

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

6.1 Trent Hill - New Street Name – Liberation Row, Killarney Road, NB

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

6.1 Trent Hill - Nom de rue proposé – Rue Liberation, chemin Killarney, N.-B.

7. PERMIS DE CONSTRUIRE

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

8. LEVÉE DE LA SÉANCE

MINUTES OF A PLANNING ADVISORY COMMITTEE

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

Members: Rodney Blanchard, Chair
Councillor Greg Ericson
Councillor Jocelyn Pike
Councillor Blair Sullivan
Anna Patterson
Scott McConaghy
Oliver Dueck

Members Absent: Neill McKay, Vice Chair

Staff: Fredrick VanRooyen
Melisa Tang Choy
Connor Adsett
Laila Olagbaiye
Melissa Steeves
Dave Giddings
Ryan Seymour
Marley McLellan
Felix McCarthy
Dane Frenette
Matthew Killam
Elizabeth Murray

APPROVAL OF MINUTES

Regular Meeting – July 15, 2026

Moved by: Anna Patterson

Seconded by: Councillor Greg Ericson

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

CARRIED

ZONING APPLICATIONS

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.

Public Hearing

- The applicant Chris Schnare was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Anna Patterson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on August 19, 2026, 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 terms and conditions.

CARRIED

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.

Public Hearing

- The applicant Eric Price, on behalf of Sherico Developments Ltd, was available to respond to questions.

Moved by: Councillor Blair Sullivan

Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on August 19, 2026, 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 terms and conditions.

CARRIED

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.

Public Hearing

- The applicant Ryan Seymour, on behalf of the City of Fredericton, was available to respond to questions.

Moved by: Councillor Greg Ericson

Seconded by: Scott McConaghy

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on August 19, 2026, the application submitted by Ryan Seymour, on behalf of the 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 terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

VARIANCE APPLICATIONS

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.

Public Hearing

- The applicant Rory Gillis was available to respond to questions.

Moved by: Councillor Blair Sullivan

Seconded by: Anna Patterson

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on August 19, 2026, 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 terms and conditions.

CARRIED

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.

Public Hearing

- The applicant Barry Foster, on behalf of S.T.A.R.S. Children's Home, was available to respond to questions.

Moved by: Scott McConaghy

Seconded by: Councillor Blair Sullivan

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on August 19, 2026, 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.

CARRIED

OLD BUSINESS

NEW BUSINESS

BUILDING PERMITS

To receive building permits for July 2026

Moved by: Councillor Greg Ericson

Seconded by: Councillor Jocelyn Pike

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

CARRIED

ADJOURNMENT

Moved by: Anna Patterson

Seconded by: Scott McConaghy

That the meeting of the PAC be adjourned at 7:32 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : Mercredi 19 août 2026, à 19 h
Lieu : Salle du conseil et par vidéoconférence

Membres : Rodney Blanchard, président
Greg Ericson, conseiller municipal
Jocelyn Pike, conseillère municipale
Blair Sullivan, conseiller municipal
Anna Patterson
Scott McConaghy
Oliver Dueck

Membre absent : Neill McKay, vice-président

Membres du personnel : Fredrick VanRooyen
Melisa Tang Choy
Connor Adsett
Laila Olagbaiye
Melissa Steeves
Dave Giddings
Ryan Seymour
Marley McLellan
Felix McCarthy
Dane Frenette
Matthew Killam
Elizabeth Murray

APPROBATION DU PROCÈS-VERBAL

Réunion ordinaire du 15 juillet 2026

Proposé par : Anna Patterson

Appuyé par : Greg Ericson

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme du 15 juillet 2026.

ADOPTÉ

DEMANDES DE MODIFICATION DE ZONAGE

Chris Schnare – 90, rue Gordon

- Le demandeur propose de construire un gymnase ainsi qu'une clinique de traitements orthopédiques connexe sur la propriété visée.
- Bien qu'un cabinet médical soit autorisé comme usage secondaire à une « installation récréative », la présence d'une équipe intégrée de professionnels de la santé va au-delà de l'intention de l'arrêté et nécessite donc une modification de zonage.

Audience publique

- Le demandeur, Chris Schnare, est présent pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Anna Patterson

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 19 août 2026, la demande présentée par Chris Schnare visant la propriété située au 90, rue Gordon afin de modifier la Zone industrielle générale (GI) de manière à permettre une clinique médicale dans une installation récréative – intérieure soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

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

- Modification du zonage, de Zone commerciale locale (LC) à Zone résidentielle 1 (R-1), afin de permettre des habitations individuelles sur les propriétés visées.
- Rajustement des limites de propriété.

Audience publique

- Le demandeur, Eric Price, au nom de Sherico Developments Ltd., est présent pour répondre aux questions.

Proposé par : Blair Sullivan

Appuyé par : Jocelyn Pike

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 19 août 2026, la demande présentée par Eric Price, au nom de Sherico Developments Ltd., visant à modifier le zonage des propriétés situées aux 506-508, rue Canada (NID 01550045 et 75226829), de Zone commerciale locale (LC) à Zone résidentielle 1 (R-1), afin de permettre le rajustement d'une limite de lot et des habitations individuelles, soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

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

- Modification du zonage d'une partie du NID 01426261, de Zone multirésidentielle 4 (MR-4) à la Zone environnementale et d'espaces verts (EOS).
- Le demandeur souhaite acquérir une partie du NID 01426261 et en modifier le zonage, de MR-4 à EOS. Comme ce terrain est adjacent à un cours d'eau existant (ruisseau Grieves), la Ville souhaite le conserver dans le cadre de ses efforts visant à accroître la résilience.

Audience publique

- Le requérant, Ryan Seymour, au nom de la Ville de Fredericton, est présent pour répondre aux questions.

Proposé par : Greg Ericson

Appuyé par : Scott McConaghy

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 19 août 2026, la demande présentée par Ryan Seymour, au nom de la Ville de Fredericton, visant à modifier le zonage d'une partie des propriétés situées aux 148-152, rue Clark, de Zone multirésidentielle 4 (MR-4) à Zone environnementale et d'espaces verts (EOS), soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

DEMANDES DE LOTISSEMENT

DEMANDES DE DÉROGATION

Rory Gillis – 2790, chemin Woodstock

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

Audience publique

- Le requérant, Rory Gillis, est présent pour répondre aux questions.

Proposé par : Blair Sullivan

Appuyé par : Anna Patterson

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 19 août 2026, la demande présentée par Rory Gillis visant la propriété située au 2790, chemin Woodstock afin d'obtenir une dérogation d'usage temporaire permettant un centre de conditionnement physique dans la Zone d'aménagement futur (FD) soit approuvée sous réserve de certaines modalités et conditions.

ADOPTÉ

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

- Modification de la modalité et condition i) du rapport d'urbanisme 70/25.
- Le projet permettrait d'accueillir, pour de courts séjours, jusqu'à 10 enfants âgés de 0 à 8 ans, sous la supervision du personnel.
- Des services thérapeutiques sur place, notamment en orthophonie et en évaluation scolaire, seraient offerts aux enfants hébergés dans la résidence. L'usage proposé à titre de bureau serait réservé exclusivement aux professionnels qui fournissent ces services aux enfants.

Audience publique

- Le requérant, Barry Foster, au nom de S.T.A.R.S. Children's Home, est présent pour répondre aux questions.

Proposé par : Scott McConaghy

Appuyé par : Blair Sullivan

IL EST RÉSOLU QUE, lors de la réunion du Comité consultatif sur l'urbanisme tenue le 19 août 2026, la demande présentée par Barry Foster, au nom de S.T.A.R.S. Children's Home, visant à modifier la modalité et condition i) du rapport d'urbanisme 70/25 précédemment approuvée, qui se lit comme suit :

i) La dérogation d'usage temporaire prend fin le 20 août 2026.

soit abrogée et remplacée par la modalité et condition suivante :

i) La dérogation d'usage temporaire prend fin le 19 août 2027.

ADOPTÉ

AFFAIRE COURANTE

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Recevoir des permis de construire délivrés en juillet 2026

Proposé par : Greg Ericson

Appuyé par : Jocelyn Pike

Recevoir les permis de construire du mois de juillet 2026.

ADOPTÉ

LEVÉE DE LA SÉANCE

Proposé par : Anna Patterson

Appuyé par : Scott McConaghy

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 32.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

*PAC – September 16, 2026
File No. V/23/2026 P.R. No. 64/26*

To: Planning Advisory Committee

From: Connor Adsett, Planner

Proposal: 2.3m lot frontage variance to allow for the construction of a semi-detached dwelling with divided ownership

Property: **783-785 Hillcrest Drive (PID 75450221)**

OWNER: InstallMasters Corporation c/o Arash Saeedi
290 Industrial Dr Unit2
Saint John, NB
E2R 1A5

APPLICANT: Same as above

SITE INFORMATION:

Location: Northwest of Hillcrest Drive and Solar Way intersection

Context: Semi-detached dwellings abutting to the north, townhouses to the east and west, single detached dwellings to the south, new neighbourhood multi-residential development further to the east

Ward No: 4

Municipal Plan: Established Neighbourhoods

Zoning: Residential Zone Five (R-5)

Existing Land Use: Vacant land

Previous Applications: P.R. No 139/06, PR. 123/07, P.R. No. 49/08

EXECUTIVE SUMMARY:

The Applicant is requesting a 2.3 metre lot frontage variance to permit the construction of a semi-detached dwelling with divided ownership at 783-785 Hillcrest Drive (PID 75450221). The proposed lot configuration is driven by a wetland in the rear property and a NB Power transmission line easement. Given that the development meets all other applicable standards, staff consider the proposed lot frontage variance minor in nature and appropriate for the development of the land. Staff recommend approval of the variance, subject to terms and conditions.

APPLICATION:

InstallMasters Corporation, has made application on property located at 783-785 Hillcrest Drive for a 2.3 metre lot frontage variance to permit the construction of a semi-detached dwelling with divided ownership.

PLANNING COMMENTS:

Background:

- In 2006 an application by the City of Fredericton was approved which created development parcels, public streets, and municipal easements in the subject area. As part of this initial application the required Land for Public Purpose was taken as land. Subsequent applications in 2007 and 2008 upzoned portions of Hillcrest drive including the subject property from Residential Zone Two (R-2) to Residential Zone Five (R-5).

Proposal:

- InstallMasters Corporation is proposing to construct a semi-detached dwelling with divided ownership on the subject property (Map II). While 783 Hillcrest (Lot 26-82) will conform with all applicable zoning standards, 785 Hillcrest (Lot 26-83) provides 9.7 m frontage at the required 6.0 m setback as opposed to the required 12m and therefore requires 2.3 meter lot frontage variance.
- The proposed lot configuration and variance is the result of site-specific constraints, including a wetland at the rear of the property and the NB Power transmission line easement to the south. The Applicant has worked with staff and external agencies through several iterations to come up with a proposal that works within the site-specific constraints. Correspondence with NB Power, for example, outlined that that earlier configurations, which did not require a variance, were not considered acceptable.

Zoning:

- The property is zoned Residential Zone Five (R-5). The proposed lots comply with the applicable lot size requirements as follows:

Standard	Required	Proposed	Variance
Lot 26-82 (Southern Lot)			
Lot Area (min)	360m ²	2310m ²	n/a
Lot Frontage (width) (min)	12m	36.2m	n/a
Lot Depth (min)	30 m	43.1 m	n/a
Lot 26-83 (Northern Lot)			
Lot Area (min)	360m ²	433m ²	n/a
Lot Frontage (width) (min)	12m	9.7m	2.3m
Lot Depth (min)	30m	39.9m	n/a

- Based on the lot frontage requirements, in order to accommodate Lot 26-83 a lot frontage variance of 2.3m is required. The proposed lots would comply with the zoning standards in all other respects.

- While a semi-detached dwelling without divided ownership would not have required the variance, the applicant preferred to proceed with the divided ownership option.
- The intention behind the lot frontage requirement is to ensure there is enough width to accommodate the proposed development, accounting for setbacks and parking in particular. The lot frontage also supports creating a consistent pattern of development in a subject area. Though the variance will create a slightly narrower lot than the minimum required, staff support this for three reasons:
 - First, the creation of the two proposed lots improves the frontage condition of the subject property. The subject property is currently vacant and contains more than 45 metres of frontage, creating a noticeable gap in the streetscape and an uneven transition between the existing semi-detached and single-detached dwellings (Map VII). Although portions of Lot 26-82 will remain undeveloped given the site constraints, the creation of the two new lots will reduce this gap and bring the subject property into closer conformity with the established development pattern in the surrounding area.
 - Second, the variance is the result of a wetland and an NB Power easement, both of which must be accommodated and force the semi-detached dwelling to the northern extent of the property.
 - Third, the building setbacks and parking can be accommodated on the lot without requiring any further variances (Map II, Map III, Map IV, Map V, Map VI).
- Overall, staff are of the opinion that the proposed variance is minor in nature, appropriate for the development of the land, and consistent with the general intent of the Municipal Plan and the Zoning Bylaw. Letters of support from neighboring properties are also attached to the application.

Access and Servicing:

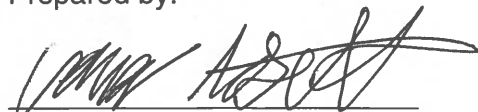
- Engineering staff have no concerns with the proposed variance. Given the location of the wetland and transmission lines on the property, the Applicant will need to work with all appropriate authorities and obtain any necessary approvals prior to commencing work.
- The applicant has already received a Watercourse and Wetland Alteration (WAWA) Permit. Regardless, a condition requiring a WAWA permit has been added to ensure future compliance should the approval lapse.

RECOMMENDATION:

It is recommended that the application submitted by InstallMasters Corporation on property located at 783 – 785 Hillcrest Drive for a 2.3 metre lot frontage variance to permit a semi-detached dwelling with divided ownership be approved subject to the following terms and conditions:

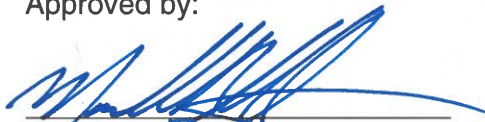
- a) The final plan of subdivision be submitted generally in accordance with Map III attached to PR 64/26, including the provision of access and parking for each individual semi-detached dwelling lot, to the satisfaction of the Development Officer;
- b) The site be developed generally in accordance with Map II attached to P.R. 64/26, to the satisfaction of the Development Officer;
- c) Final building design to be generally in accordance with Map IV, V, VI, and VII and to the satisfaction of the Development Officer;
- d) A Watercourse and Wetland Alteration Permit be received and submitted to the satisfaction of the Development Officer;
- e) Applicant shall call for locates for all services prior to construction, which shall include the underground power for the streetlight on the eastern side of the property;
- f) If the foundation cannot be installed without moving underground power, it is the Applicant's responsibility to relocate conduit if impacted by construction to City specifications to the satisfaction of the Director of Engineering and Operations
- g) Access, servicing, lot grading, and stormwater management plans be provided to the satisfaction of the Director of Engineering and Operations prior to the issuance of a building permit; and,
- h) A building permit be issued prior to construction.

Prepared by:

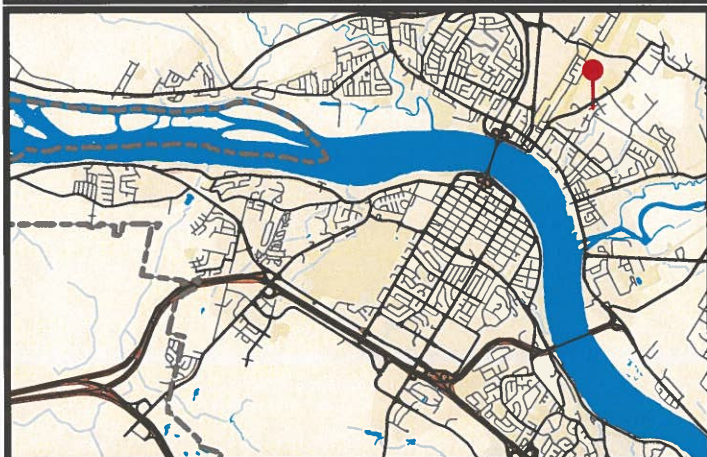
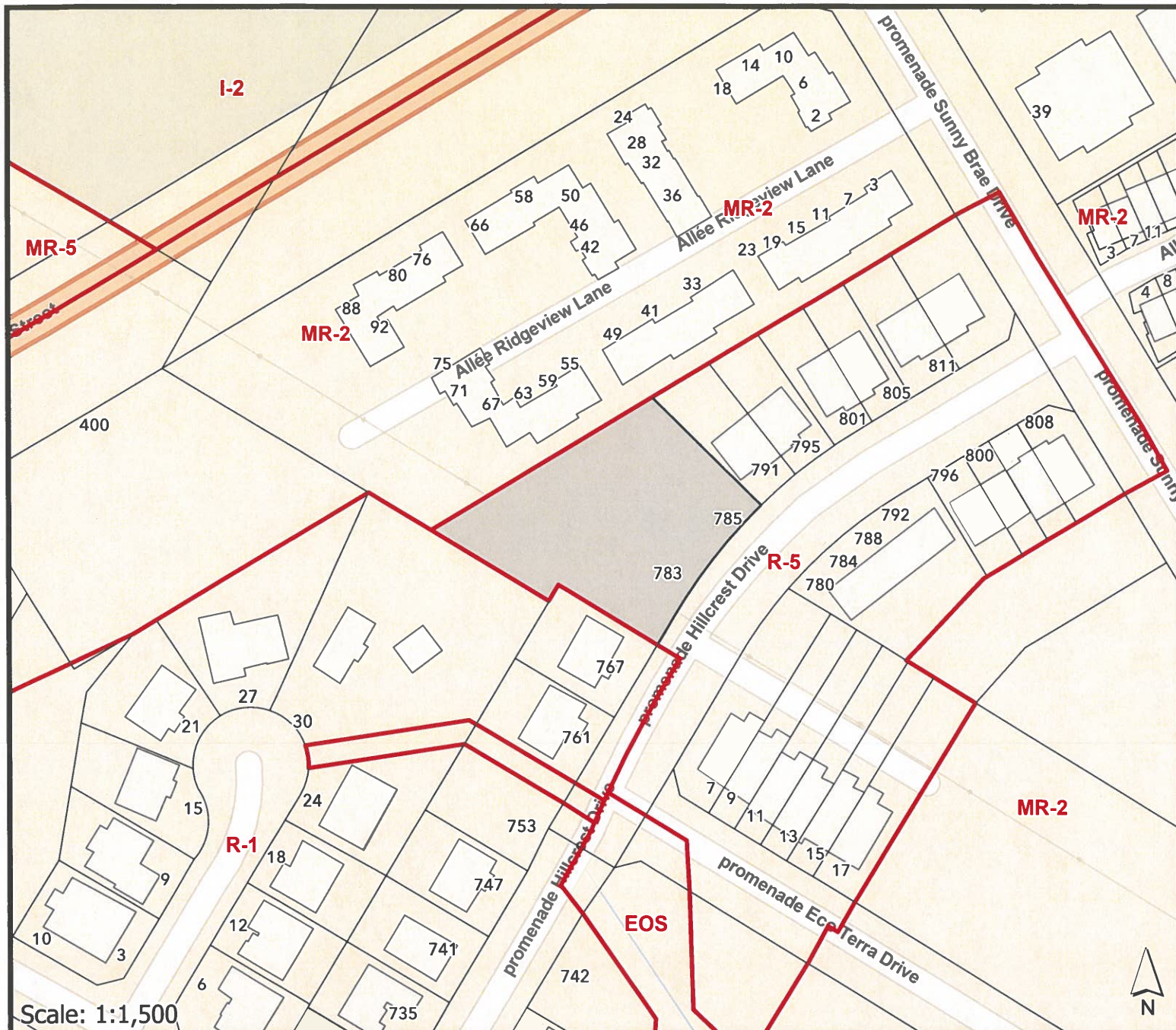


Connor Adsett
Planner, Planning, Development,
& By-law Enforcement

Approved by:



Marcello Battilana, RPP, MCIP
Assistant Director, Planning, Development,
& By-law Enforcement



 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

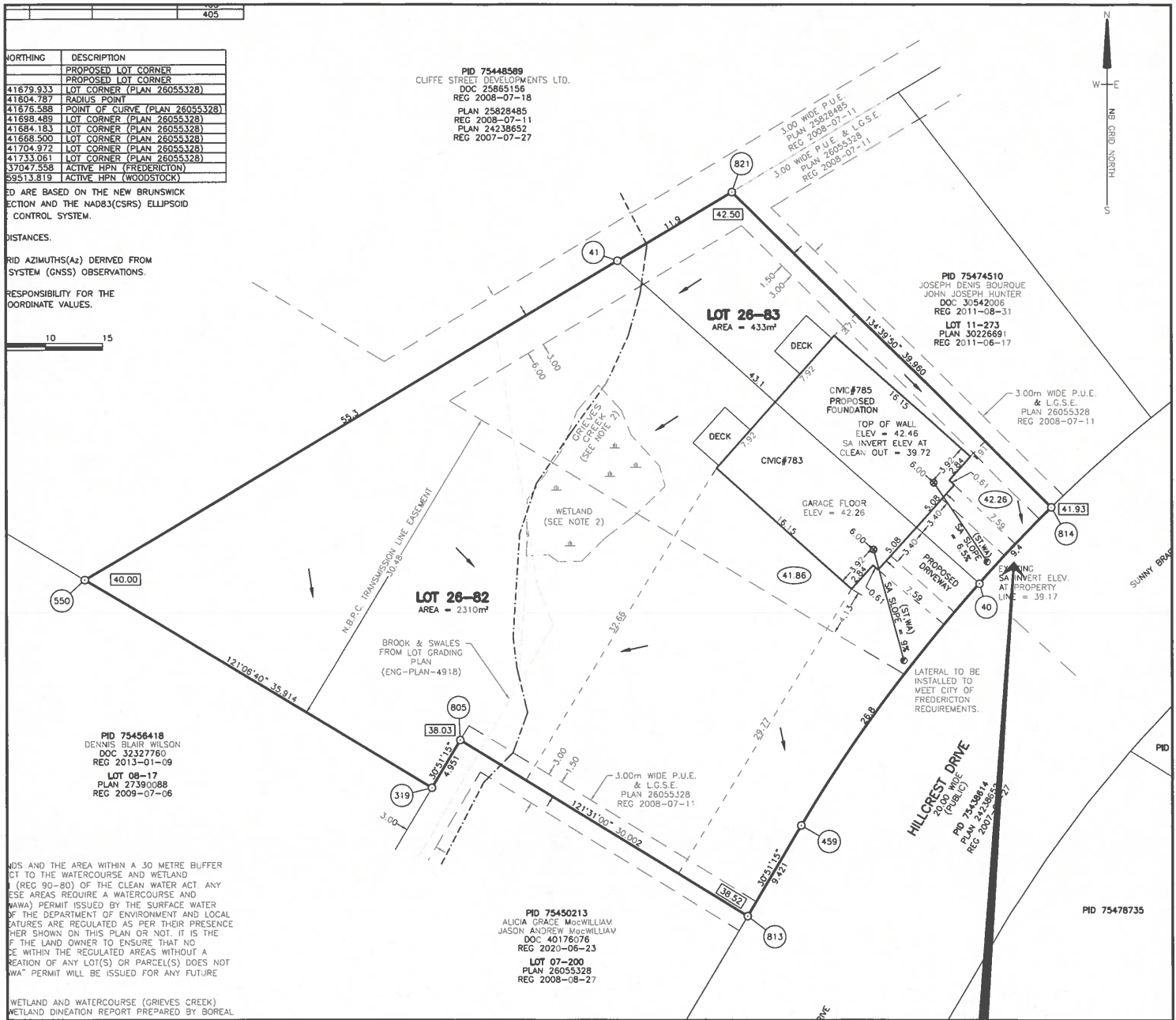
Map \ carte # I

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

Subject \sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi



**2.3m lot frontage variance /
Dérégation de 2,3 m à la
largeur de façade du lot.**

Site Plan / Plan du site

Fredericton

Community Planning
Planification urbaine

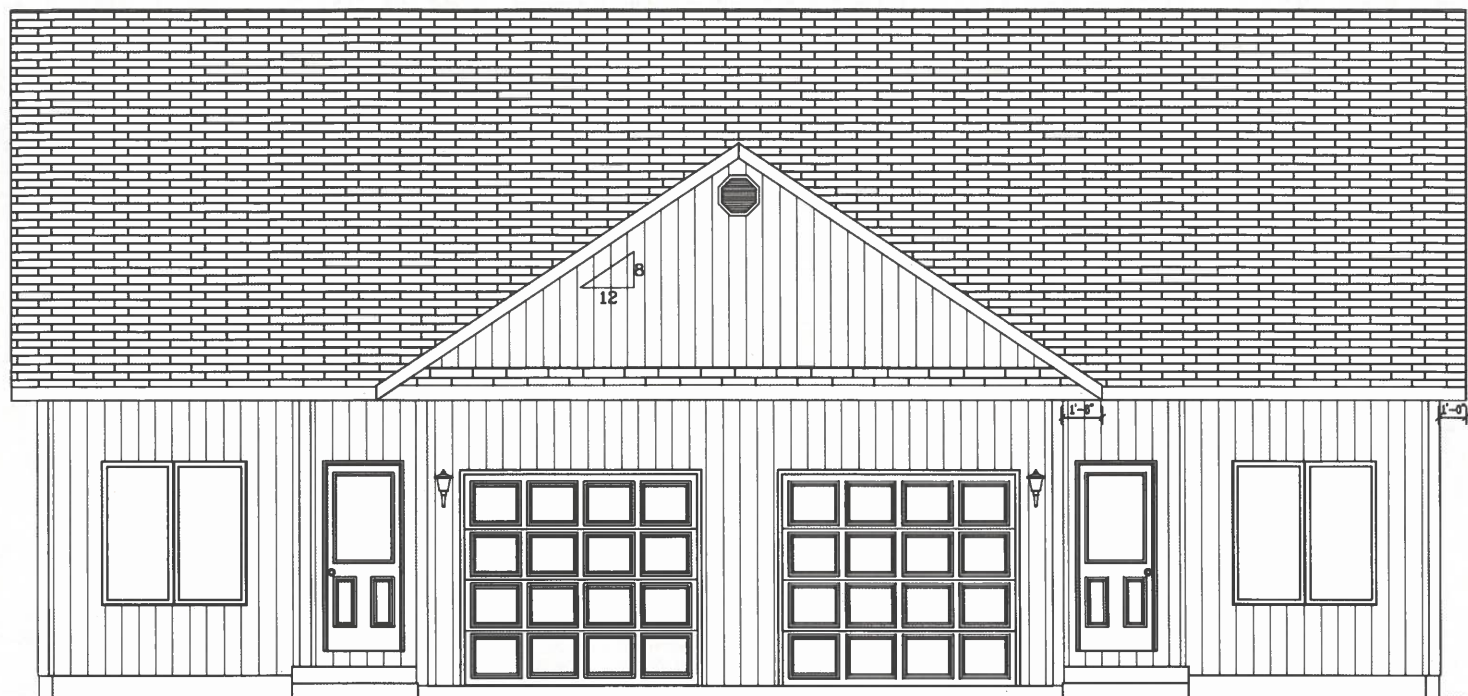
Map \ carte # II

File \ fiche: PR-64-2026

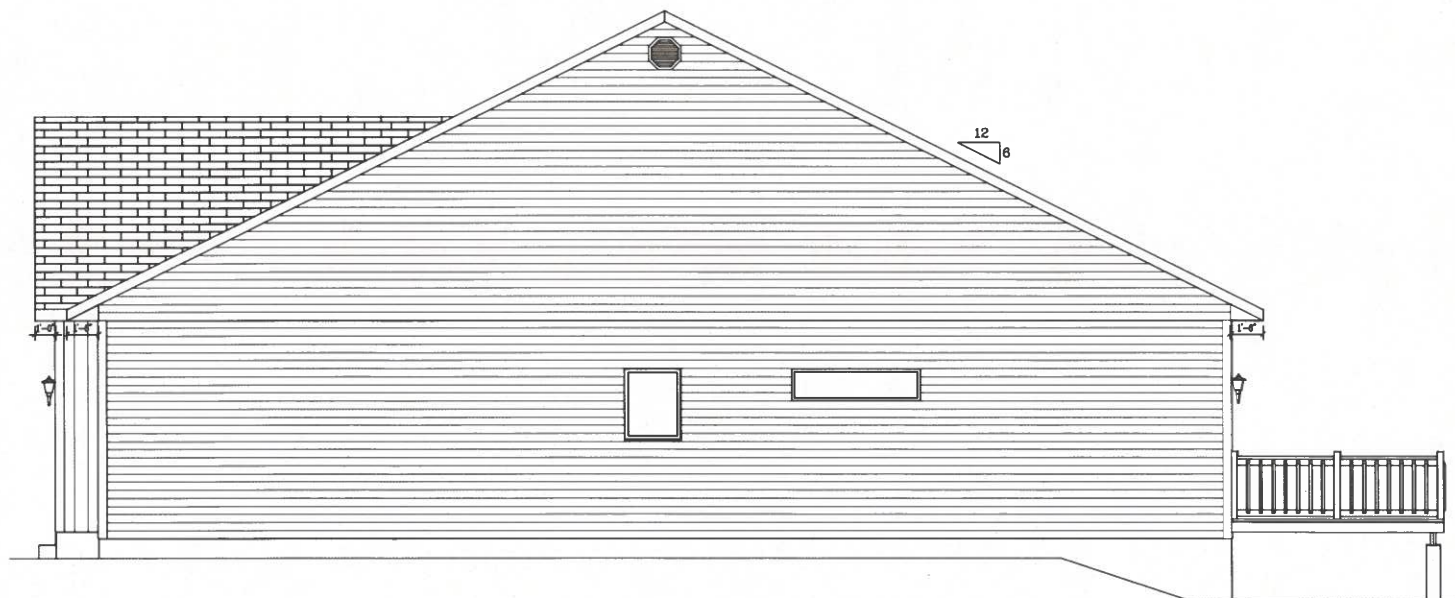
Date \ date: septembre / September 16, 2026

Subject \ sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi



East (Hillcrest Drive) / Est (Promenade Hillcrest)



North / Nord

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

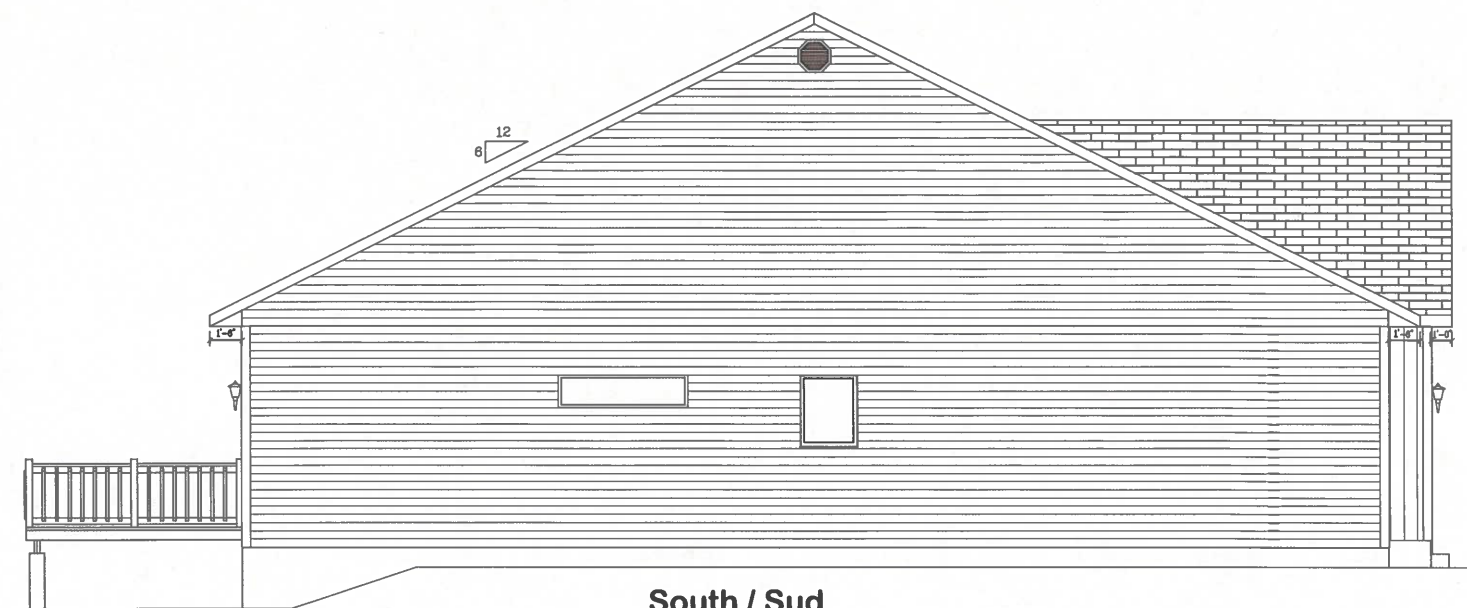
Map \ carte # III

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

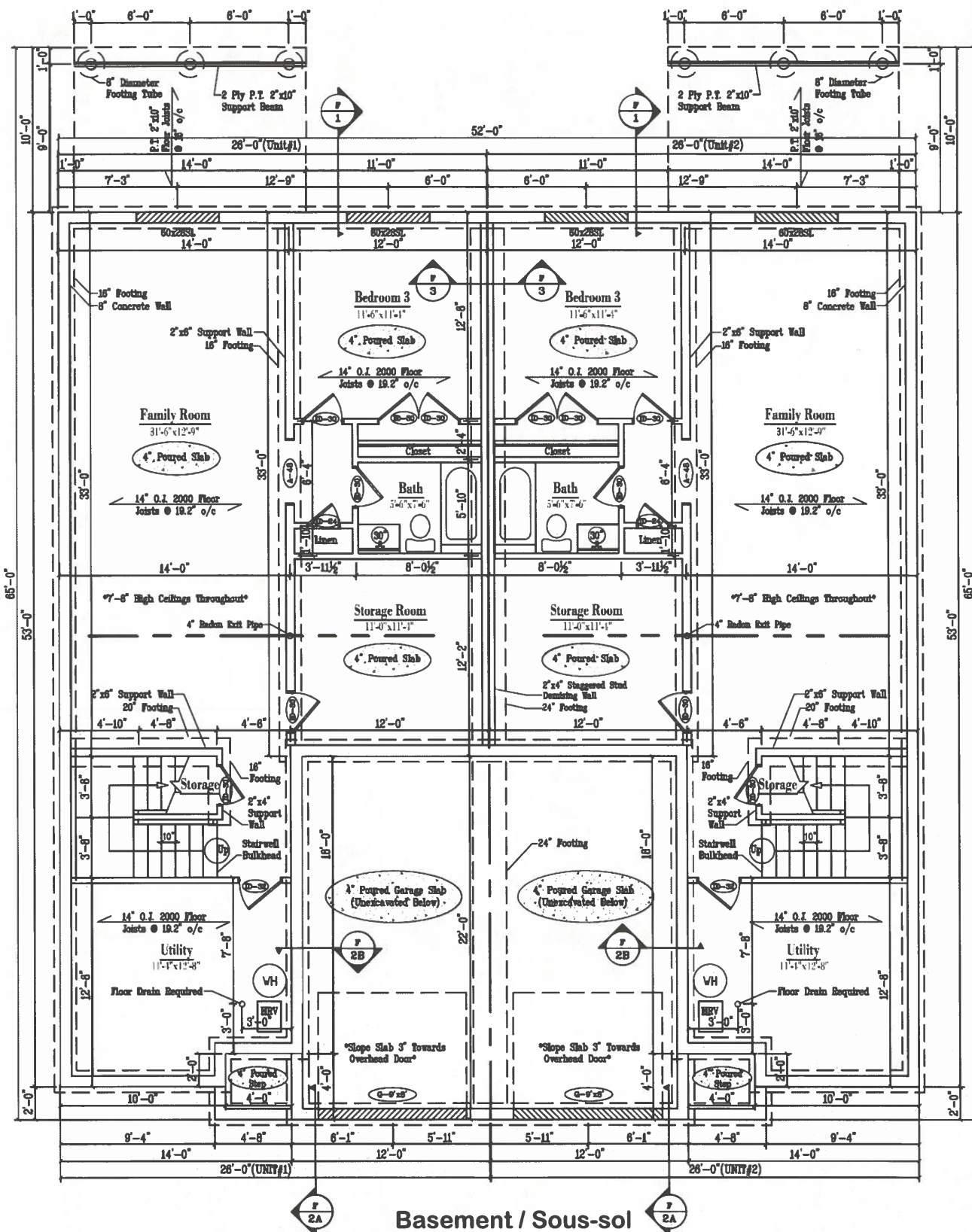
Map \ carte # IV

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

Subject \ sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi



Floor Plans / Plans d'étage

Fredericton

Community Planning
Planification urbaine

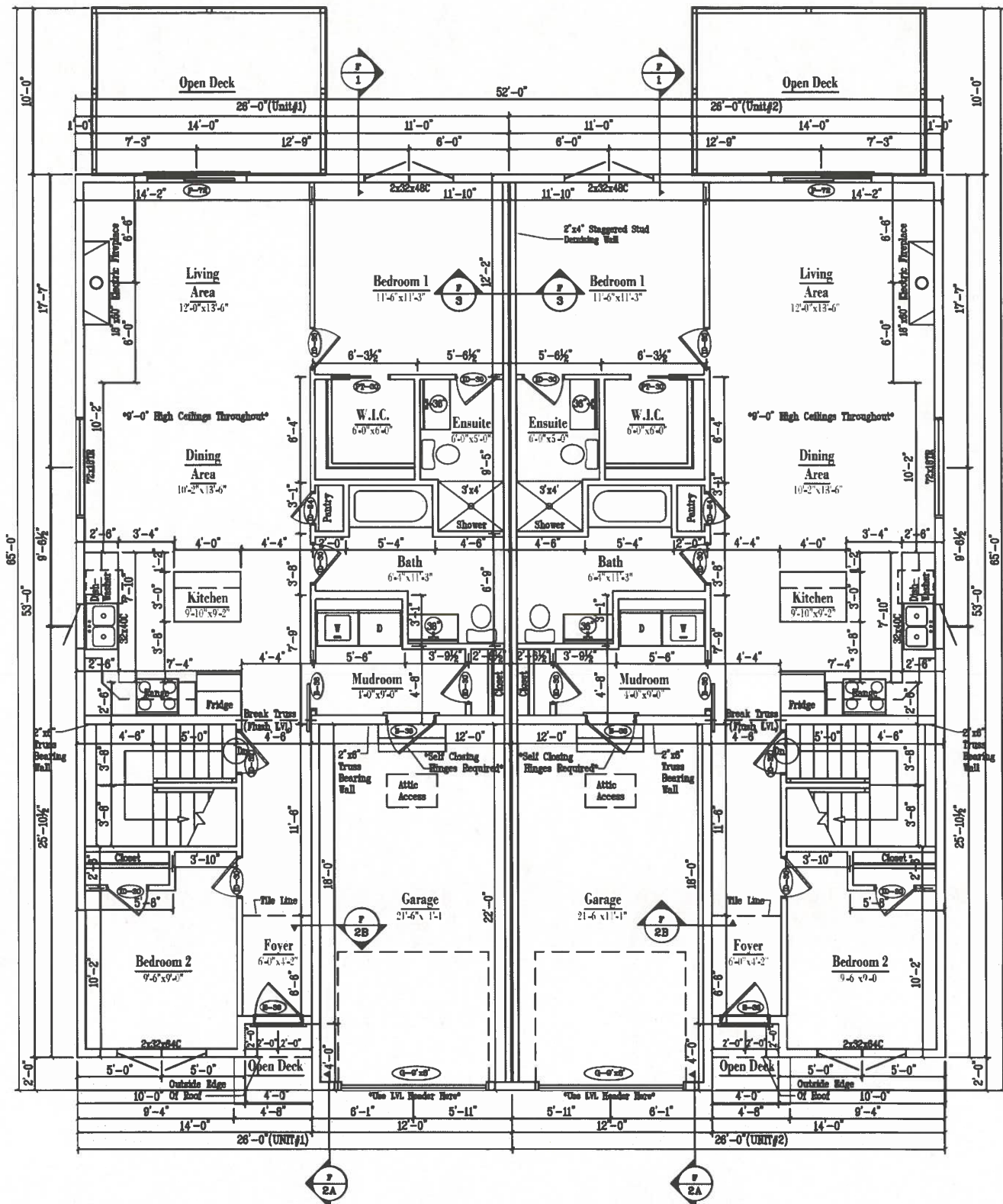
Map \ carte # V

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

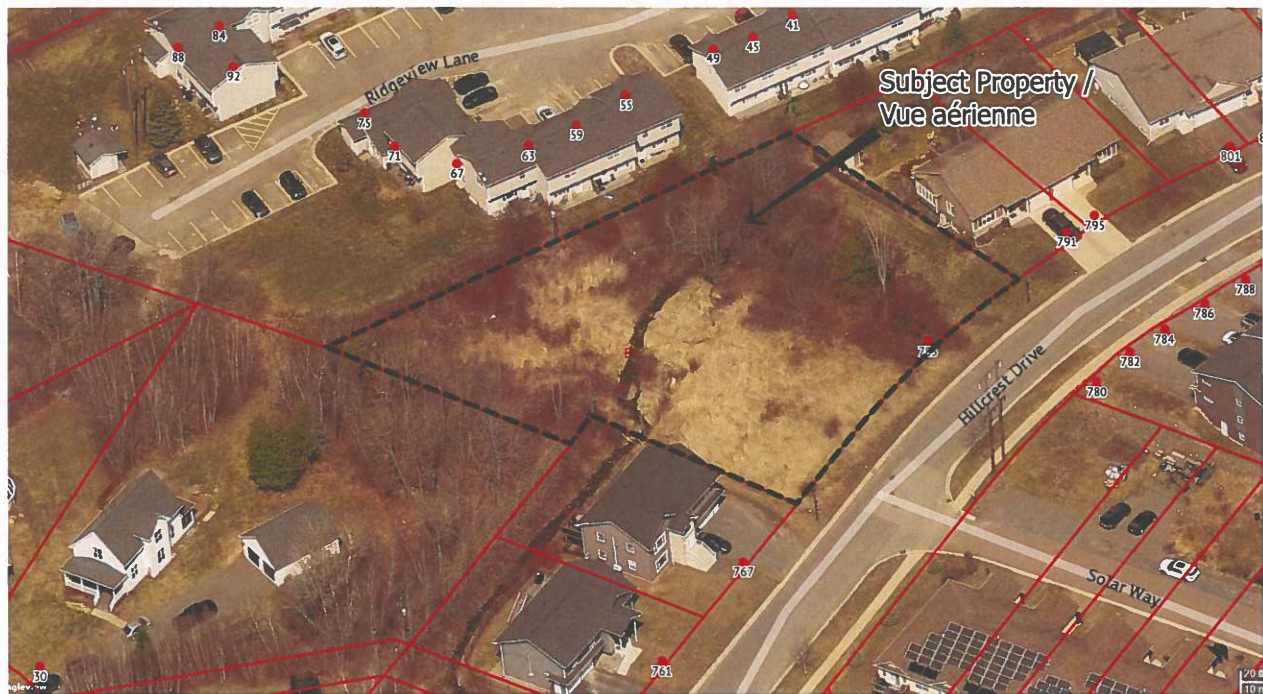
Map \ carte # VI

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

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 # VII

File \ fiche: PR-64-2026

Date \ date: septembre / September 16, 2026

Subject \sujet: 783 Hillcrest Drive

InstallMasters Corporation
c/o Arash Saeedi

LETTER OF INTENT – FRONTAGE VARIANCE APPLICATION

783 Hillcrest Drive, Fredericton, NB
PID 75450221
Proposed Lot 25-YYY

Date: 28 July 2026

To:

City of Fredericton
Community Planning Department
397 Queen Street
Fredericton, NB

Re: Letter of Intent – 2.3 m Frontage Variance for Proposed Lot 25-YYY, 783 Hillcrest Drive

TO THE CITY OF FREDERICTON,

InstallMasters Corporation is submitting this Letter of Intent in support of a frontage variance application for the proposed subdivision and development at 783 Hillcrest Drive, Fredericton, New Brunswick, being PID 75450221.

The proposed project consists of the construction of a two-unit semi-detached dwelling with the intent to create two separate lots, identified on the current plan as Lot 25-XXX and Lot 25-YYY. The current engineering/subdivision plan identifies the purpose of the plan as creating these two lots from PID 75450221.

The requested variance applies to proposed Lot 25-YYY. Under the applicable R-3 zoning provisions for a semi-detached dwelling with divided ownership, the required minimum lot frontage is 12.0 m. Proposed Lot 25-YYY provides 9.7 m frontage at the required 6.0 m setback, resulting in a requested frontage variance of 2.3 m.

The lot configuration is the result of site-specific constraints, most importantly the existing NB Power transmission line easement affecting the property. During the review process, NB Power identified concerns with the previous building location in relation to the transmission line easement. In response, the proposed building and lot configuration were revised to increase separation from the easement and provide a safer and more practical layout.

This revised configuration created the frontage deficiency on proposed Lot 25-YYY. The variance is therefore not being requested to increase density, building size, or intensity of use. Rather, it is requested to allow the proposed semi-detached development to proceed in a configuration that better responds to the existing NB Power easement constraint

The project remains a two-unit semi-detached residential development and is intended to be compatible with the surrounding residential area. The requested variance is limited to frontage only and does not change the proposed use, number of dwelling units, or overall nature of the development. The revised plan also maintains the building outside applicable easement limits and has been coordinated with the updated civil servicing layout.

For these reasons, we respectfully request approval of the 2.3 m frontage variance for proposed Lot 25-YYY.

Sincerely,
Arash Saeedi
On behalf of InstallMasters Corporation

Phone: (506) 898-1879
Email: arash.saeedi@installmasters.ca

Letter of Support

To whom it may concern,

BERNADETTE LOWERY

My name is BRANDON OETELAAR, and I am the property owner
at 783 HILLCREST, Fredericton, NB.

I understand that InstallMasters Corporation is proposing to construct a two-unit semi-detached dwelling at 783 Hillcrest Drive, Fredericton, NB (PID 75450221) and is applying for a 2.3 m frontage variance for proposed Lot 25-YYY.

I understand that the requested variance is required to accommodate the revised lot configuration following the relocation of the proposed building farther away from the NB Power transmission line easement. The variance relates to lot frontage only and does not change the proposed use, number of dwelling units, or overall nature of the development.

I have reviewed the proposed application and have no concerns with the requested variance. I support the application.

Sincerely,

Name:

Bernadette Lowery

Signature:

Bernadette Lowery

Date:

August 6 2026

805 Hillcrest

Project Applicant: InstallMasters Corporation

Letter of Support

To whom it may concern, CRISTIAN SAMABUA

My name is BRANDON OETELAAR, and I am the property owner
at 783 HILLCREST, Fredericton, NB.

I understand that InstallMasters Corporation is proposing to construct a two-unit semi-detached dwelling at 783 Hillcrest Drive, Fredericton, NB (PID 75450221) and is applying for a 2.3 m frontage variance for proposed Lot 25-YYY.

I understand that the requested variance is required to accommodate the revised lot configuration following the relocation of the proposed building farther away from the NB Power transmission line easement. The variance relates to lot frontage only and does not change the proposed use, number of dwelling units, or overall nature of the development.

I have reviewed the proposed application and have no concerns with the requested variance. I support the application.

Sincerely,

Name:

Cristian Samabia

Signature:

[Signature]

Date:

2026/08/04

780 HILLCREST

Project Applicant: InstallMasters Corporation

Letter of Support

To whom it may concern, MIKHAIL NAZANOS

My name is BRANDON OETELAAR, and I am the property owner
at 783 HILLCREST, Fredericton, NB.

I understand that InstallMasters Corporation is proposing to construct a two-unit semi-detached dwelling at 783 Hillcrest Drive, Fredericton, NB (PID 75450221) and is applying for a 2.3 m frontage variance for proposed Lot 25-YYY.

I understand that the requested variance is required to accommodate the revised lot configuration following the relocation of the proposed building farther away from the NB Power transmission line easement. The variance relates to lot frontage only and does not change the proposed use, number of dwelling units, or overall nature of the development.

I have reviewed the proposed application and have no concerns with the requested variance. I support the application.

Sincerely,

Name:

Mikhail Nazarov

Signature:

[Signature]

Date:

08.06.2026

811 HILLCREST

Project Applicant: InstallMasters Corporation

To: Planning Advisory Committee

From: Mei Jiang, Planner

Proposal: Variances to permit an 18-unit three storey apartment building

Property: 148 Clark Street (PID 01426261, PID 75236968, and portion of PID 01476704)

OWNERS:

Nick & Haley McCullum (PID 01426261 & 75236968)
28 Stirling Drive,
Killarney Road, NB
E3A 9K1

Whisco Limited (portion of PID 01476704)
158 Clark Street,
Fredericton, NB
E3A 2W7

APPLICANT:

Fox Hill Financial Corp (c/o Nick McCullum)
28 Stirling Drive,
Killarney Road, NB
E3A 9K1

SITE INFORMATION:

Location: East side of Clark Street north of the Union 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: 3-unit apartment building

Previous Applications: PR: 67/06, P.R. 59/26

EXECUTIVE SUMMARY:

The Applicant is proposing to build an 18-unit three storey apartment building. In order to accommodate the proposal, a number of variances are required, including: 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 a 2 metre variance to the screening of a parking lot abutting a residential zone. This committee will recall at the previous meeting there was an application to rezone a rear portion of the subject property from MR-4 to EOS given the location of Grieves Creek and related acquisition of the watercourse corridor by the City. The acquired portion is 260 square metres, which has resulted in a smaller developable area for the Applicant. The property is already zoned MR-4 and while there is a smaller developable area, staff feel that the requested variances are reasonable. The proposal meets the intent of the Zoning By-law and Municipal Plan as it provides an appropriate infill development for this area. Staff support this application subject to terms and conditions.

APPLICATION:

Fox Hill Financial Corp has made application for the following:

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

to permit an 18-unit three storey apartment building on property located at 148 Clark Street.

PLANNING COMMENTS:

Proposal:

- The subject property is zoned Multi-Residential Zone Four (MR-4) and contains an existing three-unit apartment building that would be demolished to accommodate the proposal. This location on the east side of Clark Street is already zoned MR-4 and provides a transition from the commercial uses on Union Street to the Devon residential neighbourhood, while also providing more density opportunities close to the Northside Trail and North Core.
- The Applicant is proposing to construct an 18-unit three storey apartment building, which would contain 9 one-bedroom units, 7 two-bedroom units, and 2 three-bedroom units (Map II). The Applicant has indicated that 7 of the 18 units would be considered affordable housing units through the CMHC MLI Select Program. 21 vehicle parking spaces along with 6 bicycle parking spaces are proposed. Staff would note that a portion of the parking area is within the 30 metre buffer area from Grieves Creek and will require a watercourse and wetland alteration (WAWA) permit.
- In order to accommodate the proposed access and parking, the Applicant is acquiring a portion of the neighbouring property to the north at 158 Clark Street, being 320.6 square metres shown as Parcel 'A' on Map III. The property owner of 158 Clark Street has consented to this application and future subdivision. The acquisition of Parcel 'A' provides greater frontage for the development and provides 7 vehicle parking spaces in the side yard on the same site to comply with the Zoning By-law. The proposed acquisition does not result in any deficiencies for the remnant lot at 158 Clark Street. A shared access agreement would be registered on title for vehicle movement between 148 and 158 Clark Street. Staff would note that there is a small loading area at the side of 158 Clark Street

that does require crossing onto 148 Clark Street, but the turning movement would not impact or block the driveway.

Zoning By-law

The proposal complies within the standards of the MR-4 Zone as follows:

Standard	Standard	Proposed	Variance
Density (Lot Area/Unit)	100 m ² /unit 2,135 m ² / 100m ² = 21 units max	18 units	n/a
Lot Frontage (min)	30 m	25.54 m	4.46 m*
Lot Coverage (max)	45% (960 m ²)	26% (556 m ²)	n/a
Landscaped Area (min)	35% (747 m ²)	31.28% (668 m ²)	3.72% (79 m²) *
Building Setbacks			
Front Yard (Clark St)	3 m	3 m	n/a
Side Yard (north)	2 m	14.7 m	n/a
Side Yard (south)	2 m	2 m	n/a
Rear Yard (east)	7.5 m	22.1 m	n/a
Building Height (max)	18 m	16 m	
Vehicle Parking (min) (Area 2)	21 spaces	21 spaces	n/a
	9 x 1 BR unit (1 sp/unit) = 6.9 spaces (includes 30% affordable reduction for 7 units = 2.1 space reduction) 7 x 2 BR unit (1.5 sp/unit) = 10.5 spaces 2 x 3 BR unit (1.75 sp/unit) = 3.5 spaces Total = 20.9 spaces => 21 spaces		
Bicycle Parking (min)	6 spaces	6 spaces	n/a
	0.3 spaces/unit x 18 units = 6 spaces		
Parking Location 6m of a property Line abutting a public street	6 m	5 m	1 m*
Parking Lot Screening Residential uses abutting A residential zone	2 m	0 m	2 m*

**Variances required*

- The number of variances is primarily a result of the existing lot frontage, acquisition of the rear creek portion, and side property line context. Given these conditions, it can be challenging for infill development to comply with landscaping and parking separation standards in particular. As per the Community Planning Act, a variance is considered reasonable if it is desirable for the development of a parcel of land, building or structure and is in keeping with the general intent of the by-law and any plans affecting the development.
- Given the size of the lot and ability to provide the adequate parking, the proposed 18 unit apartment is in a three storey form, one that is compatible with its surroundings. The main entrance to the building faces Clark Street and the overall building design features a number of recesses and balconies, along with various rooflines and a mix of vinyl and metal siding to provide visual interest.

Lot Frontage Variance

- The MR-4 zone requires a minimum lot frontage of 30 metres. This standard is generally to ensure that a proposed development is able to accommodate the building, access, and parking. The existing lot frontage was already deficient, but the Applicant would acquire a portion of the neighbouring property, Parcel 'A' on Map III, to bring the lot frontage closer to compliance. The Applicant has also made an effort to have the building front along the Clark Street frontage. Staff consider the 4.46 metre lot frontage variance reasonable given the ability to provide access and parking.

Landscaped Area Variance

- The MR-4 Zone requires a minimum 35% of the lot area at grade to be landscaped area. The proposed landscaped area is 3.72% under the required minimum. Following the City's 260 m² acquisition of land at the rear of the property as part of the Grieves Creek corridor, the development is only deficient by 3.72% from the required landscaped area. If the rear portion was still part of the subject property, the landscape area provided would be approximately 43.4%. As the acquisition helps protect the Grieves Creek corridor and associated landscaping, staff consider the requested landscaped area variance appropriate. Additionally, the landscaping plan incorporates trees and shrubs throughout the site, which will contribute to the overall landscaping and visual appeal of the property (Map IX).

Parking Location and Driveway Variance

- Subsection 5.2(1)(b) of the Zoning By-law requires that parking lots be located a minimum of 6 metres from any property line abutting a public street. However, as shown on Map II, the proposed parking lot is located only 5 metres from Clark Street, resulting in a deficiency of 1 metre from the required setback.
- In staff's opinion, the requested variance is reasonable. A tree is proposed between the parking lot and Clark Street, which will provide a visible buffer and help mitigate the reduced setback. This variance helps provide parking to comply with the minimum and limits the potential for further parking encroaching into the watercourse buffer to the rear.

Parking Location and Driveway Variance

- Subsection 5.2(10)(vii) of the Zoning By-law outlines the requirements for parking lot design. Specifically, parking lots for residential uses abutting a residential zone must provide a minimum of 2 metre wide landscaped strip along the shared property line. The proposed site plan, as shown on Map II does not include the required 2 m wide landscaped strip.
- Staff is of the opinion that the requested variance is appropriate given the existing context and shared access required. Staff would note that while the abutting property at 158 Clark Street is also zoned MR-4, being a residential zone, it is not used for residential purposes and currently has a shared access scenario with the subject property. Given the existing condition and shared access, the required 2 metre buffer to separate and screen the properties is not feasible. Further, this space is needed to accommodate the small loading area at the side of 158 Clark Street. Requiring the Applicant to install landscaping including trees and shrubs, along the shared property line would negatively impact the operation and functionality of the neighbouring loading area and existing shared access condition. Therefore, staff consider the variance to be appropriate, as it would avoid adverse impacts on the neighbouring property while maintaining the existing and proposed use of both sites.

Engineering & Operations

- Engineering & Operations have no concerns with the proposed variances. With the proposed 18 units, Engineering & Operations have no concerns with respect to traffic on Clark Street. Given the proximity of Grieves Creek, the Applicant will need to work with the Department of Environment and Local Government (DELG) to obtain any necessary approvals, notably a WAWA permit, prior to commencing work. Engineering related terms and conditions specific to access, servicing, lot grading and stormwater management have been recommended below and would be captured at the building permit stage.

RECOMMENDATION:

It is recommended that the application submitted by Fox Hill Financial Corp for the following:

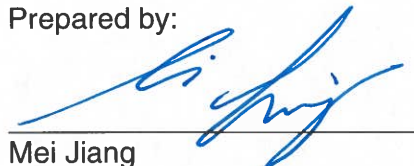
- 4.46m lot frontage variance;
- 3.72 % landscaped area variance;
- 1m variance to permit parking within 6m of a property line abutting a public street; and,
- 2m variance to the screening of a parking lot abutting a residential zone,

to permit an 18-unit three storey apartment building on property located at 148 Clark Street be approved subject to the following terms and conditions:

- a) That the site be developed significantly in accordance with Map II attached to P.R. 66/26 to the satisfaction of the Development Officer;
- b) Final building design be generally in accordance with Maps IV, V, VI, and VII attached to P.R. 66/26 to the satisfaction of the Development Officer;

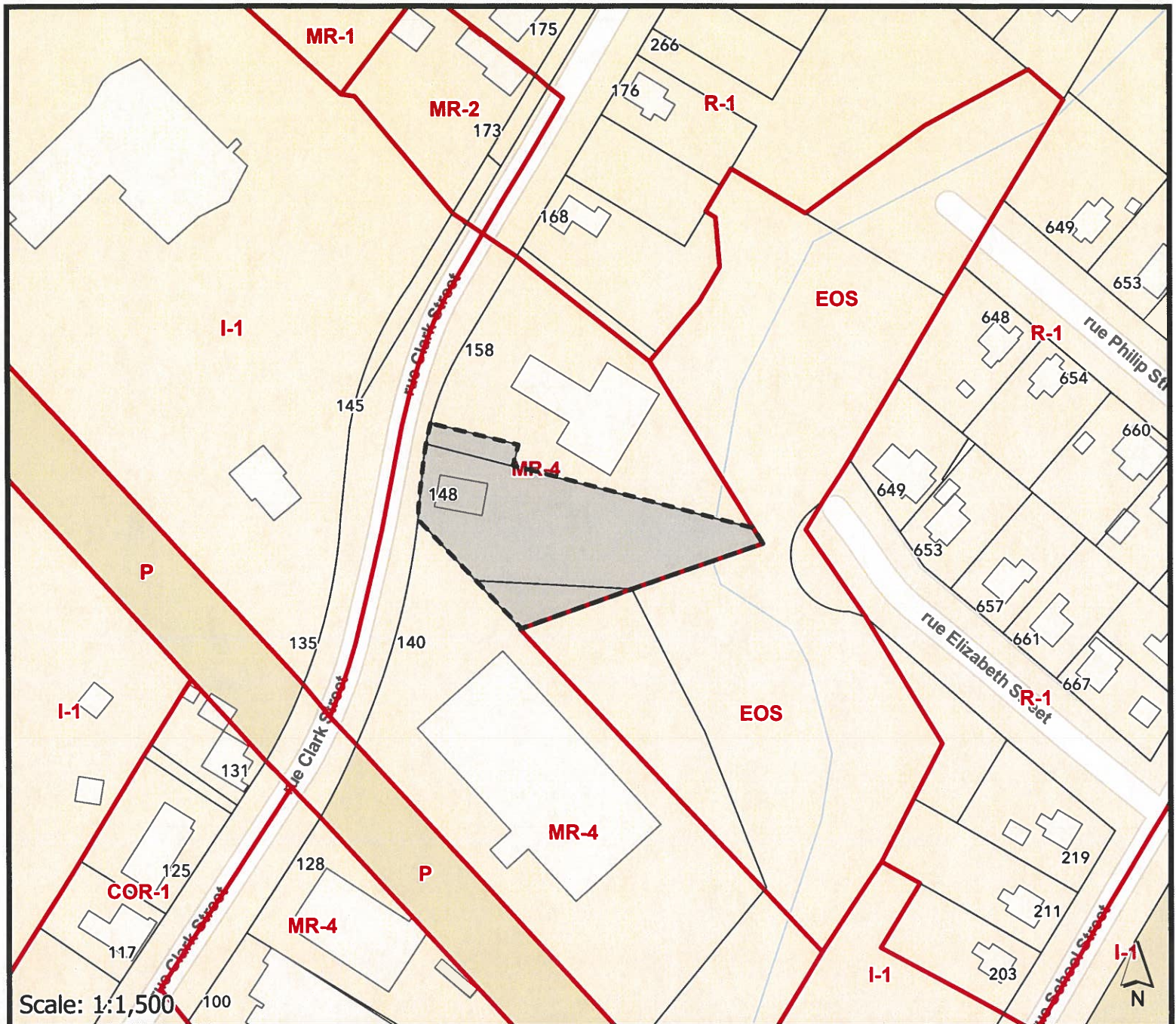
- c) A final landscape and parking plan, including landscaping to screen the parking facing Clark Street and generally in accordance with Map IX attached to P.R. 66/26, be provided to the satisfaction of the Development Officer prior to the issuance of a building permit;
- d) PID 01426261, PID 75236968, and portion of PID 01476704, as shown as 'Parcel 'A' on Map III attached to P.R. 66/26, be consolidated prior to issuance a building permit;
- e) The Applicant is to obtain a Watercourse and Wetland Alteration Permit from the NB Department and Environment and Local Government, including the placement of any excavated materials within the watercourse buffer; and,
- f) A backflow preventor and storm oil-grit separator shall be required;
- g) Access, servicing, lot grading and stormwater management plans to be provided prior to building permit approval and to the satisfaction of the Director of Engineering & Operations.

Prepared by:


Mei Jiang
Planner, Community Planning

Approved by:


Marcello Battilana, RPP, MCIP
Assistant Director, Planning, Development
& By-law Enforcement



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

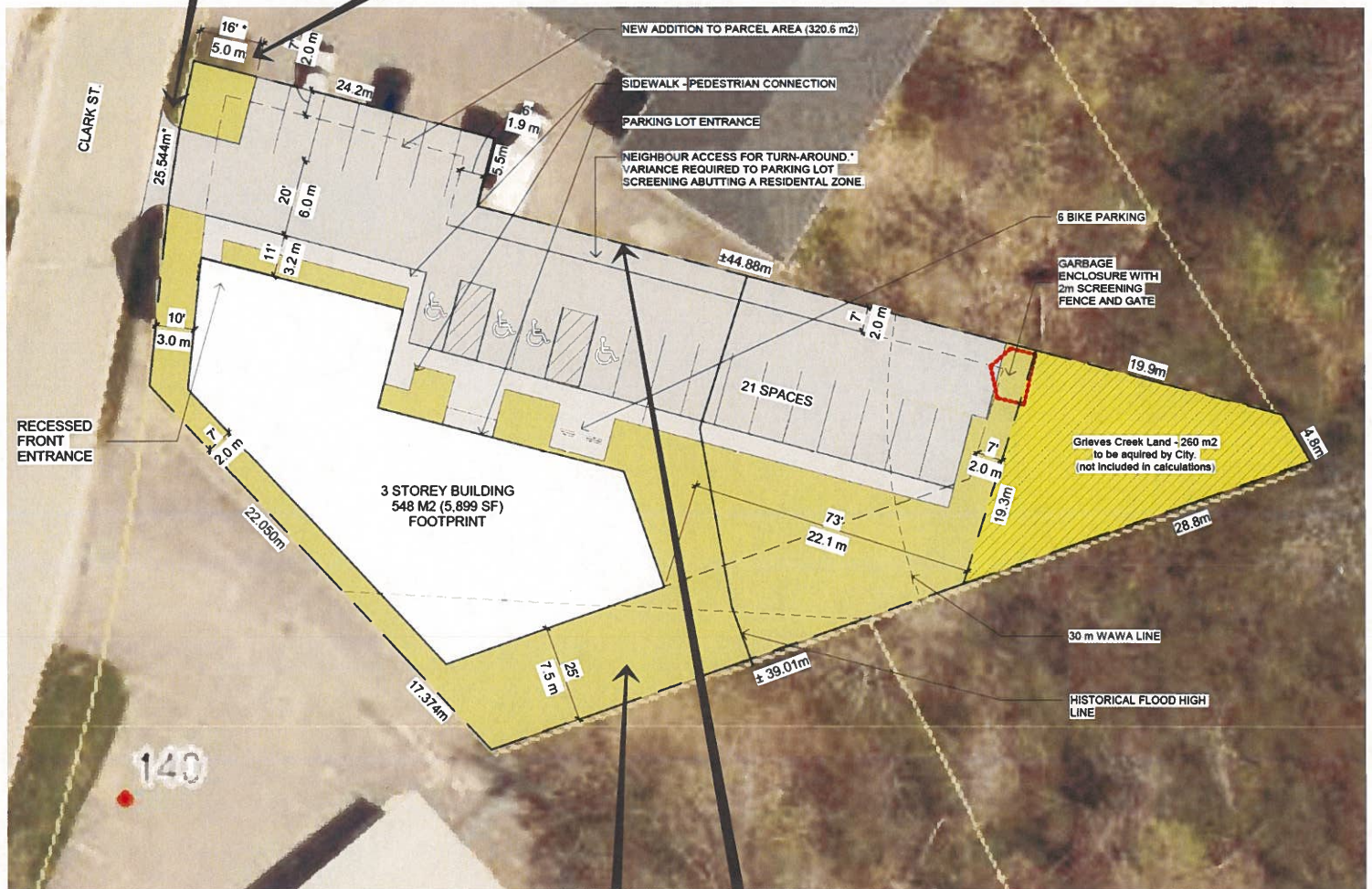
Date \ date: septembre / September 16, 2026

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)

SUBDIVISION PLAN

WHISCO LIMITED SUBDIVISION 2026-1

CREATING

PARCEL "A"

156 CLARK STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

2. ALL DISCREPANCIES ARE EXPRESSED IN MULTIPLE AND DECIMALS. THE NEW
3. ALL MAY BE OBTAINED BY SET OF STAMP NO. 30348.
4. ALL DISTANCES AND ANGLES ARE IN METERS. THE FOLLOWING NOTES ARE:
5. THE NEW AND OLD. THE NEW IS THE SAME FORM OF THE OLD.
6. COORDINATE SCALE FACTOR (10000) IS USED.
7. ELEVATIONS DERIVED AT ALL PUBLIC UTILITY LOCATIONS ARE NOTED IN THE
8. THE NEW MAPS ARE MORE COMPARISONS WITH CANADA AND OTHER
9. THE NEW MAPS ARE MORE COMPARISONS WITH CANADA AND OTHER
10. THE NEW MAPS ARE MORE COMPARISONS WITH CANADA AND OTHER

LEGEND

STANDARD SURVEY MASTER POINT
STANDARD SURVEY MASTER PLAYS
FROM THE POINT
FROM SPIN BALL FOUND
GOLF AND BAY FOUND
ADDITION SURVEY MASTER POINT
CALCULATED POINT
FLIGHT HOLE
VARIABLE SYSTEM COORDINATE VARIABLE
TABULATED COORDINATE VALUE
BOUNDARY JELLY WITH THE THERM
EASINESS
THE SURVEY NUMBER
DEED TRACT AND
PUBLIC TRACT EASEMENT
LOCAL GOVERNMENT SERVICES EASEMENT
SECURITY EASEMENT
HEAVEN
SINGLE EASEMENT
EASEMENT AND PLAYS IN THE EQUITABLE
DATE OF REFORMATION

Pole#	Easting	Northing	Description
99	2490748.508	7441007.585	PARCEL PT
110	2490737.633	7441008.923	PARCEL CORNER
111	2490699.079	7441013.970	PARCEL CORNER
112	2490697.704	7441008.645	PARCEL CORNER
526	2490074.474	7441014.643	LOT CORNER
28149	2487601.199	7437047.558	NEIGH MONUMENT

Curve	Radius	Length	Chord	Chord Bear.
C1	73.154	3.506	3.504	12°11'50"

SIGNATURE OF OWNER OR AGENT

PRINT NAME AND TITLE FOR WHISCO LIMITED

SIGNATURE FOR WRESCO LIMITED
PD 0147670-4 - CDDO (9450-4 BOOK 572 PAGE 518)

SCALE 1:100



SURVEYOR'S CERTIFICATE

I, HARROCK MacALLISTER, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AUGUST 3, 2026
DATE SURVEYED

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



SURVEYORS SEAL
 20101 IF NEW 2020101 LAST
 SURVEYORS PLAN VALIDATION FOR



PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO CREATE
PARCEL "A" FROM A PORTION OF PID 01476704
WHICH IS TO BE CONVEYED TO AND CONSOLIDATED
WITH PID 01426261.

CONSULTING ENGINEERS & SURVEYORS

SURTEK GROUP LTD.

101-411 St. Mary's Street
Fredericton, NB E3A 0H4

Phone: 454-7044
Fax: 454-1147
Email: Offices@SurTek.ca

DRAWING : 26212-SUBFUNDAL FILE No : 26212

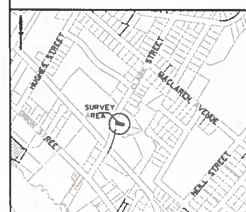
APPROVED/APPROUVE

DEPARTMENT OF REVENUE
AGENT D'AMBAZCANT
THE CITY OF FREDERICTON

DATE

THE undersigned do hereby certify that the
 above named person is the date of the
 Discharge of the said person at
 the age of 21 years and 6 months and
 that the said person is now
 residing at the address of the

KEY PLAN



Tentative Plan of Subdivision / Plan provisoire de lotissement



West (Clark Street) / Ouest (rue Clark)



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

Renderings / Rendus

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV

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)

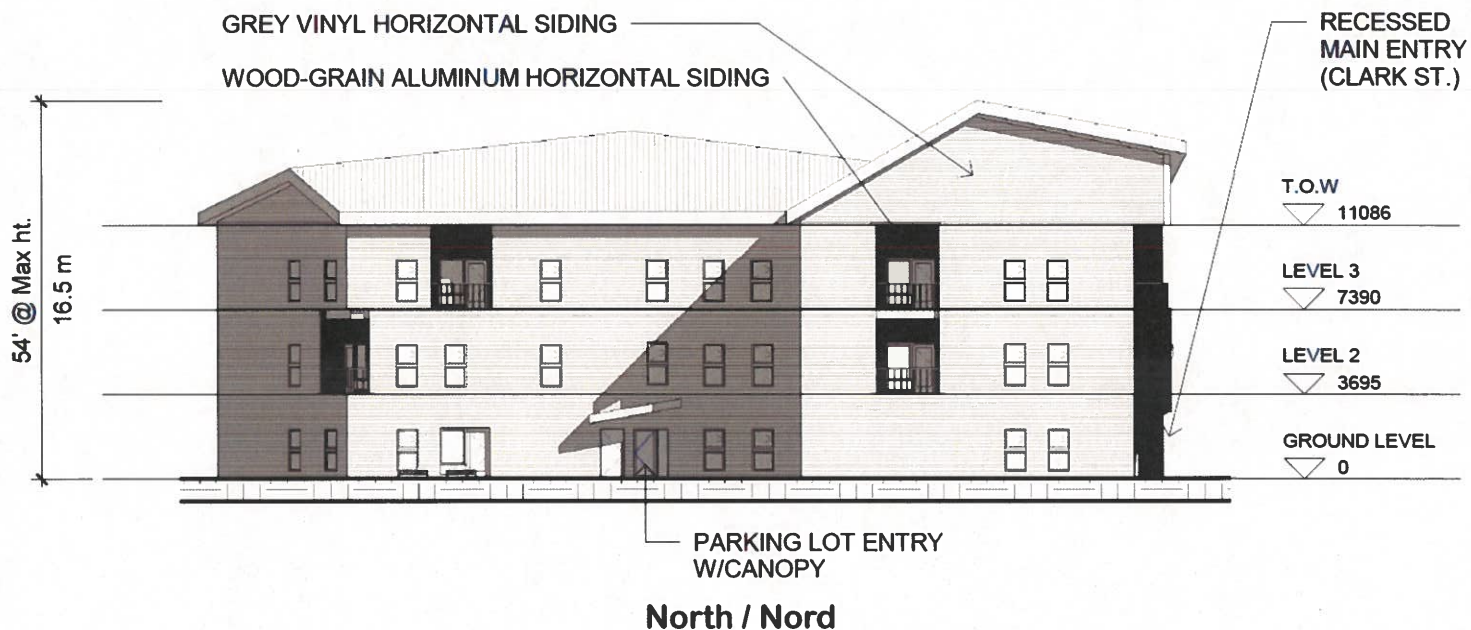
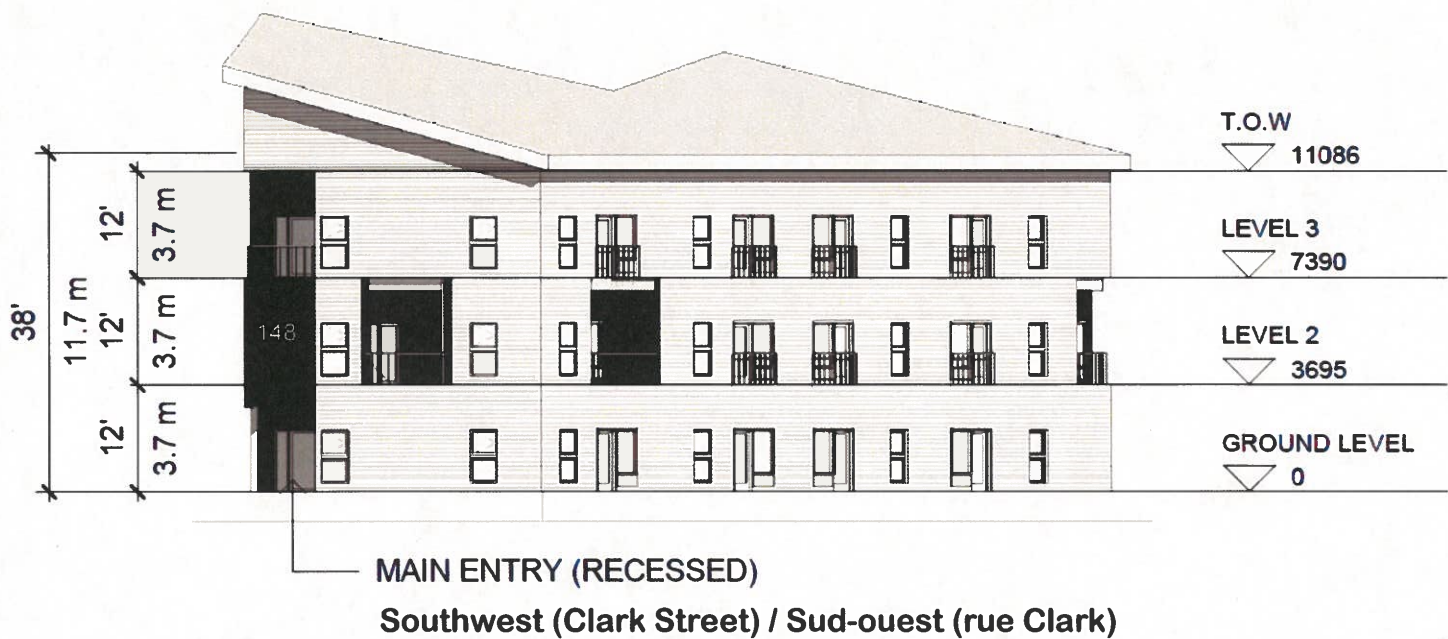


Northeast / Nord-est



Southeast / Sud-est

Renderings / Rendus



Elevations

Fredericton

Community Planning
Planification urbaine

Map \ carte # VI

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)

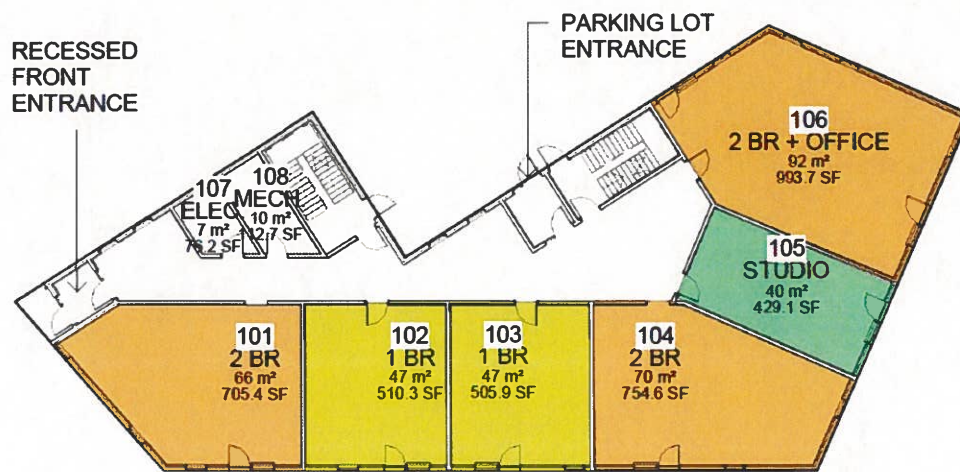


East / Est

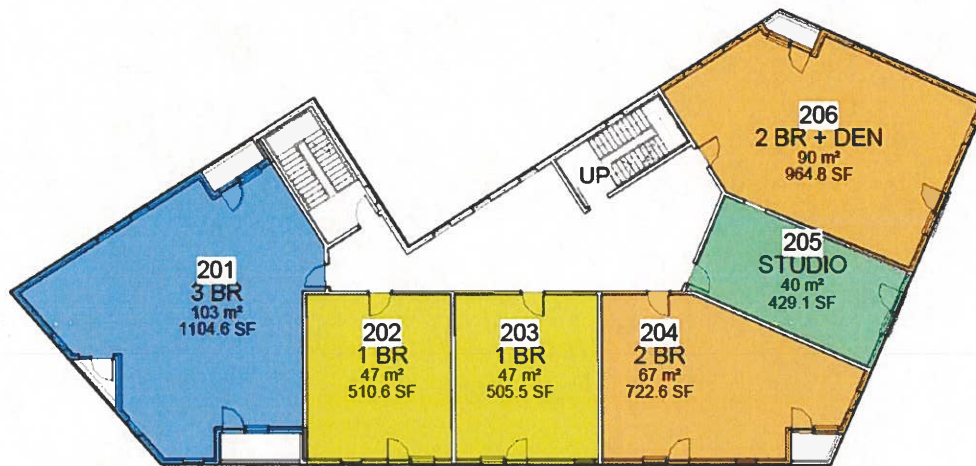


South / Sud

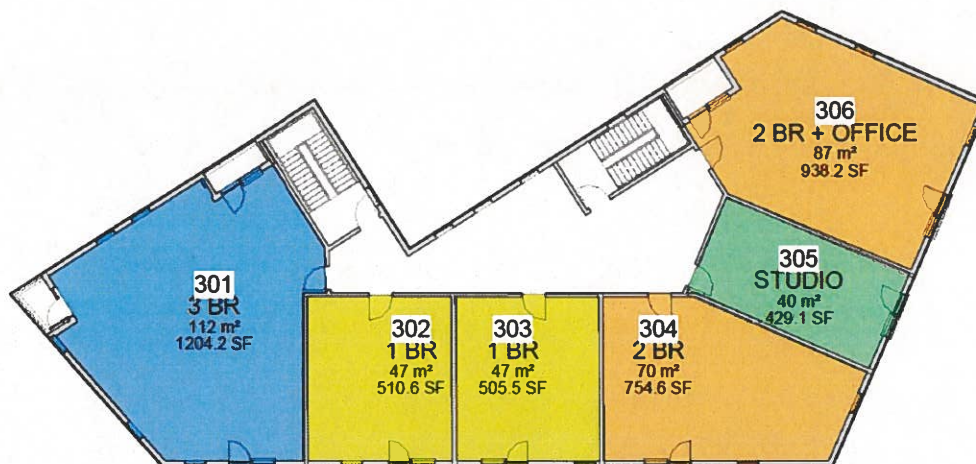
Elevations



Ground Floor / Rez-de-chaussée

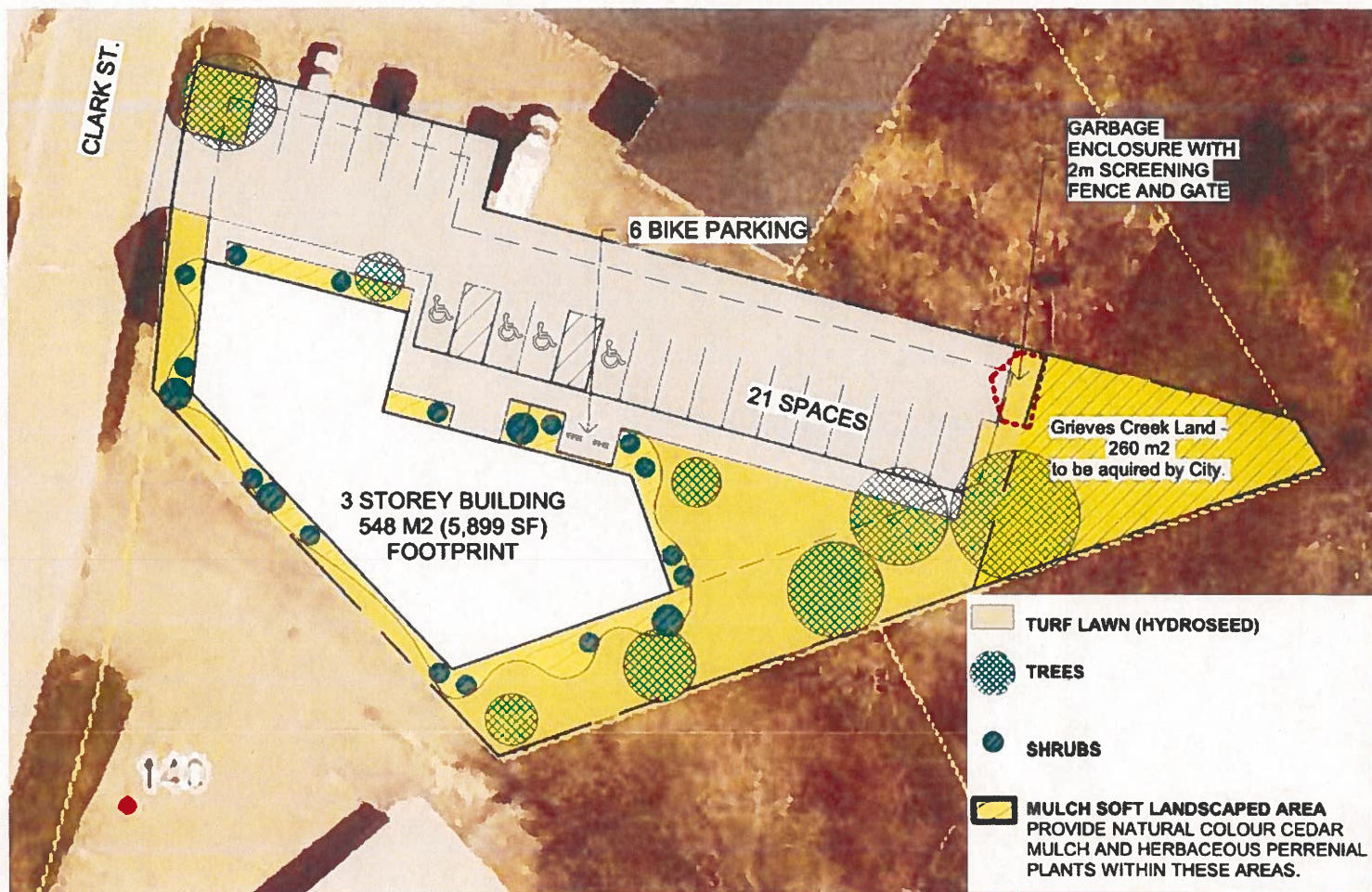


Second Floor / Rez-de-chaussée



Third Floor / Troisième étage

Floor Plans /



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)

To: Rodney Blanchard and Members of the Planning Advisory Committee
From: Alicia Brown, Planner
Date: September 16, 2026
Copy: Trent Hill (Applicant)
Subject: Proposed Street Name – “Liberation Row”
File: General

I. INTRODUCTION

Trent Hill has proposed the name “**Liberation Row**” for a new street in the Liberty Estates Subdivision. This street will connect Freedom Street and Declaration Drive. The proposed street is shown on the attached map.

Staff have consulted with the City of Fredericton Street names database with respect to any potential conflicts between the proposed names and other streets in the Fredericton area and have confirmed that there are no conflicts. Staff have submitted a request to the Department of Justice and Public Safety (NB911) to have the street name placed on hold for use in the City of Fredericton.

II. RECOMMENDATION

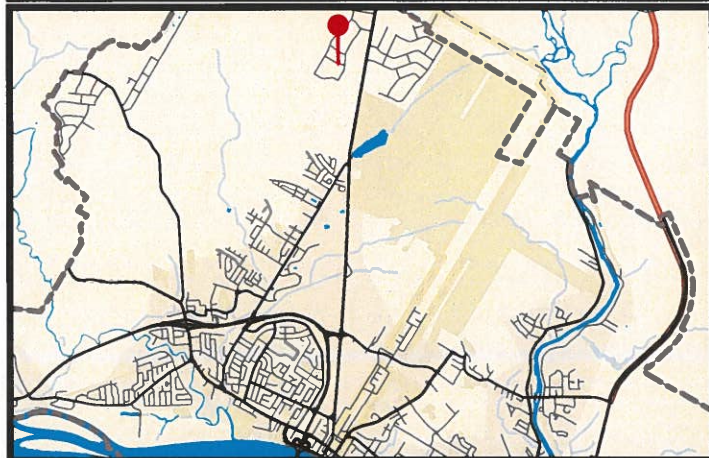
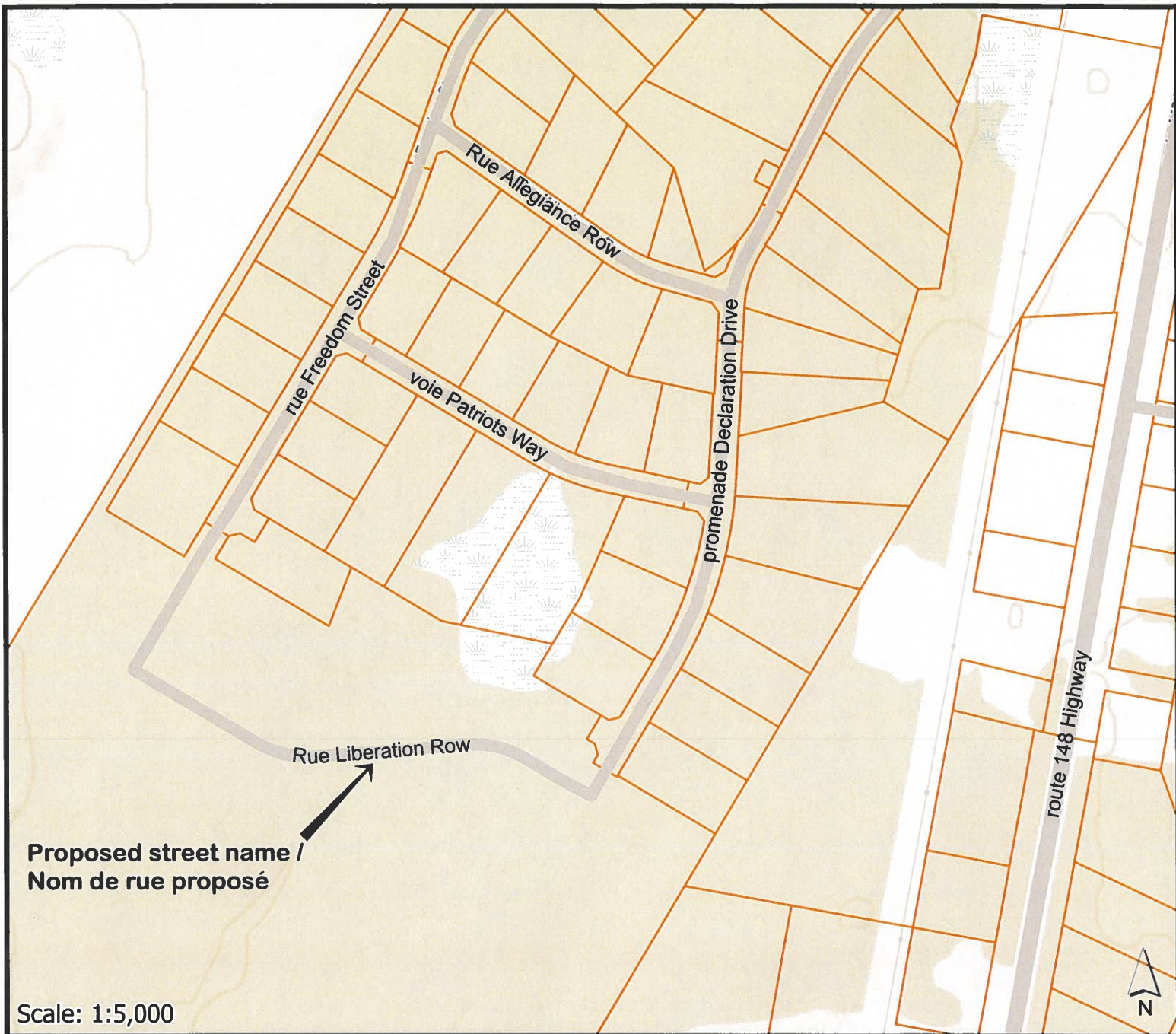
It is recommended that the new street that will connect Freedom Street and Declaration Drive as part of the Liberty Estates Subdivision be named “**Liberation Row**”.

Submitted by:


Alicia Brown, MCIP
Planner
Community Planning

Approved by:


Marcello Battilana, MCIP
Assistant Director
Planning & Development



 Subject Property / Propriete Visé
 Proposed street name - rue Liberation Row

Fredericton

Community Planning
Planification urbaine

Map \ carte # I

File \ fiche:

Date \ date: September/septembre 11, 2026

Subject \sujet: rue Liberation Row
City of Fredericton

BUILDING INSPECTION REPORT FOR August 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	4	\$1,725,900	\$15,694,900	\$22,755,500
New SDD with SDU(s)	1	\$300,000	\$2,528,000	-
Additions	3	\$490,000	\$998,000	\$1,694,175
<u>MINI HOMES</u>				
New	1	\$120,000	\$1,299,000	\$1,532,000
Additions	-	-	-	-
<u>SEMI-DETACHED / DUPLEX</u>				
New	1	\$375,000	\$3,135,000	\$4,752,500
Additions	-	-	-	-
<u>SECONDARY DWELLING UNIT</u>				
New Basement Apt	2	\$119,050	\$504,050	\$465,000
New Accessory Apt	-	-	\$37,000	\$230,000
New Garden Apt	1	\$230,000	\$380,000	\$30,000
New Garage Apt	-	-	\$168,000	-
<u>TOWNHOUSES</u>				
New	-	-	\$4,970,000	\$2,847,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	4	\$28,399,650	\$115,272,650	\$148,892,712
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 *	6	\$52,900	\$425,535	\$786,465
Carport/Garage *	2	\$55,000	\$1,001,959	\$697,250
Swimming Pool	4	\$144,500	\$1,463,624	\$1,254,265
Deck	10	\$119,300	\$616,181	\$311,796
<u>RENOV/REPAIRS</u>				
	24	\$974,066	\$7,187,696	\$6,743,677
<u>TOTAL RESIDENTIAL</u>	63	\$33,105,366	\$157,321,595	\$193,258,340

	<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	9	\$1,091,260	\$41,760,368	\$18,604,229
<u>INDUSTRIAL</u>				
New	2	\$1,160,000	\$1,880,000	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$126,469	\$1,564,500
<u>GOVERN (Mun.)</u>				
New	-	-	\$292,000	-
Additions	-	-	-	-
Renov/Repairs	1	\$7,000	\$17,000	\$808,725
<u>GOVERN (Fed/Prov)</u>				
New	-	-	-	-
Additions	1	\$546,990	\$546,990	-
Renov/Repairs	-	-	\$951,011	\$1,469,000
<u>INSTITUTIONAL</u>				
New	1	\$2,284,000	\$2,584,000	\$61,000
Additions	-	-	\$567,000	\$333,000
Renov/Repairs	1	\$200,000	\$4,364,914	\$4,914,259
				-
Others	-	-	-	\$19,000
<u>DEMOLITION</u>				
	3	-	-	-
TOTALS	81	\$38,394,616	\$216,563,347	\$236,549,053

\$27,384,282 (August 2025)

DEMOLITIONS

- 428 Canada Street - Carport
- 161 Douglas Avenue - Single Detached Dwelling
- 511 Springhill Road - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	August 2026	THIS YEAR TO DATE	August 2025	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	5	45	7	65
SEMI-DETACHED / DUPLEX	2	14	2	19
TINY / MINI HOMES	1	11	1	13
SECONDARY DWELLING UNIT	4	19	1	15
APARTMENT UNITS	170	808	123	840
TOWNHOUSE UNITS	0	23	10	25
TOTAL	182	920	144	977

SECONDARY DWELLING UNIT BREAKDOWN

	August 2026	THIS YEAR TO DATE	August 2025	SAME PERIOD LAST YEAR
BASEMENT APARTMENT	3	12	1	14
ACCESSORY APARTMENT	0	4	0	2
GARDEN APARTMENT	1	2	0	1
GARAGE APARTMENT	0	1	0	0

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

<u>August 2026</u>	<u>TO DATE</u>
73	515

PLUMBING PERMITS

<u>August 2026</u>	<u>TO DATE</u>
28	252

SIGN PERMITS

<u>August 2026</u>	<u>TO DATE</u>
5	56

DEVELOPMENT PERMITS

<u>August 2026</u>	<u>TO DATE</u>
8	63

FEES FOR BUILDING PERMITS ISSUED

<u>August 2026</u>	<u>TO DATE</u>	<u>August 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$308,482.00	\$1,753,094.00	\$221,610.00	\$1,915,561.02

FEES FOR PLUMBING PERMITS ISSUED

<u>August 2026</u>	<u>TO DATE</u>	<u>August 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$27,390.00	\$181,540.00	\$27,250.00	\$226,350.00

FEES FOR SIGN PERMITS

<u>August 2026</u>	<u>TO DATE</u>	<u>August 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$625.00	\$7,000.00	\$875.00	\$7,400.00

FEES FOR DEVELOPMENT PERMITS

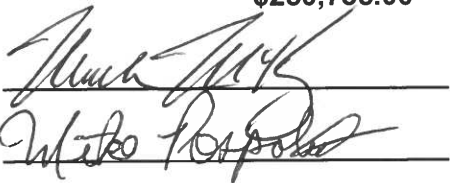
<u>August 2026</u>	<u>TO DATE</u>	<u>August 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$700.00	\$5,550.00	\$1,000.00	\$6,700.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>August 2026</u>	<u>TO DATE</u>	<u>August 2025</u>	<u>SAME PERIOD LAST YEAR</u>
\$337,197.00	\$1,947,184.00	\$250,735.00	\$2,156,011.02

SUBMITTED BY:

APPROVED BY:



Issued Building Permits
Sorted by Structure Type

August 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2026BP0211	75136531	Aug-21-26	85 Carlisle Rd	Epic Energy	Ward 1	Accessory Building	New	\$530.00		\$59,042.00 Construct the installation of two ground mounted solar arrays as per plans submitted.
2026BP0541	75406298	Aug-21-26	77 Canada St	NB Power	Quartier/Wai	Accessory Building	New	\$8,850.00	\$1,100,000.00	Construct an accessory building for protection and control equipment related to switchyard apparatus a
2026BP0270	75026864	Aug-13-26	1489 Woodstock Rd	Simpson Building Contractors Ltd.	Ward 12	Apartment Building	New	\$19,322.00	\$2,409,000.00	Construct a new 16 unit apartment building as per plans submitted.
2026BP0276	01424480	Aug-20-26	377 Union St	Carle Developments Ltd.	Quartier/Wai	Apartment Building	New	\$69,874.00	\$8,727,650.00	Construct new 55-unit apartment building as per plans submitted.
2026BP0343	75570937	Aug-10-26	15 Acorn St	Simpson Building Contractors Ltd.	Quartier/Wai	Apartment Building	New	\$108,050.00	\$13,500,000.00	Construct a new 65-unit apartment building with future ground-floor commercial space as per plans sut
2026BP0356	75570622	Aug-13-26	561 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.
2026BP0544	01484146	Aug-12-26	120 Durns Crossing Rd	Capital City Roofing (2007) Ltd.	Quartier/Wai	Apartment Building	Renovation	\$2,314.00	\$282,800.00	Construct a renovation to replace the roofing for an apartment as per information submitted
2026BP0504	75525642	Aug-14-26	65 Munner Dr	C3B Builders & renovations	Quartier/Wai	Attached Garage	New	\$1,090.00	\$130,000.00	Construct an attached garage addition onto SDD as per plans submitted.
2026BP0542	01555218	Aug-10-26	428 Canada St	Leifig Williamson	Quartier/Wai	Attached Garage	Demolition	\$50.00	\$0.00	Demolish carport as per aerial view submitted.
2026BP0061	75002451	Aug-27-26	55 Whiting Rd	Theatre New Brunswick (Susan Ready)	Ward 7	Commercial Building	Renovation	\$586.00	\$67,000.00	Construct renovation to Theatre New Brunswick as per plans submitted.
2026BP0403	01446517	Aug-05-26	366 Queen St	Bella Commercial Properties Inc.	Quartier/Wai	Commercial Building	Renovation	\$170.00	\$15,000.00	Construct replacement fire escape (utilizing the existing foundation supports) on "The Cap" commercia
2026BP0512	01441559	Aug-24-26	1149 Smythe St	Northrup Holdings Ltd.	Quartier/Wai	Commercial Building	Renovation	\$250.00	\$25,000.00	Construct renovation to subdivide existing office space into two separate suites as per plans submitted
2026BP0516	75487829	Aug-06-26	224 York St	Bellastate Construction	Quartier/Wai	Commercial Building	Renovation	\$130.00	\$10,000.00	Construct fit-up of basement for new salon as per plans submitted.
2026BP0517	01446616	Aug-12-26	466 Queen St	Bellastate Construction	Quartier/Wai	Commercial Building	Renovation	\$290.00	\$30,000.00	Construct fit-up of former Dooly's for new Bar, construct furniture wall as per information submitted.
2026BP0539	75500991	Aug-10-26	65 Royal Pky	Epic Energy	Quartier/Wai	Commercial Building	Renovation	\$1,242.00	\$148,260.00	Construct the installation of roof mounted solar array on commercial building as per plans submitted.
2026BP0543	75397059	Aug-21-26	435 Regent St	Birdseye Custom Carpentry Ltd	Quartier/Wai	Commercial Building	Renovation	\$730.00	\$85,000.00	Construct renovation to expand Dr. Hickey suite 102 into suite 103 as per plan submitted.
2026BP0567	75450593	Aug-24-26	115 Main St	The Pre-School Centre	Quartier/Wai	Commercial Building	Renovation	\$138.00	\$11,000.00	Construct a 10' x 14' free-standing deck in the rear yard of "The Pre-school Centre" as per plans subm
2026BP0570	01470822	Aug-27-26	411 University Ave	Nick Burnett	Quartier/Wai	Commercial Building	Renovation	\$5,650.00	\$700,000.00	Construct a renovation to replace the roofing for Lady Beaverbrook Arena as per plans submitted
2026BP0441	60181831	Aug-07-26	2570 Route 102 Hwy	Melissa McCarthy	Quartier/Wai	Commercial/Industrial	New	\$530.00	\$60,000.00	Construct a new unheated aircraft storage hanger for the Fredericton International Airport (YFC) as per
2026BP0506	01476423	Aug-04-26	19 Fletcher Crt	mstylerenovations	Quartier/Wai	Deck	New	\$74.00	\$2,800.00	Construct a 4' x 6' deck in the rear yard as per plan submitted (replaces existing deck).
2026BP0511	75005611	Aug-04-26	61 Gloucester Cres	Trevor Hanson	Quartier/Wai	Deck	Renovation	\$74.00	\$3,000.00	Construct deck renovation as per information submitted.
2026BP0518	01477835	Aug-07-26	515 Hanwell Rd	Jeremy Kitchen	Quartier/Wai	Deck	New	\$82.00	\$3,500.00	Construct an 8' x 16' detached deck for an SDD as per plans submitted
2026BP0529	01431188	Aug-19-26	220 Neil St	Meghan Morrison	Quartier/Wai	Deck	New	\$154.00	\$13,000.00	Construct a 12'-5" x 25'-1" deck in the rear of SDD as per plan submitted.
2026BP0532	01440106	Aug-10-26	140 Kings College Rd	Shawn Lawrence	Quartier/Wai	Deck	New	\$154.00	\$13,000.00	Construct 16' x 16' detached deck in the rear yard of SDD as per plan submitted.
2026BP0535	75263210	Aug-19-26	119 Evans St	The Salvation Army Fredericton Community Church	Quartier/Wai	Deck	New	\$170.00	\$15,000.00	Construct a 10' x 22' deck replacement in the rear yard of SDD as per plans submitted.
2026BP0536	75027292	Aug-12-26	425 Cherry Ave	Kaitlyn Adair	Quartier/Wai	Deck	New	\$210.00	\$20,000.00	Construct a 16' x 16' deck and a 12' x 16' gazebo in the rear yard of SDD, as per plans submitted.
2026BP0551	75286500	Aug-18-26	1194 Woodstock Rd	Mighty Hammer Construction	Quartier/Wai	Deck	New	\$306.00	\$32,000.00	Construct a replacement deck onto the front of SDD as per plans submitted.Same size and location as
2026BP0558	01552322	Aug-17-26	21 Downing St	James McLean	Quartier/Wai	Deck	New	\$66.00	\$2,000.00	Construct a replacement barrier-free ramp on special care home as per information submitted.
2026BP0560	75006122	Aug-20-26	1324 Woodstock Rd	Shawn Lyons	Quartier/Wai	Deck	New	\$170.00	\$15,000.00	Construct attached deck to serve SDD as per information submitted.
2026BP0424	01509587	Aug-14-26	22 Anderson St	Stephen McAllister	Quartier/Wai	Detached Garage	New	\$370.00	\$40,000.00	Construct a 25' x 39' detached garage as per plans submitted.
2026BP0419	01446939	Aug-24-26	256 Saunders St	Craig Woodcock	Quartier/Wai	Duplex	Renovation	\$162.00	\$13,500.00	Construct renovation to main floor bathroom as per plan submitted.
2026BP0404	01483361	Aug-12-26	615 Kimble Dr	Wilson Builders 1978 LTD.	Quartier/Wai	Federal/Provincial	Addition	\$4,426.00	\$546,990.00	Construct connecting link for two modular classrooms as per plans submitted.
2026BP0509	01553387	Aug-21-26	235 Gilbert St	Quantum Construction Maritimes Ltd.	Quartier/Wai	Industrial	New	\$18,322.00	\$2,284,000.00	Construct a 144' x 80' unheated storage building as per plans submitted
2026BP0571	75227959	Aug-26-26	1775 Alison Blvd	Capital Region Service Commission	Quartier/Wai	Industrial	Renovation	\$1,650.00	\$200,000.00	Construct renovation to waste conveyor as per plans submitted.
2026BP0552	75574632	Aug-20-26	125 Shannon 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.
2026BP0582	01553320	Aug-31-26	37 Harrison Crt	The City of Fredericton	Quartier/Wai	Municipal	Renovation	\$106.00	\$7,000.00	Construct structural modification to roof system of Marysville outdoor pool building for future roof moun
2026BP0546	75450106	Aug-11-26	685 Hillcrest Dr	Adam Savoy	Quartier/Wai	Pool	New	\$290.00	\$30,000.00	To place a 21' dia. above-ground pool and construct a small deck in the rear yard of SDD as per plans

2026BP0554	75567586	Aug-31-26	173 Stonehill Ln	Billy Jardine Extensors Inc.	Quartier/Wai Pool	New	\$730.00	\$85,000.00	Construct installation of 12' x 24' inground pool in the rear yard of SDD as per site plan submitted.
2026BP0555	75532077	Aug-19-26	63 Hamnah Cres	Vanessa Gardiner	Quartier/Wai Pool	New	\$226.00	\$22,000.00	Construct the installation of 18' x 33' semi-inground pool to serve SDD as per site plan submitted.
2026BP0569	75496232	Aug-28-26	51 Bramble Way	Thomas Hamill	Quartier/Wai Pool	New	\$114.00	\$7,500.00	Install a 12' x 15' above-ground swimming pool for an SDD as per plans submitted
2026BP0501	01491067	Aug-17-26	221 Barton Cres	J. Morehouse Developments & Management Ltd	Quartier/Wai Semi Detached	New	\$3,050.00	\$375,000.00	Construct a new Semi-detached dwelling as per plans submitted.
2026BP0526	75457499	Aug-05-26	566 Canada St	Sweat Equity	Quartier/Wai Semi Detached	Renovation	\$490.00	\$54,050.00	Construct basement apartment (non-secondary suite) in semi-detached as per plans submitted.
2026BP0566	01412600	Aug-20-26	35 Carol Ave	Targetts Window and Door	Quartier/Wai Semi Detached	Renovation	\$146.00	\$12,000.00	Construct renovation to replace 5 exterior doors in Semi-detached dwelling, as per information submitte
2025BP0717	01470749	Aug-10-26	343 University Ave	Kileel Developments Ltd.	Ward 11	Renovation	\$66.00	\$2,000.00	Construct renovation to replace two columns and decking on the front porch of an SDD as per plans su
2026BP0359	01461623	Aug-31-26	540 Kings College Rd	Kirk Macdonald	Quartier/Wai Single Detached Dwelling	Renovation/Addition	\$130.00	\$10,000.00	Construct a mudroom addition to SDD as per plans submitted.
2026BP0384	75569830	Aug-17-26	70 Carlisle Rd	Cedar Valley Investments Ltd.	Quartier/Wai Single Detached Dwelling	New	\$5,266.00	\$651,900.00	Construct a new SDD as per plans submitted
2026BP0387	01472257	Aug-10-26	53 Biggs St	Yvonne Westall	Quartier/Wai Single Detached Dwelling	Renovation	\$154.00	\$13,000.00	Construct a renovation to replace 7 windows in an SDD as per information submitted
2026BP0400	01499706	Aug-05-26	1856 Woodstock Rd	Nathan Orr	Quartier/Wai Single Detached Dwelling	Addition	\$2,850.00	\$350,000.00	Construct addition onto SDD as per plans submitted.
2026BP0433	01471440	Aug-10-26	76 Waterloo Row	Terrance Thornton	Quartier/Wai Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct installation of 17 windows (10 are bedroom) on front only of SDD as per information submitte
2026BP0487	01477785	Aug-19-26	56 Cameron Crt	Esson Construction Ltd.	Quartier/Wai Single Detached Dwelling	Renovation	\$850.00	\$100,000.00	Construct interior renovation to SDD as per plans submitted.
2026BP0502	75489997	Aug-19-26	37 Whisperwood Dr	Hat & Hammer	Quartier/Wai Single Detached Dwelling	New	\$3,042.00	\$374,000.00	Construct a new SDD as per plans submitted.
2026BP0508	75568527	Aug-28-26	98 GlenNorth St	Platinum East Builders	Quartier/Wai Single Detached Dwelling	New	\$2,450.00	\$300,000.00	Construct a new SDD as per plans submitted.
2026BP0513	01547884	Aug-10-26	31 Veterans Crt	Herb Price Masonry Inc	Quartier/Wai Single Detached Dwelling	Renovation	\$346.00	\$37,000.00	Construct renovation to replace portion of rock foundation with 10" block wall as per information submit
2026BP0515	75571042	Aug-10-26	511 Springhill Rd	Arnold & Ruth Holdings Ltd.	Quartier/Wai Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolish SDD.
2026BP0520	75008821	Aug-06-26	97 Case St	Chanchal Varma	Quartier/Wai Single Detached Dwelling	Renovation	\$170.00	\$15,000.00	Replace door with a 6' patio door (3ply 2x10 lintel to be installed), re-locate dishwasher to other side of
2026BP0521	01554831	Aug-12-26	10 Nashwaak Dr	Darren Smith	Quartier/Wai Single Detached Dwelling	Renovation	\$370.00	\$40,000.00	Construct replacement foundation for SDD as per plans submitted.
2026BP0522	75530477	Aug-13-26	43 Robby St	Trevor Chase	Quartier/Wai Single Detached Dwelling	New	\$3,250.00	\$400,000.00	Construct a new SDD as per plans submitted.
2026BP0528	01488271	Aug-07-26	20 Lansdowne St	Gordon Plummer	Quartier/Wai Single Detached Dwelling	Renovation	\$106.00	\$6,700.00	Construct renovation to replace front entry door as per information submitted.
2026BP0530	75562777	Aug-12-26	24 Salisbury Cres	Colpitts Developments	Quartier/Wai Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Construct renovation to finish basement in SDD currently under construction, as per plan submitted.
2026BP0534	01503713	Aug-14-26	3175 Woodstock Rd	Mark McKay	Quartier/Wai Single Detached Dwelling	Renovation	\$434.00	\$48,000.00	Construct renovation to SDD - replace siding with Hardy Plank clapboards c/w 2" rigid insulation and ra
2026BP0537	01407717	Aug-06-26	138 Longwood Dr	J Banks Renos	Quartier/Wai Single Detached Dwelling	Renovation	\$354.00	\$38,000.00	Construct renovation to replace vinyl siding c/w 2" rigid insulation beneath, 5 windows (3 br) (WOCD's i
2026BP0538	01468099	Aug-19-26	37 Kensington Crt	Monica Justason	Quartier/Wai Single Detached Dwelling	Renovation	\$90.00	\$5,000.00	Construct renovation to main floor washroom as per floor plan submitted.
2026BP0540	01471556	Aug-12-26	176 Waterloo Row	Ronald Hawkes	Quartier/Wai Single Detached Dwelling	Renovation	\$218.00	\$21,000.00	Construct renovation to repair 2 masonry chimneys on SDD as per information submitted.
2026BP0549	01557875	Aug-17-26	10 Victory Ave	Greenfoot Energy Solutions	Quartier/Wai Single Detached Dwelling	Renovation	\$202.00	\$18,900.00	Construct the installation of roof-mounted solar array on SDD as per plans submitted.
2026BP0559	01559699	Aug-17-26	30 Victory Ave	Jody Munn	Quartier/Wai Single Detached Dwelling	Renovation	\$450.00	\$50,000.00	Construct renovation to replace windows (6 bdrm), front door, install 1 1/2" foam, and replace the vinyl
2026BP0561	01469006	Aug-21-26	304 Lincoln Rd	Mr. Sun Solar & Renewables	Quartier/Wai Single Detached Dwelling	Renovation	\$562.00	\$63,412.00	Construct the installation of roof mounted solar array on SDD, as per plans submitted.
2026BP0565	01409978	Aug-20-26	161 Douglas Ave	First General	Quartier/Wai Single Detached Dwelling	Demolition	\$50.00	\$0.00	Demolishing a SDD as per information submitted.
2026BP0572	01444322	Aug-24-26	212 Charlotte St	Benchmark Building and Renovations	Quartier/Wai Single Detached Dwelling	Renovation	\$274.00	\$28,000.00	Construct renovation to open up load-bearing wall between kitchen and dining room as per plans subm
2026BP0575	01434000	Aug-25-26	124 Charlotte St	Sunly Energy Corp	Quartier/Wai Single Detached Dwelling	Renovation	\$386.00	\$41,512.00	Construct the installation of roof mounted solar array on SDD as per plans submitted.
2026BP0576	01421890	Aug-25-26	117 Crerar Crt	Northern Concrete Repairs	Quartier/Wai Single Detached Dwelling	Renovation	\$250.00	\$25,000.00	Construct renovation to replace section of rock wall and cinder block wall with ICF, as per plans submit
2026BP0464	75481598	Aug-10-26	44 Stapleton St	Fredericton Flooring Limited	Quartier/Wai Single Detached Dwelling/Apartme New		\$2,450.00	\$300,000.00	Construct a new SDD with basement apartment (non-secondary suite) as per plans submitted
2026BP0557	01404821	Aug-21-26	204 MacFarlane St	Mike Walton	Quartier/Wai Single Detached Dwelling/Apartme Renovation		\$570.00	\$65,000.00	Construct basement apartment (non-secondary suite) in SDD, as per plans submitted.
2026BP0474	01466333	Aug-05-26	874 Charlotte St	Peter Bjerkelund	Quartier/Wai Townhouse	Renovation/Addition	\$66.00	\$1,200.00	Construct an exterior deck to serve Unit #1 in 4-unit dwelling building as per information submitted.
TOTALS							\$308,482.00	\$38,096,716.00	