$3,498.00	\$431,000.00	Construct new SDD as per plans submitted.
2026BP0453	01436559	Jul-16-26	264 Parkhurst Dr	Epic Energy	Quartier/Wai Single Detached Dwelling	Renovation	\$242.00	\$23,913.04	Installing a 10.12kW's roof-mounted solar array to serve SDD as per information submitted.
2026BP0456	01461730	Jul-17-26	654 Kings College Rd	Targetts Window and Door	Quartier/Wai Single Detached Dwelling	Renovation	\$106.00	\$6,800.00	Construct renovation to replace 4 windows (1 Br requiring WOCD) in SDD as per information submitted.
2026BP0462	75271361	Jul-29-26	32 Southall Crt	Rob Case Homes	Quartier/Wai Single Detached Dwelling	Renovation	\$1,250.00	\$150,000.00	Construct interior renovation to SDD - new kitchen cabinets/counterop, flooring on main floor, main floor washroom and powder roo
2026BP0466	01415025	Jul-11-26	182 Jewett St	Polaron Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$330.00	\$34,375.00	Install a rooftop solar array to serve an SDD as per information submitted.
2026BP0469	01463850	Jul-21-26	627 Valleyview Crt	Darren Smith	Quartier/Wai Single Detached Dwelling	Renovation	\$114.00	\$7,500.00	Construct renovation to replace a portion of the draintile (rear and left side) for an SDD as per information submitted.
2026BP0470	01402239	Jul-28-26	236 Sunset Dr	A-Tech Roofing Ltd.	Quartier/Wai Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct a renovation to replace vinyl siding and 3/4" EPS rigid foam as per information submitted
2026BP0471	01436104	Jul-21-26	166 Odell Ave	J Russon Construction Ltd.	Quartier/Wai Single Detached Dwelling	Renovation	\$298.00	\$31,000.00	Construct renovation to bathroom on second floor of SDD as per plans submitted.
2026BP0472	75005512	Jul-17-26	32 Gloucester Cres	Targetts Window and Door	Quartier/Wai Single Detached Dwelling	Renovation	\$130.00	\$9,600.00	Construct renovation to replace 5 windows (4 bdrn) in SDD as per information submitted.
2026BP0476	75557934	Jul-23-26	30 Ruby St	Sharpe Builders	Quartier/Wai Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolishing existing SDD and detached garage as per information submitted.
2026BP0478	75368118	Jul-21-26	198 Bliss Carman Dr	We Build Contracting	Quartier/Wai Single Detached Dwelling	Addition	\$290.00	\$30,000.00	Construct roofed-over front deck addition to SDD as per plans submitted.
2026BP0480	75539684	Jul-23-26	31 Lorlynn Cres	Mr. Sun Solar & Renewables	Quartier/Wai Single Detached Dwelling	Renovation	\$322.00	\$33,469.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0481	75271700	Jul-23-26	286 Jewett St	Mr. Sun Solar & Renewables	Quartier/Wai Single Detached Dwelling	Renovation	\$322.00	\$33,660.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0482	01432921	Jul-22-26	879 Union St	Sunly Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$218.00	\$20,854.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0484	01550235	Jul-23-26	590 Canada St	J. Morehouse Developments & Management Ltk	Quartier/Wai Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD due to fire.
2026BP0486	75403097	Jul-23-26	105 Maplehurst Dr	Polaron Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$330.00	\$34,375.00	Construct renovation to install roof-mounted solar array on SDD as per information submitted.
2026BP0488	01425362	Jul-22-26	734 Athlone St	Targetts Window and Door	Quartier/Wai Single Detached Dwelling	Renovation	\$218.00	\$21,000.00	Construct renovation to replace 13 windows (3 bedroom with WOCD's) and 1 exterior door in SDD as per information submitted.
2026BP0491	01554500	Jul-27-26	5 Grant St	Benedicta idiale	Quartier/Wai Single Detached Dwelling	Renovation	\$106.00	\$7,000.00	Construct renovation to convert laundry room to bathroom in basement of SDD as per floor plan submitted.
2026BP0497	01492602	Jul-27-26	81 Linden Cres	Sunly Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$218.00	\$20,461.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0500	01460773	Jul-29-26	732 Gregg Crt	Puroclean Restoration of Fredericton	Quartier/Wai Single Detached Dwelling	Renovation	\$146.00	\$12,000.00	Construct renovation to replace foundation drainitle around SDD.
2026BP0505	75367375	Jul-29-26	6 Leah St	Sunly Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$298.00	\$30,024.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0510	75289850	Jul-30-26	120 Lexington Ln	H & R Renovations	Quartier/Wai Single Detached Dwelling	Renovation	\$578.00	\$65,185.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0165	01414473	Jul-07-26	101 Sunset Dr	Inbehe Etuk	Ward 1	Single Detached Dwelling/Apt Renovation	\$130.00	\$5,100.00	Construct renovation to replace 13 windows (7br), patio door, and replace vinyl siding c/w 2" rigid insulation on SDD, as per informa
2026BP0380	01461714	Jul-08-26	638 Kings College Rd	768711 NB Inc.	Quartier/Wai Single Detached Dwelling/Apt Renovation	Renovation	\$290.00	\$30,000.00	Construct renovation to legalize basement apartment (secondary suite) in an SDD as per plans submitted
2026BP0420	01409192	Jul-28-26	595 Maple St	742545 NB Ltd.	Quartier/Wai Single Detached Dwelling/Apt Renovation	Renovation	\$450.00	\$50,000.00	Construct a renovation to legalize an existing basement apartment (secondary suite) in an SDD as per plans submitted.
2026BP0468	01448422	Jul-17-26	242 York St	Holls Developments Ltd.	Quartier/Wai Townhouse	Renovation	\$226.00	\$22,000.00	Construct renovations to SDD with basement apartment (secondary suite) to modify existing permit #2026BP0336 as per informatio
TOTALS							\$355,538.00	\$43,875,198.04	