

AGENDA PLANNING ADVISORY COMMITTEE

Date: **Wednesday, September 16, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

1. APPROVAL OF MINUTES

Regular Meeting – August 19, 2025

2. ZONING APPLICATIONS

3. SUBDIVISION APPLICATIONS

4. VARIANCE APPLICATIONS

4.1 InstallMasters Corporation c/o Arash Saeedi - 783-785 Hillcrest Drive

- The applicant is proposing to construct a semi-detached dwelling with divided ownership on a lot at 783-785 Hillcrest
- While 783 would conform with all applicable standards 785 requires a 2.3m lot frontage variance

4.2 Fox Hill Financial Corp c/o Nick McCullum - 148 Clark Street

- 4.46 metre lot frontage variance;
- 3.72% landscaped area variance;
- 1 metre variance to permit parking within 6 metres of a property line abutting a public street; and,
- 2 metre variance to the screening of a parking lot abutting a residential zone,

To permit an 18-unit three storey apartment building.

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for August 2026

8. ADJOURNMENT

ORDRE DU JOUR COMITÉ CONSULTATIF SUR L'URBANISME

Date : le mercredi 16 septembre 2026, 19 h 00

Endroit : salle du conseil municipal et participation via conférence web

1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 19 août 2025

2. DEMANDES DE ZONAGE

3. DEMANDE DE LOTISSEMENT

4. DEMANDE DE DÉROGATION

4.1 InstallMasters Corporation a/s d'Arash Saeedi - 783-785, promenade Hillcrest

- Le demandeur propose de construire une habitation jumelée en propriété divisée sur le lot situé au 783-785, promenade Hillcrest
- Le 783 respecterait toutes les normes applicables, tandis que le 785 nécessite une dérogation de 2,30 m à la façade du lot

4.2 Fox Hill Financial Corp a/s de Nick McCullum - 148, rue Clark

- Dérogation de 4,46 mètres à la façade du lot;
- Dérogation de 3,72 % à la superficie paysagée;
- Dérogation de 1 mètre afin de permettre le stationnement à moins de 6 mètres d'une limite de propriété donnant sur une voie publique;
- Dérogation de 2 mètres aux exigences relatives à l'écran visuel d'un parc de stationnement adjacent à une zone résidentielle,

afin de permettre la construction d'un immeuble d'habitation de trois étages comprenant 18 logements.

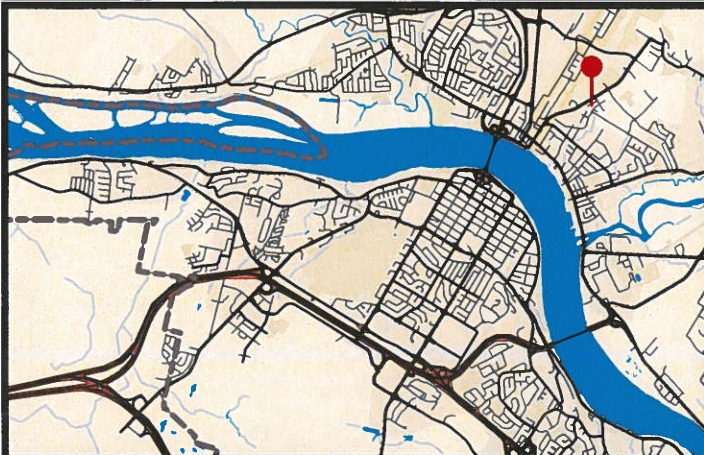
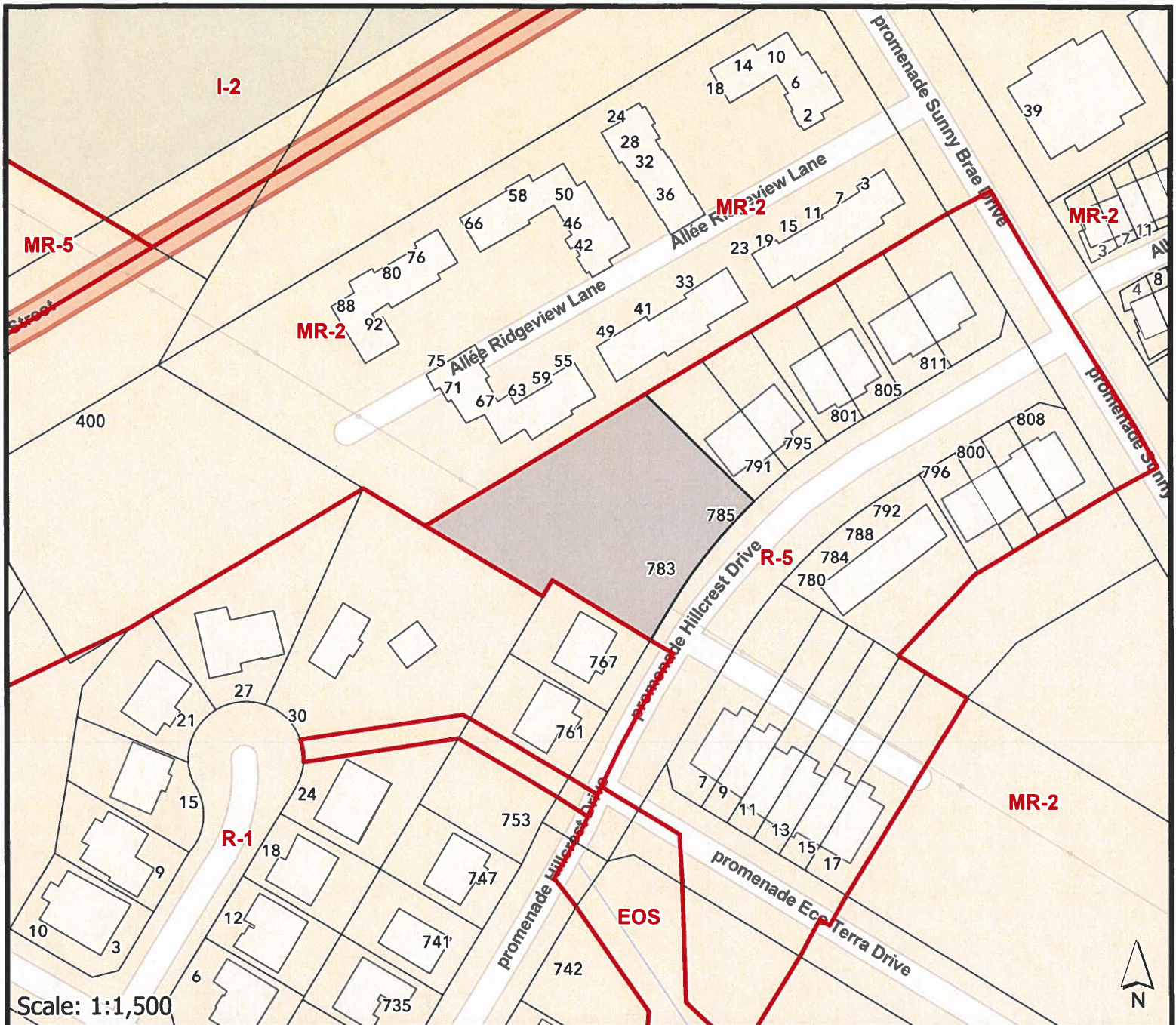
5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

Recevoir les permis de construire pour le mois d'août 2026

8. LEVÉE DE LA SÉANCE



 Subject Property / Propriete Visé

2.3m lot frontage variance to allow for the construction of a semi-detached dwelling.

Dérogation de 2,3 m à la largeur de façade du lot afin de permettre la construction d'une habitation jumelée.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

Subject \ sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD AZIMUTH	RADIUS POINT
C1	140.000				405
C2	140.000				405

COORDINATE TABLE

POINT	EASTING	NORTHING	DESCRIPTION
45			PROPOSED LOT CORNER
11			PROPOSED LOT CORNER
219	74492552.784	7441679.833	LOT CORNER (PLAN 25053328)
425	74492738.317	7441684.787	WALLS POINT
438	74491815.131	7441679.586	PROPOSED CORNER
320	7449334.435	7441688.489	LOT CORNER (PLAN 24053328)
405	7449389.953	7441684.183	LOT CORNER (PLAN 24053328)
217	74493817.229	7441688.500	LOT CORNER (PLAN 25053328)
414	7449340.527	7441704.977	LOT CORNER (PLAN 24053328)
201	7449317.105	7441731.061	LOT CORNER (PLAN 25053328)
4118	7449360.089	7441707.856	ACTIVE HIGH HYDROGRAPHIC
32001	7449373.720	7449251.819	ACTIVE HIGH HYDROGRAPHIC

THE COORDINATE VALUES LISTED ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC TOWERS PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SNR'S ACTIVE CONTROL SYSTEM.

DISTANCES SHOWN ARE GRID DISTANCES.

DIRECTIONS SHOWN ARE AS GRID AZIMUTH(S) DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS.

THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ABSOLUTE POSITION OF THE COORDINATE VALUES.

1:2500 SCALE (METRES)

PID 75448889
CLIFFE STREET DEVELOPMENTS LTD
DOC 25060158
REG 2006-07-18
PLAN 25060485
REG 2006-07-11
PLAN 24138602
REG 2007-07-27

PID 75474510
JOSEPH DENIS BOURQUE
JOSEPH JOSEPH MONTE
DOC 25542008
REG 2011-08-31
PLAN 20226891
REG 2011-08-17

PID 75456418
DENNIS LEAN WELSON
DOC 2337782
REG 2013-01-09
LOT 08-17
PLAN 27390588
REG 2009-07-08

PID 75450213
ALICE GRACE WHELAN
ALICE GRACE WHELAN
DOC 40176216
REG 2005-09-03
LOT 07-200
PLAN 25053328
REG 2008-08-27

- NOTES:**
- WATERCOURSES, WETLANDS AND THE AREA WITHIN A 30 METRE BUFFER THEREOF ARE SUBJECT TO THE WATERCOURSE AND WETLAND ALTERATION REGULATION (REG 90-80) OF THE CLEAN WATER ACT. ANY ALTERATIONS WITHIN THESE AREAS REQUIRE A WATERCOURSE AND WETLAND ALTERATION (WAWA) PERMIT ISSUED BY THE SURFACE WATER MANAGEMENT BRANCH OF THE DEPARTMENT OF ENVIRONMENT AND LOCAL GOVERNMENT. THESE FEATURES ARE REGULATED AS IF THEY WERE PRESENT ON THE GROUND, WHETHER SHOWN ON THIS PLAN OR NOT. IT IS THE SOLE RESPONSIBILITY OF THE LAND OWNER TO ENSURE THAT NO ALTERATIONS TAKE PLACE WITHIN THE REGULATED AREAS WITHOUT A "WAWA" PERMIT. THE CREATION OF ANY LOT(S) OR PARCELS(S) DOES NOT GUARANTEE THAT A "WAWA" PERMIT WILL BE ISSUED FOR ANY FUTURE DEVELOPMENT.
 - THE LOCATION OF THE WETLAND AND WATERCOURSE (DROVES CREEK) ARE DERIVED FROM A WETLAND ORIGINATOR REPORT PREPARED BY BOREAL ENVIRONMENTAL (PROJECT 23-0402).
 - THE WAWA BUFFER IS NOT SHOWN. SEE WAWA PERMIT "ALT 7501424" DATED 2024-11-16.
 - PRIOR TO CONSTRUCTION, ALL FOUNDATION LAYOUT AND BENCHMARK(S) SHOULD BE KEPT AGAINST FINAL CONSTRUCTION DIMENSIONS ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE SURVEYOR.
 - ELEVATION INFORMATION IS DERIVED FROM RECORD DRAWINGS PROVIDED BY THE CITY OF FREDERICTON (ENG-PLAN-4917 & ENG-PLAN-4918).
 - BASEMENT WINDOWS MAY REQUIRE WINDOW WELLS.

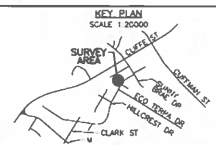
TENTATIVE SUBDIVISION PLAN NOTE

THIS PLAN IS A TENTATIVE SUBDIVISION PLAN AND IS NOT A SURVEY OF THE SUBJECT PROPERTY. THE INTENTION OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION FOR REVIEW BY THE DEVELOPMENT OFFICER.

TENTATIVE SUBDIVISION PLAN REV 1: 2026-09-04

PURPOSE OF PLAN:

TO CREATE LOT 25-XXX AND LOT 25-YYY FROM PID 75450221.



- KEY PLAN**
SCALE 1:20000
- LANDS DEALT WITH BY THIS PLAN, BOUNDED THUS:
— PROPERTY LINE
--- EASEMENT
○ CALCULATED POINT (CALC PT)
○ UNCALCULATED COORDINATE VALUE
○ SQUARE METRES
○ PROPOSED BUILDING
○ PROPOSED DRIVEWAY
○ ST STORY LINE
○ SERVICE STUB LOCATION
○ 51.30 FINISHED GROUND ELEVATION AT FOUNDATION
○ 51.30 FINISHED GROUND ELEVATION AT FOUNDATION
○ 51.30 FINISHED GROUND ELEVATION AT FOUNDATION
- LEGEND**
- DELIMITED WETLAND
 - DELIMITED BROOK
 - BROOK OR SWALE FROM GRAZING PLAN
 - SANITARY CLEAN OUT LOCATION
 - ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
 - NEW DIMS ARE BOUNDED TO THE NEAREST 1/2" OF AN INCH
 - THE PLAN HEREIN HAS BEEN APPROVED BY THE CITY OF FREDERICTON
 - CONSIDERATION OF SOME OR ALL OF THE FOLLOWING:
 - FIELD EVIDENCE
 - INFORMATION ACQUIRED FROM PREVIOUS SURVEYS
 - AS NOTED ON THE ABOVE PLAN
 - REGISTERED PLANS AND DOCUMENTS AS NOTED ON THE ABOVE PLAN
 - PROPERTY LINES NOT SHOWN WITH THIS SURVEY ARE SHOWN FOR REFERENCE ONLY AND ARE NOT CERTIFIED
 - THE WETLAND SERVICE NEW BRUNSWICK
 - DOC NUMBERS WERE OBTAINED FROM THE PLANET BROWSER
 - PROPERTY INFORMATION SYSTEM
 - DOC NUMBERS EXTENDED DOCUMENT NUMBER
 - BE MEANS CODE
 - BE MEANS PAGE
 - NEW MEANS CODE OF DOCUMENT REGISTRATION
 - ALL DOCUMENTS LISTED ARE FILED IN THE RECORDS OFFICE OF THE CITY OF FREDERICTON (REG-PLAN-017 & REG-PLAN-018)
 - NEW MEANS AND FREDERICTON LAND SURVEYOR
 - (INTEREST) IS THE SURVEYOR'S IDENTIFYING NUMBER
 - NEW MEANS AND HIGH PRECISION NETWORK
 - SPRINKLER SERVICE NEW BRUNSWICK
 - SPRINKLER SERVICE NEW BRUNSWICK
 - FILE MEANS PUBLIC UTILITY LOCATION
 - LOCAL MEANS LOCAL GOVERNMENT SERVICES EXISTENT
 - NEW MEANS WATERCOURSE AND WETLAND ALTERATION
 - NEW MEANS NEW BRUNSWICK HYDROGRAPHIC NETWORK

PLAN NOTES:

- PRIOR TO CONSTRUCTION, ALL FOUNDATION LAYOUT AND BENCHMARK(S) SHOULD BE KEPT AGAINST FINAL CONSTRUCTION DIMENSIONS ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE SURVEYOR.
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FILE NO: 25176_TSP_PlotPlan_Rev1

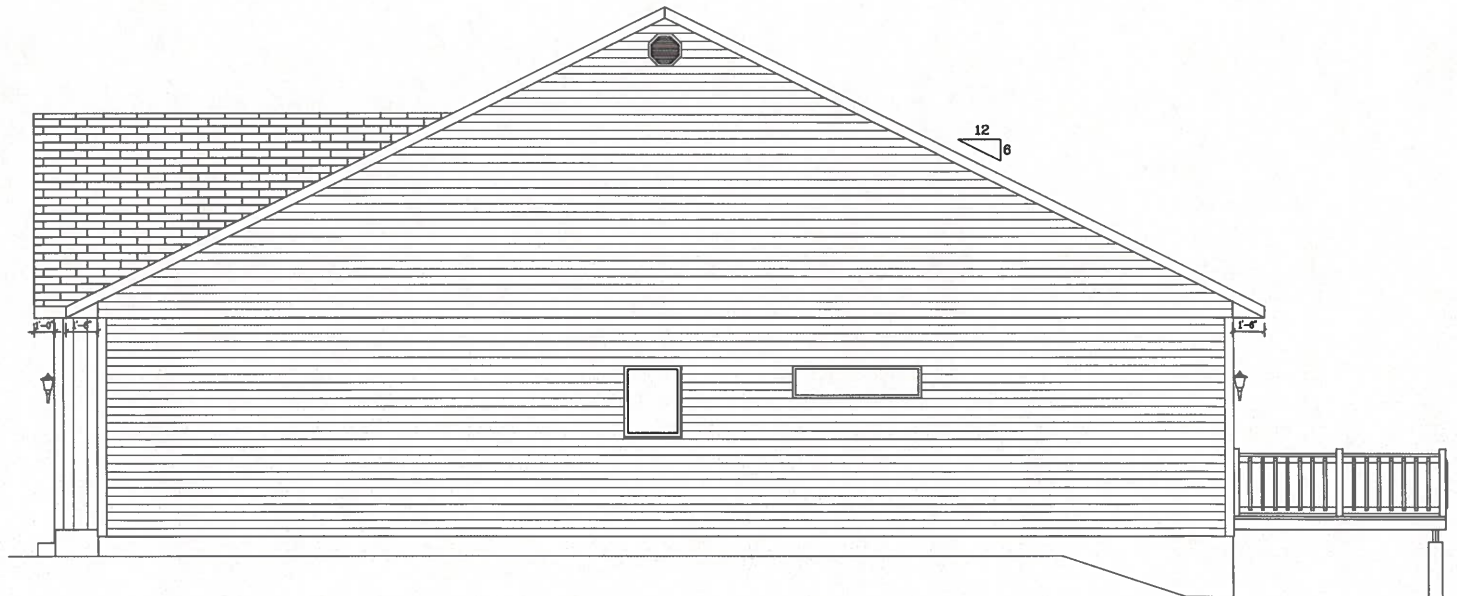
TENTATIVE SUBDIVISION PLAN
INSTALLMASTERS CORP.
SUBDIVISION 2025-1
LOT 25-XXX & LOT 25-YYY
&
PLOT PLAN

783 & 800 HILLCREST DRIVE
CITY OF FREDERICTON
PROVINCE OF NEW BRUNSWICK

Tentative Plan of Subdivision / Plan provisoire de lotissement



East (Hillcrest Drive) / Est (Promenade Hillcrest)



North / Nord

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

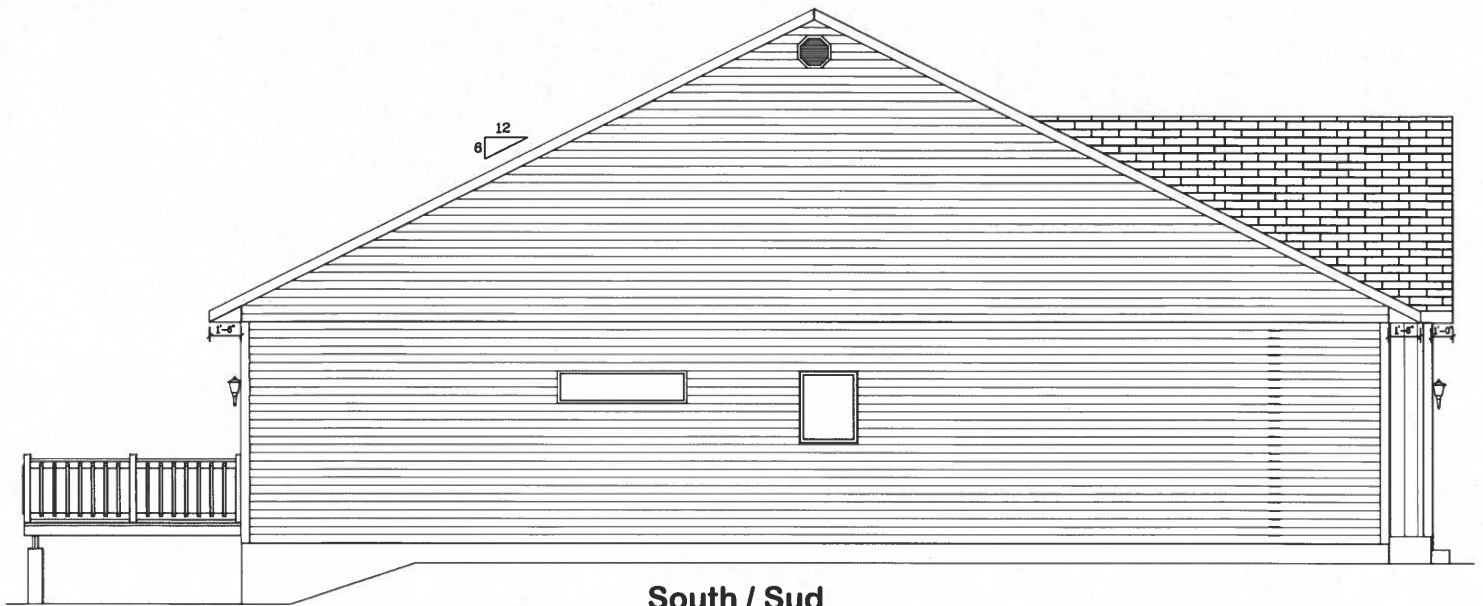
Map \ carte # IV

File \ fiche: PR-64-2026

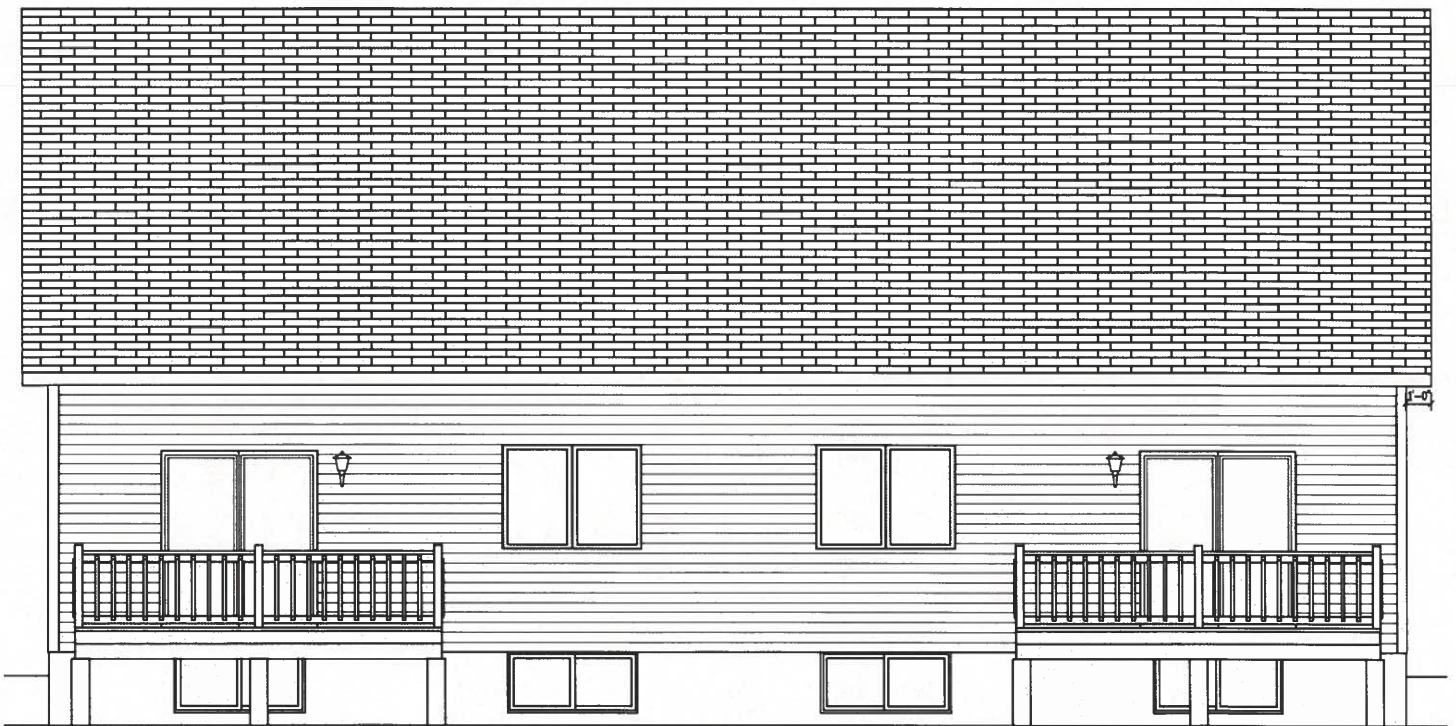
Date \ date: septembre / September 16, 2026

Subject \ sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi



South / Sud



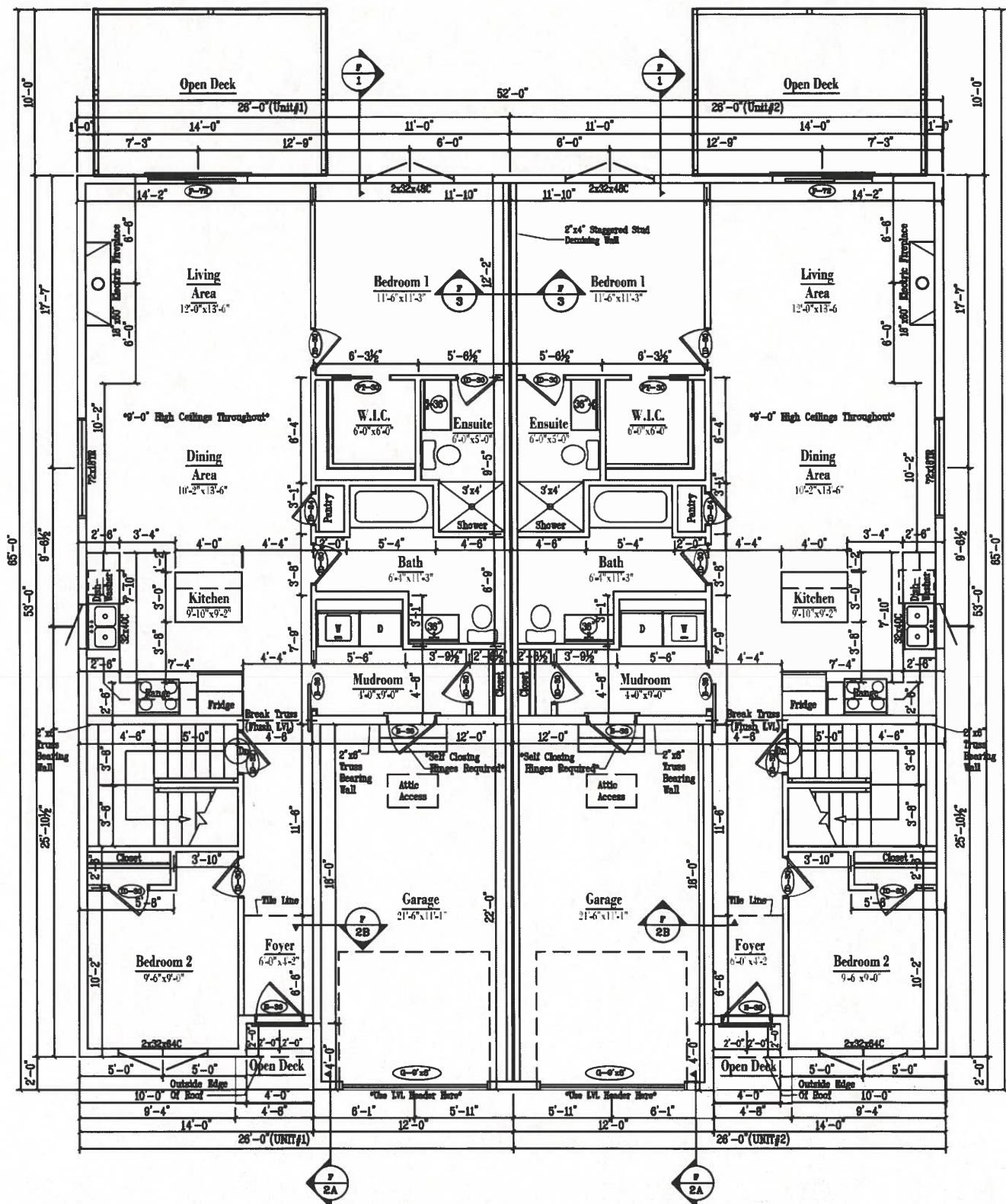
West / Ouest

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-64-2026
Date \ date: septembre / September 16, 2026
Subject \ sujet: 783 Hillcrest Drive
InstallMasters Corporation
c/o Arash Saeedi



First Floor / Rez-de-chaussée

Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

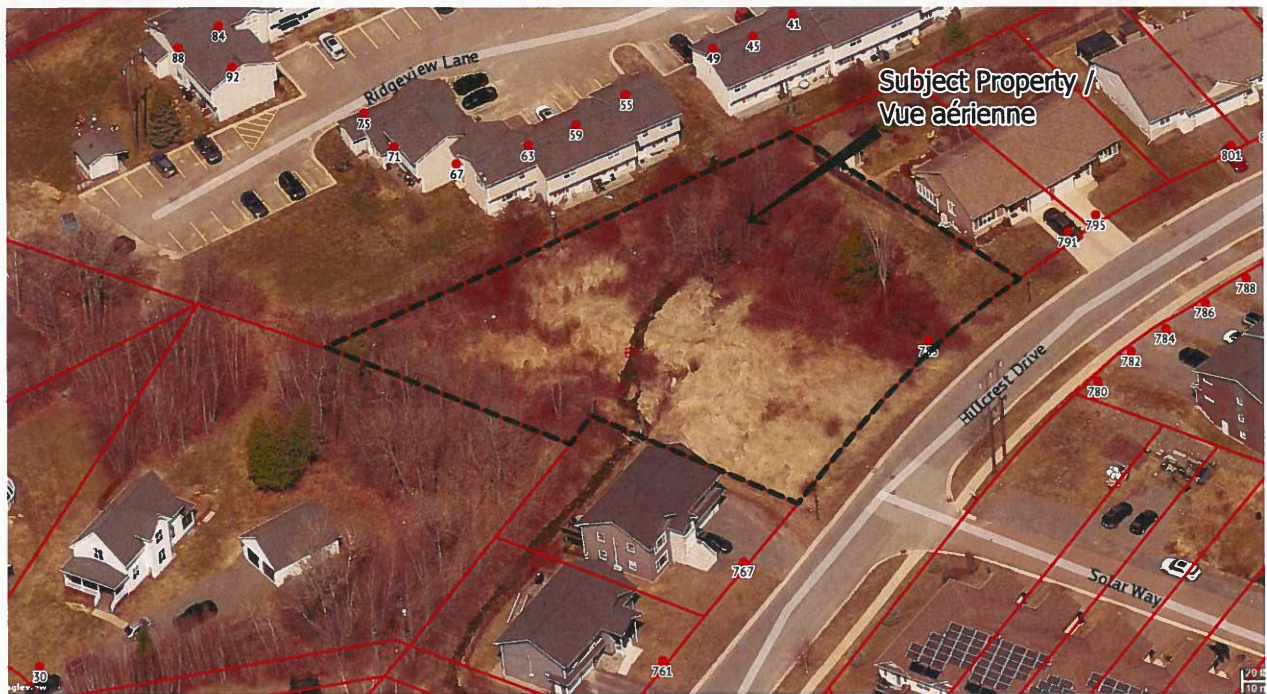
Map \ carte # VII

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Subject \ sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi



Aerial View / Vue aérienne



Street View / Vue de la rue

Existing Site / Site existant

Fredericton

Community Planning
Planification urbaine

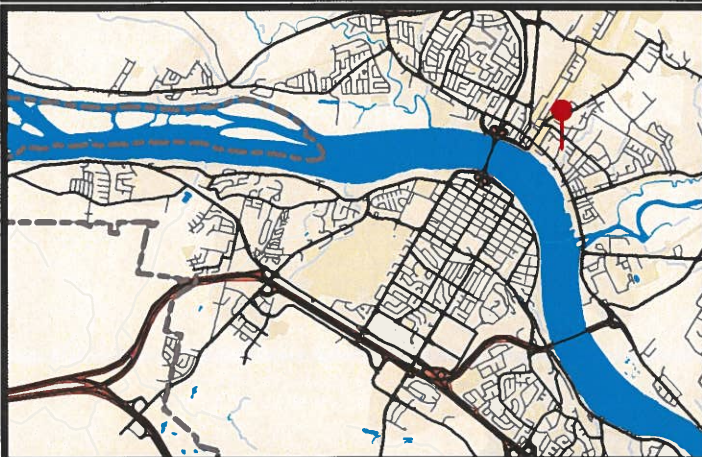
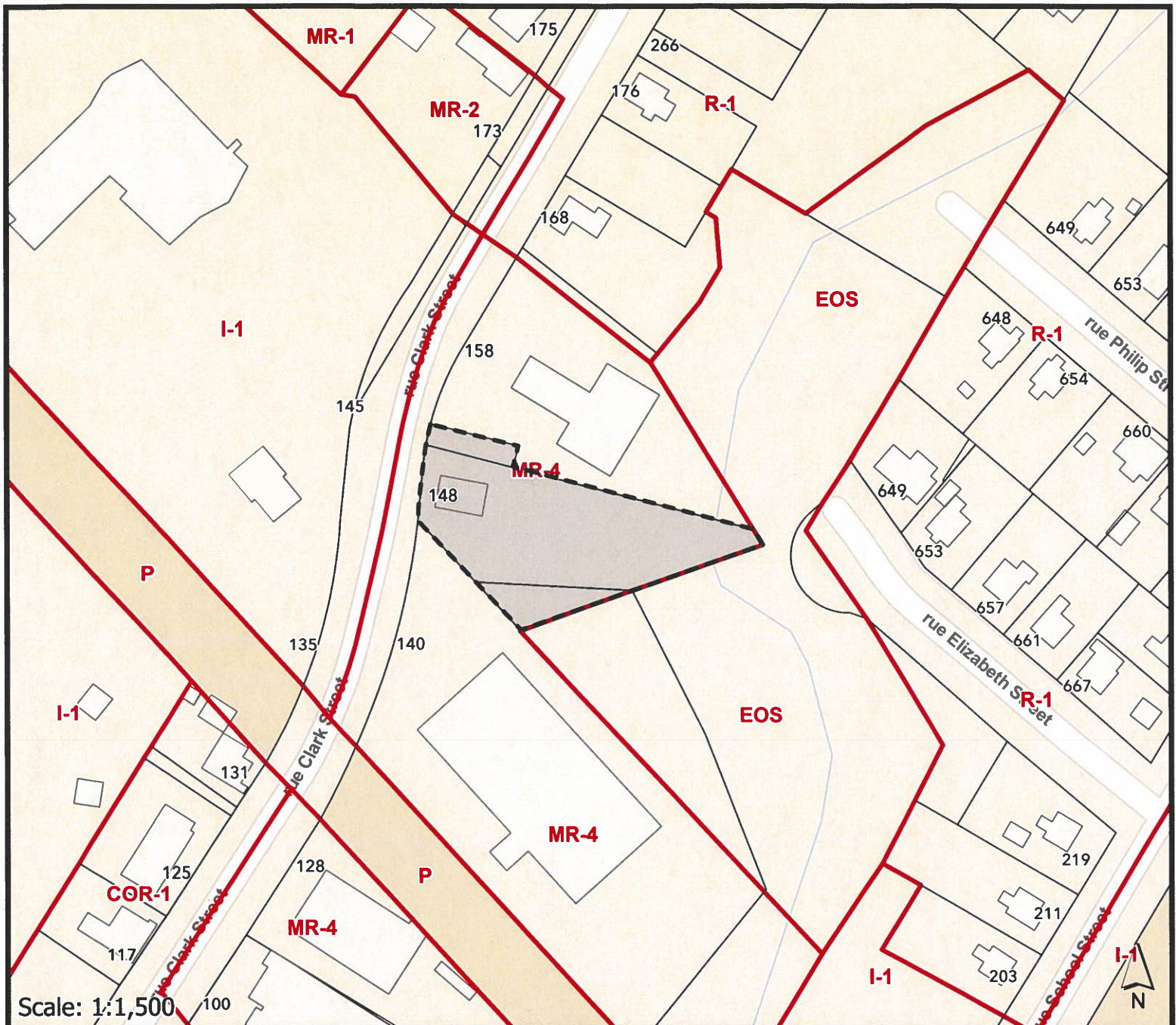
Map \ carte # VIII

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

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InstallMasters Corporation
c/o Arash Saeedi



Subject Area / Zone visée

4.46 metre lot frontage variance; 3.72% landscaped area variance; 1 metre variance to permit parking within 6 metres of a property line abutting a public street; and 2 metre variance to the screening of a parking lot abutting a residential zone, to permit an 18-unit three storey apartment building. / Dérogation de 4,46 mètres à la façade du lot; dérogation de 3,72 % à la superficie paysagée; dérogation de 1 mètre afin de permettre le stationnement à moins de 6 mètres d'une limite de propriété donnant sur une voie publique; dérogation de 2 mètres aux exigences relatives à l'écran visuel d'un parc de stationnement adjacent à une zone résidentielle, afin de permettre la construction d'un immeuble d'habitation de trois étages comprenant 18 logements.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-66-2026

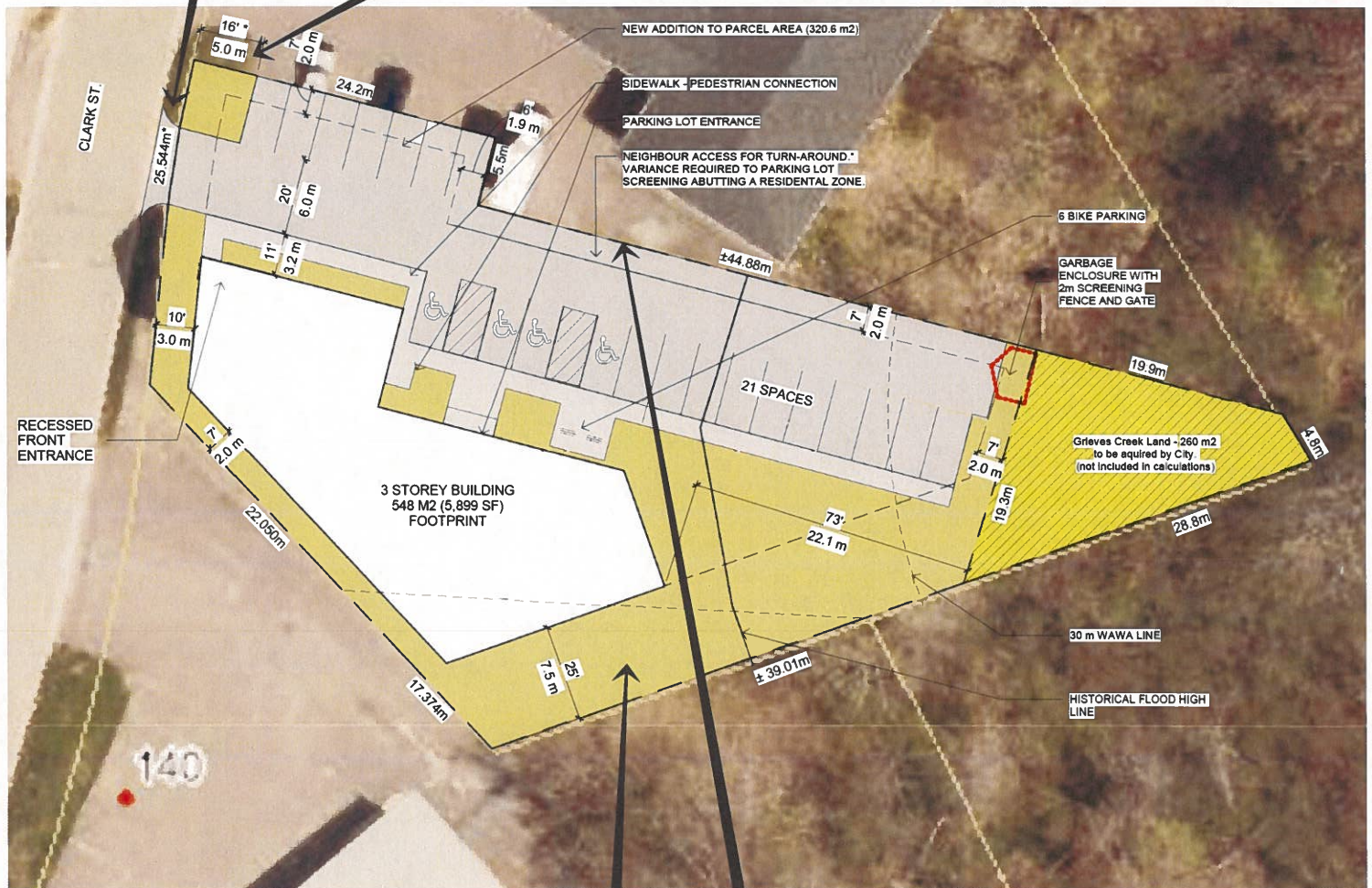
Date \ date: septembre / September 16, 2026

Subject \ sujet: 148 rue Clark Street

Fox Hill Financial Corp
(c/o Nick McCullum)

4.46 m lot frontage variance /
Dérégation de 4,46 m à la
largeur de façade du lot

1 metre variance to permit parking within 6
metres of a property line abutting a public
street / dérogation de 1 mètre afin de
permettre le stationnement à moins de 6
mètres d'une limite de propriété adjacente à
une rue publique



3.72% landscaped area variance /
dérégation de 3,72 % à l'exigence relative à
l'aire paysagée

2 metre variance to the screening of a
parking lot abutting a residential zone /
dérégation de 2 mètres aux exigences de
l'écran végétal ou de la clôture de
dissimulation d'un terrain de stationnement
adjacent.

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

Map \ carte # II

File \ fiche: PR-66-2026

Date \ date: septembre / September 16, 2026

Subject \ sujet: 148 rue Clark Street

Fox Hill Financial Corp
(c/o Nick McCullum)



West (Clark Street) / Ouest (rue Clark)



Southwest (Clark Street) / Sud-ouest (rue Clark)

Renderings / Rendus

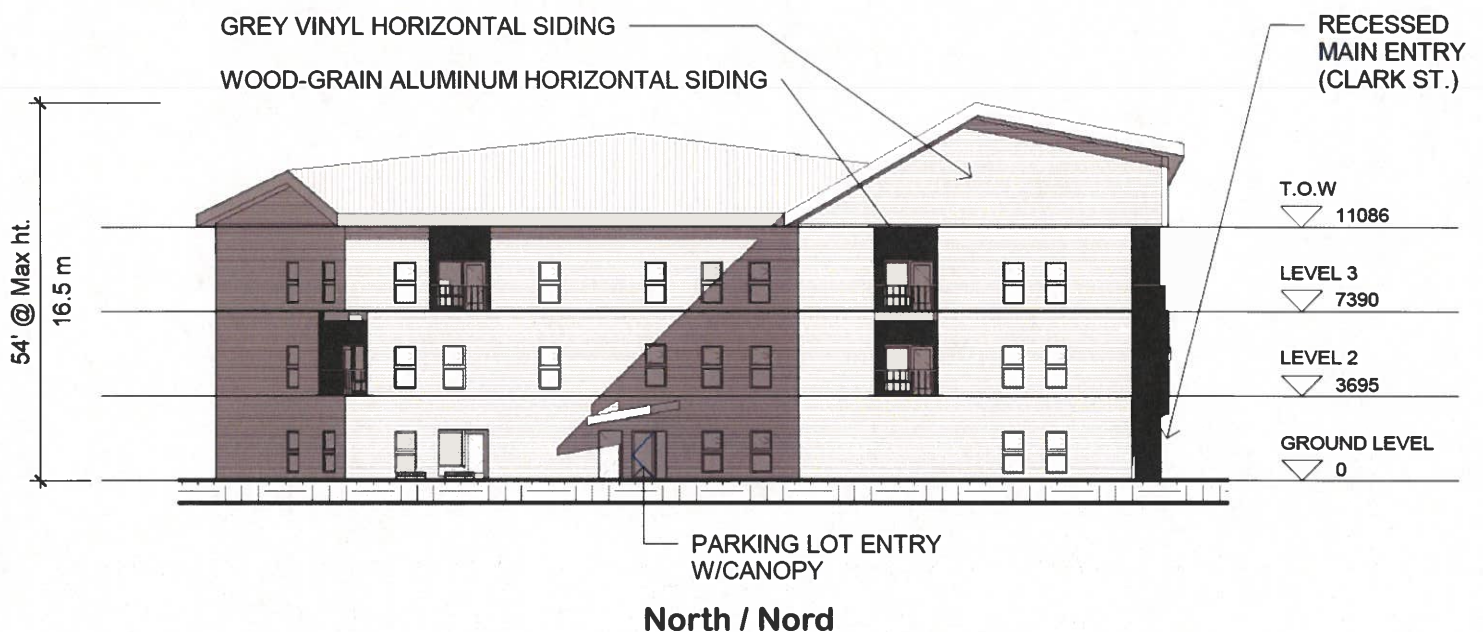
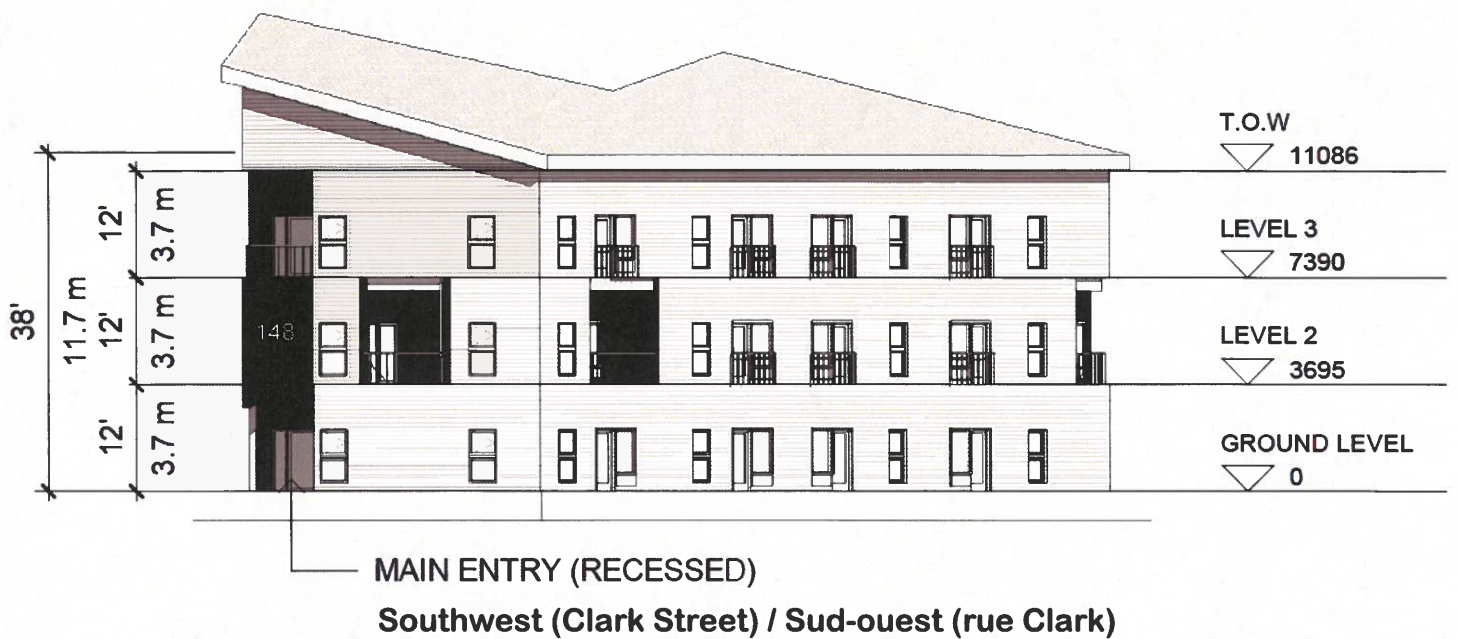


Northeast / Nord-est



Southeast / Sud-est

Renderings / Rendus



Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # VI

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Date \ date: septembre / September 16, 2026

Subject \ sujet: 148 rue Clark Street

Fox Hill Financial Corp
(c/o Nick McCullum)

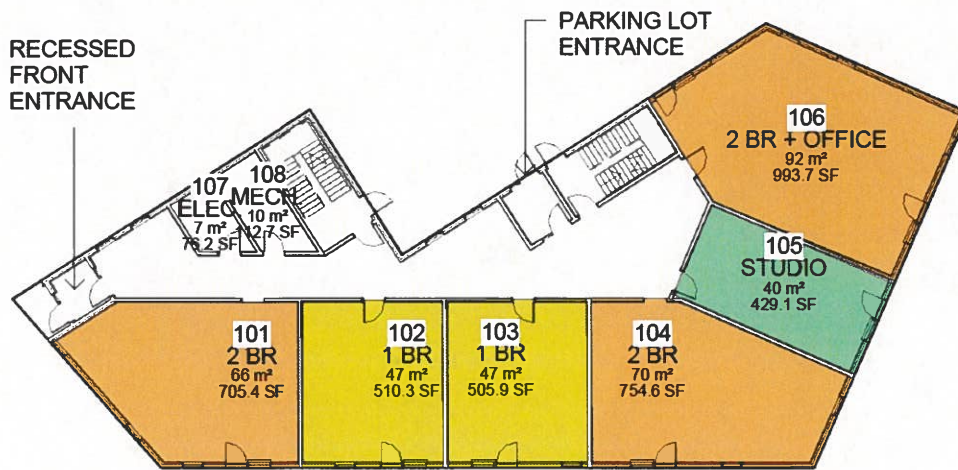


East / Est

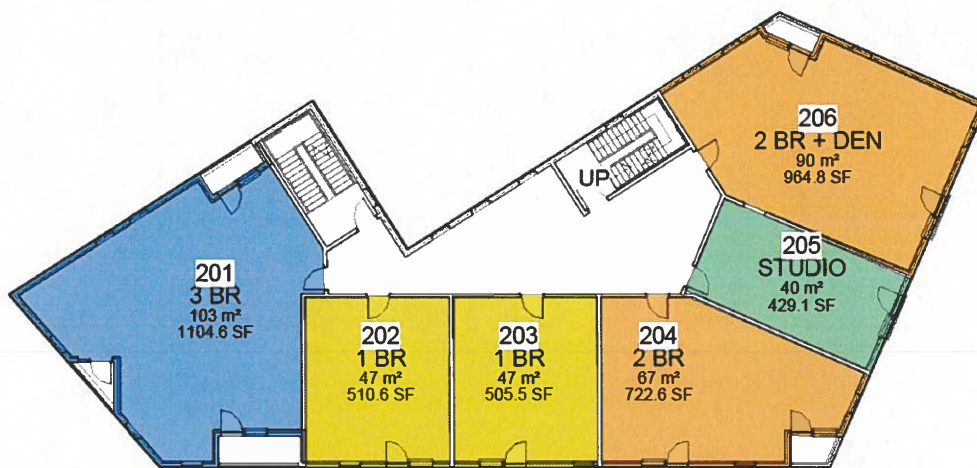


South / Sud

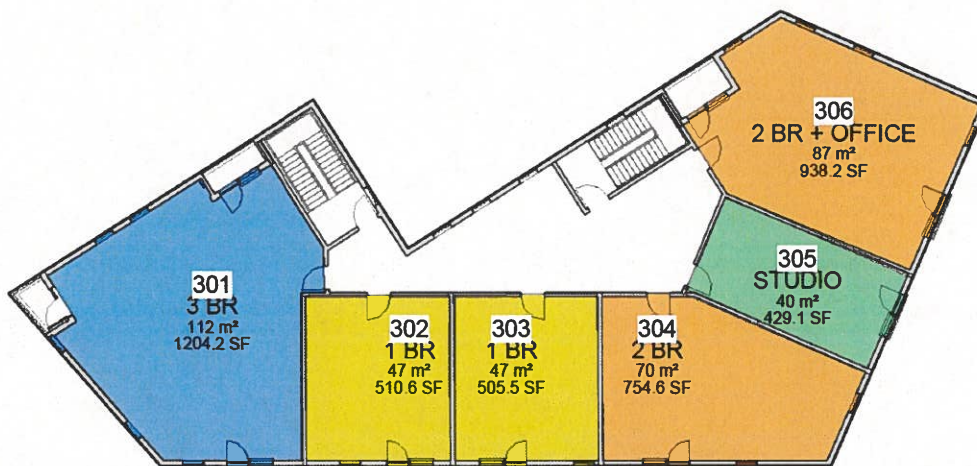
Elevations / Élévations



Ground Floor / Rez-de-chaussée

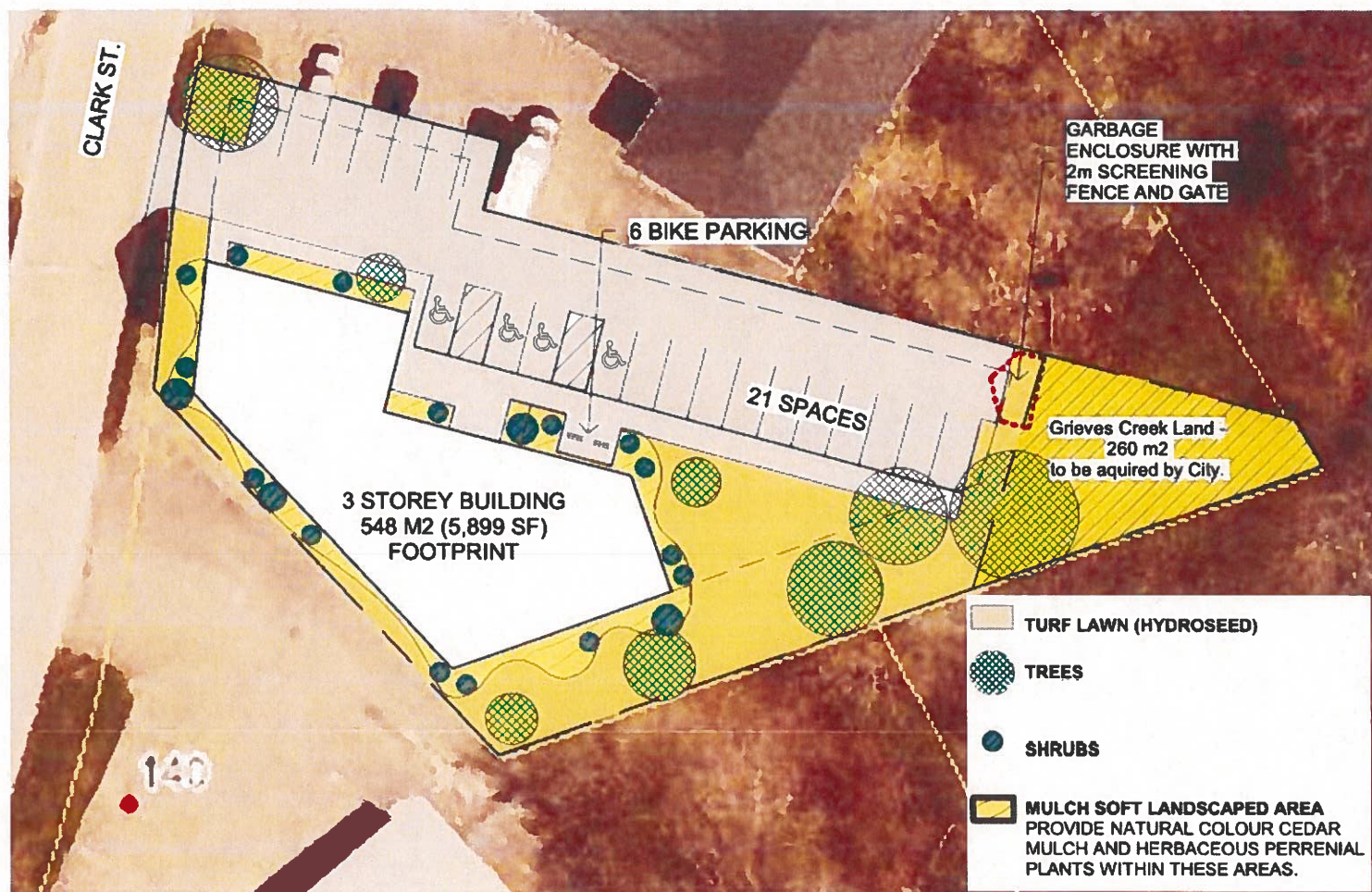


Second Floor / Rez-de-chaussée



Third Floor / Troisième étage

Floor Plans / Plans d'étage



Landscaping Plans / Plans d'aménagement paysager

Fredericton

Community Planning
Planification urbaine

Map \ carte # IX

File \ fiche: PR-66-2026

Date \ date: septembre / September 16, 2026

Subject \ sujet: 148 rue Clark Street

Fox Hill Financial Corp
(c/o Nick McCullum)