Fredericton

AGENDA
PLANNING ADVISORY COMMITTEE

Date: **Wednesday, November 18, 2026, 7:00 p.m.**
Location: **Council Chamber and Via Web Conferencing**

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1. APPROVAL OF MINUTES

Regular Meeting – October 21, 2026

2. ZONING APPLICATIONS

3. SUBDIVISION APPLICATIONS

3.1 City of Fredericton c/o Ryan Seymour - Gilbert Street and Canada Street

- Tentative plan of subdivision to add lands to the public right-of-way.
- A 373.6 m^2 parcel of land will be added from PID 75406298 to the Canada Street public right-of-way to correct the encroachment of the existing sidewalk.
- A 2,253 m2 parcel of land will be added from PIDs 01553387 and 01547090 to the Gilbert Street public right-of-way to extend the public street.

4. VARIANCE APPLICATIONS

4.1 765555 NB Inc. c/o Troy Haines - 366 Main Street

- Variance to permit the relocation of the existing driveway to be 1 metre from the side property line in the COR-1 zone.
- The subject property is intended to be used for the location of a temporary vending facility (food truck) until a more permanent building is in place. Temporary vending facilities are a permitted use in the COR-1 zone.

5. OLD BUSINESS

6. NEW BUSINESS

7. BUILDING PERMITS

To receive building permits for the month of October 2026

8. ADJOURNMENT

Fredericton

ORDRE DU JOUR
COMITÉ CONSULTATIF SUR L'URBANISME

Date : **le mercredi 18 novembre 2026, 19 h 00**

Endroit : **salle du conseil municipal et participation via conférence web**

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1. ADOPTION DE PROCÈS-VERBAL

Séance ordinaire – 21 octobre 2026

2. DEMANDES DE ZONAGE

3. DEMANDE DE LOTISSEMENT

3.1 Ville de Fredericton a/s de Ryan Seymour - Rues Gilbert et Canada

- Plan provisoire de lotissement visant à intégrer des terrains à l'emprise des voies publiques.
- Une parcelle de 373,6 m² issue du terrain portant le NID 75406298 sera intégrée à l'emprise de la rue Canada afin de régulariser l'empiétement du trottoir existant.
- Une parcelle de 2 253 m² issue des terrains portant les NID 01553387 et 01547090 sera intégrée à l'emprise de la rue Gilbert afin de permettre le prolongement de cette voie publique.

4. DEMANDE DE DÉROGATION

4.1 765555 NB Inc. a/s de Troy Haines - 366, rue Main

- Dérogation visant à permettre le déplacement de la voie d'accès existante à une distance de 1 mètre de la limite latérale de la propriété, dans la zone COR-1.
- Le terrain est destiné à accueillir une installation de vente temporaire (camion-restaurant), dans l'attente de la construction d'un bâtiment permanent. Cet usage est autorisé dans la zone COR-1.

5. AFFAIRE COURANTE

6. AFFAIRE NOUVELLE

7. PERMIS DE CONSTRUIRE

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

8. LEVÉE DE LA SÉANCE

MINUTES OF A

PLANNING ADVISORY COMMITTEE

Date:	Wednesday, October 21, 2026, 7:00 p.m.
Location:	Council Chamber and Via Web Conferencing

Members:	Rodney Blanchard, Chair Neill McKay, Vice Chair Councillor Greg Ericson Councillor Jocelyn Pike Councillor Blair Sullivan Anna Patterson Scott McConaghy Oliver Dueck Steve Llewellyn
Staff:	Marcello Battilana Fredrick VanRooyen Connor Adsett Mei Jiang Melissa Steeves Dave Giddings Wade Beers Dane Furlotte Shasta Stairs Alicia Brown Elizabeth Murray

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APPROVAL OF MINUTES

Regular Meeting – September 16, 2026

Moved by: Neill McKay
Seconded by: Councillor Greg Ericson

That the minutes of the regular meeting of the Planning Advisory Committee of September 16, 2026, be approved.

CARRIED

ZONING APPLICATIONS

12 Neighbours Community Inc. - 269 Two Nations Crossing

Amend terms and conditions and enter into a new development agreement associated with By-law No Z-5.241. Terms and conditions and development agreement amended to:

- permit a maximum 112 micro-homes;
- permit assisted living for no more than 30 persons;
- add a new site plan to include the assisted living use; and
- add building design drawings for the assisted living use.

Public Hearing

- The applicant, Marcel LeBrun, provided details for the proposed supportive courtyard housing development.

Moved by: Councillor Greg Ericson
Seconded by: Neill McKay

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on October 21, 2026, the application submitted by 12 Neighbours Community Inc. at 269 Two Nations Crossing to amend previously approved terms and conditions of By-law No. Z-5.241, to permit a maximum 112 micro-homes; to permit assisted living with a maximum 30 sleeping units; to add a new site plan to include the assisted living use; and to add building design drawings for the assisted living use, be approved.

CARRIED

Harvona Contracting Inc. - 140 – 146 Wallace Avenue

- Rezoning from Residential Zone One (R-1) to Residential Zone Five (R-5) to construct a 6-unit townhouse building.

Public Hearing

- The applicant, Chanso Munn, was available to respond to questions.

Moved by: Scott McConaghy
Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on October 21, 2026, the application submitted by Harvona Contracting Inc., c/o Chanso Munn, at 140-146 Wallace Avenue to rezone land from Residential Zone One (R-1) to Residential Zone Five (R-5) to permit a six-unit townhouse building, be approved subject to terms and conditions.

CARRIED

SUBDIVISION APPLICATIONS

Chris Thomas - 447 – 449 Northumberland Street

- The applicant is proposing to subdivide the existing lot at 447-449 Northumberland Street to allow for the construction of single detached dwelling with an accessory apartment on a new lot.
- The new lot will require: a 102.1m^2 minimum lot area variance and a lot depth variance of 14.8m
- The proposed single detached dwelling with an accessory apartment will require: a rear setback variance of 1.71m and .18.7m^2 floor area variance for the accessory apartment
- The remnant lot will require a 493m^2 lot area variance

Public Hearing

- The applicant, Chris Thomas, was available to respond to questions.

Moved by: Neill McKay
Seconded by: Councillor Jocelyn Pike

BE IT RESOLVED THAT at the meeting of the Planning Advisory Committee held on October 21, 2026, the application submitted by Christopher Thomas at 447-449 Northumberland Street for the following:

- **102.1m^2 lot area variance and 14.8m lot depth variance for the proposed lot;**
- **492.1m^2 lot area variance and 7.2m lot depth variance for the remnant lot;**
- **1.71m rear yard setback variance for the proposed building; and,**
- **10.7m^2 floor area variance for the proposed accessory apartment,**

to permit a proposed TP-2 lot with a single detached dwelling and an accessory apartment, be approved subject to terms and conditions.

BE IT FURTHER RESOLVED THAT at the meeting of the Planning Advisory Committee held on October 21, 2026, the application submitted by Christopher Thomas for a tentative plan of subdivision to create one new Residential Town Plat Zone Two (TP-2) lot from property located at 447-449 Northumberland Street be forwarded to Council with a recommendation that the public land dedication be taken as cash.

CARRIED

VARIANCE APPLICATIONS

OLD BUSINESS

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

Moved by: Neill McKay
Seconded by: Anna Patterson

BE IT RESOLVED THAT the Planning Advisory Committee, at its meeting held on October 21, 2026, that the new street that will connect Freedom Street and Declaration Drive as part of the Liberty Estates Subdivision be named "Liberation Row".

CARRIED

NEW BUSINESS

BUILDING PERMITS

To receive building permits for September 2026

Moved by: Councillor Greg Ericson
Seconded by: Scott McConaghy

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

CARRIED

ADJOURNMENT

Moved by: Neill McKay
Seconded by: Councillor Greg Ericson

That the meeting of the PAC be adjourned at 7:50 p.m.

CARRIED

Rodney Blanchard, Chairman

Elizabeth Murray, Secretary

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

Date : mercredi 21 octobre 2026 à 19 h 30
Lieu : salle du conseil municipal et conférence en ligne

Membres : Rodney Blanchard, président
Neill McKay, vice-président
Greg Ericson, conseiller
Jocelyn Pike, conseillère
Blair Sullivan, conseiller
Anna Patterson
Scott McConaghy
Oliver Dueck
Steve Llewellyn

Membres du personnel : Marcello Battilana
Fredrick VanRooyen
Connor Adsett
Mei Jiang
Melissa Steeves
Dave Giddings
Wade Beers
Dane Furlotte
Shasta Stairs
Alicia Brown
Elizabeth Murray

ADOPTION DE PROCÈS-VERBAL

Réunion ordinaire – 16 septembre 2026

Proposé par : Neill McKay
Appuyé par : Greg Ericson, conseiller

Approuver le procès-verbal de la réunion ordinaire du Comité consultatif sur l'urbanisme tenue le 16 septembre 2026.

ADOPTÉ

DEMANDES DE ZONAGE

12 Neighbours Community Inc. - 269 Two Nations Crossing

Modification des modalités et conditions de l'arrêté Z-5.241 et conclusion d'une nouvelle entente d'aménagement connexe. Les modifications aux modalités et conditions et à l'entente d'aménagement visent à :

- autoriser un maximum de 112 micromaisons;
- autoriser des résidences assistées pouvant accueillir au plus 30 personnes;
- ajouter un nouveau plan d'implantation intégrant l'usage de résidences assistées;
- ajouter les plans architecturaux des bâtiments destinés à cet usage.

Audience publique

- Le requérant, Marcel LeBrun, a présenté les détails du projet de logements avec services de soutien organisés autour d'une cour.

Proposé par : Greg Ericson, conseiller
Appuyé par : Neill McKay

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 21 octobre 2026, approuve la demande présentée par 12 Neighbours Community Inc. concernant la propriété située au 269, promenade Two Nations Crossing, visant à modifier les modalités et conditions de l'arrêté Z-5.241 précédemment approuvées afin d'autoriser un maximum de 112 micromaisons et des résidences assistées comptant au plus 30 chambres, d'ajouter un nouveau plan d'implantation intégrant l'usage de résidences assistées et d'ajouter les plans architecturaux des bâtiments destinés à cet usage.

ADOPTÉ

Harvona Contracting Inc. - 140 – 146 Wallace Avenue

- Rezonage de zone résidentielle 1 (R-1) à zone résidentielle 5 (R-5) afin de permettre la construction d'un bâtiment regroupant six maisons en rangée.

Audience publique

- Le requérant, Chanso Munn, était disponible pour répondre aux questions.

Proposé par : Scott McConaghy
Appuyé par : Jocelyn Pike, conseillère

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 21 octobre 2026, approuve, sous réserve des modalités et conditions, la demande présentée par Harvona Contracting Inc., a/s Chanso Munn, visant à rezoner la propriété située au 140-146, avenue

Wallace, de zone résidentielle 1 (R-1) à zone résidentielle 5 (R-5), afin de permettre la construction d'un bâtiment regroupant six maisons en rangée.

ADOPTÉ

DEMANDE DE LOTISSEMENT

Chris Thomas - 447 – 449, rue Northumberland

- Le requérant propose de lotir la propriété située au 447-449, rue Northumberland afin de construire une habitation unifamiliale isolée avec un appartement accessoire sur le nouveau lot.
- Le nouveau lot nécessite une dérogation de 102,1 m² à la superficie minimale du lot et une dérogation de 14,8 m à la profondeur du lot.
- L'habitation unifamiliale isolée avec un appartement accessoire projetée nécessite une dérogation de 1,71 m à la marge de retrait arrière et une dérogation de 18,7 m² à l'aire de plancher de l'appartement accessoire
- Le lot restant nécessite une dérogation de 493 m² à la superficie du lot.

Audience publique

- Le requérant, Chris Thomas, était disponible pour répondre aux questions.

Proposée par : Neill McKay
Appuyé par : Jocelyn Pike, conseillère

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 21 octobre 2026, approuve, sous réserve des modalités et conditions, la demande présentée par Christopher Thomas concernant la propriété située au 447-449, rue Northumberland, pour les dérogations suivantes :

- **une dérogation de 102,1 m² à la superficie du lot et une dérogation de 14,8 m à la profondeur du lot projeté;**
- **une dérogation de 492,1 m² à la superficie du lot et une dérogation de 7,2 m à la profondeur du lot restant;**
- **une dérogation de 1,71 m à la marge de retrait de la cour arrière pour le bâtiment projeté;**
- **une dérogation de 10,7 m² à l'aire de plancher de l'appartement accessoire projeté;**

afin de permettre la création d'un lot TP-2 destiné à une habitation unifamiliale isolée avec un appartement accessoire.

IL EST DE PLUS RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 21 octobre 2026, transmette au conseil municipal la demande présentée par Christopher Thomas pour un

plan provisoire de lotissement visant à créer un nouveau lot en zone de lotissement résidentiel 2 (TP-2) à partir de la propriété située au 447-449, rue Northumberland, en recommandant le versement d'une somme d'argent au lieu de la mise de côté de terrains d'utilité publique.

ADOPTÉ

DEMANDE DE DÉROGATION

AFFAIRE COURANTE

Trent Hill - Dénomination d'une nouvelle rue – Liberation Row, Killarney Road (N.-B.)

Proposé par : Neill McKay
Appuyé par : Anna Patterson

IL EST RÉSOLU QUE le Comité consultatif sur l'urbanisme, réuni le 21 octobre 2026, attribue le nom « Liberation Row » à la nouvelle rue qui reliera la rue Freedom et la promenade Declaration dans le lotissement Liberty Estates.

ADOPTÉ

AFFAIRE NOUVELLE

PERMIS DE CONSTRUIRE

Réception des permis de construire pour septembre 2026.

Proposé par : Greg Ericson, conseiller
Appuyé par : Scott McConaghy

Recevoir les permis de construire pour le mois de septembre 2026.

ADOPTÉ

LEVÉE DE LA RÉUNION

Proposé par : Neill McKay
Appuyé par : Greg Ericson, conseiller

Procéder à la levée de la réunion régulière du Comité consultatif sur l'urbanisme à 19 h 50.

ADOPTÉ

Rodney Blanchard, président

Elizabeth Murray, secrétaire

PLANNING REPORT

Fredericton

PAC – November 18, 2026
File No.: S-17-2026 P.R. No. 81/26

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Tentative plan of subdivision to add land to the public right-of-way. **Assent of Council is required.**

Property: **Gilbert Street (PID 01553387; PID 01547090) and 77 Canada Street (PID 75406298)**

OWNER:

City of Fredericton (c/o Ryan Seymour) – **PID 01547090**
397 Queen Street
Fredericton, NB E3B 1B5

New Brunswick Power Corporation (c/o Michelle Jardine) – **PID 01553387 and PID 75406298**
515 King Street PO Box 2000, STN A
Fredericton, NB E3B 4X1

APPLICANT:

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

SITE INFORMATION:

Location:	Intersection of Gilbert Street and Canada Street
Context:	Generally vacant lands to the north and to the west, mix of multi-residential and single-detached dwellings to the east, wetlands and Nashwaak River to the south
Ward No:	5
Municipal Plan:	Business and Industrial Parks, New Neighbourhoods, and Parks and Open Space
Zoning:	General Industrial (GI), Multi-Residential Zone Two – Holding (MR-2(H)), Residential Zone One – Holding (R-1(H)), Residential Zone Five – Holding (R-5(H)) and Environmental and Open Space (EOS)
Existing Land Use:	NB Power substation (PID 01553387 and 75406298) and vacant land (01547090)

Previous Applications: N/A

EXECUTIVE SUMMARY:

The Applicant is proposing a tentative plan of subdivision to add a total of 2,626.6 m^2 of land to the public right-of-way. A 373.6 m^2 parcel of land would be added to the Canada Street right-of-way to formalise a sidewalk encroachment at the northwest corner of Canada Street and Gilbert Street. A 2,253 m^2 parcel of land would be added to the Gilbert Street right-of-way to extend the public street. The proposed subdivision would not result in any lot deficiencies and adds the necessary land to make improvements to the public right-of-way. Staff support the application subject to terms and conditions.

APPLICATION:

Ryan Seymour, on behalf of the City of Fredericton, has made application as it relates to properties located on Gilbert Street (PID 01553387; PID 01547090) and 77 Canada Street (PID 75406298) for a tentative plan of subdivision to add a 373.6 m^2 parcel of land to the Canada Street right-of-way from a portion of PID 75406298, and to add a 2,253 m^2 parcel of land to the Gilbert Street right-of-way from portions of PID 01553387 and PID 01547090.

PLANNING COMMENTS:

Proposal:

- The City of Fredericton is proposing to subdivide the subject property to add a total of 2,626.6 m^2 of land to the public right-of-way (ROW). As shown on Maps II and III, a 373.6 m^2 portion of land would be added to the Canada Street right-of-way to formalize the encroachment of the public sidewalk that had been in place for several years. Additionally, the 2,253 m^2 parcel of land to be added to the Gilbert Street right-of-way is to formalize the use of the aforementioned parcel as a public street, as municipal services already run underground, it serves as access to properties, and it is already being maintained by the City to public street standards.

Zoning By-law:

The proposal meets the respective standards in Zoning By-law Z-5 as follows:

Standard	Required	Provided	Variance
PID 75406298 – Canada St (GI)			
Lot Area	2,000 m^2	43,768.8 m^2	N/A
Lot Frontage	30 m	~ 190 m	N/A

- The extension of Gilbert Street would require portions of the City's property (PID 01547090) and of NB Power's property (PID 01547090). These are large parcels that encompass several zoning designations, and each of the remnants would have an area of at least 250,000 m^2. In the long-term, these parcels are intended to accommodate a comprehensive development with a mix of housing forms that include a further extension of Gilbert Street and a connection to Cliffe Street. Zoning compliance will be evaluated at a future date with a concrete development proposal.

- The proposed subdivision will not result in any deficiencies to the subject properties with respect to the lot and area requirements of the Zoning By-law, and Staff do not believe that the proposal will have any negative impacts on the surrounding properties.

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

Engineering & Operations:

- Engineering & Operations have no concerns with the proposed plan of subdivision as the parcels of land to be transferred to the City right-of-way are adequate. They address the sidewalk encroachment on Canada Street and fully encompass the northern extremity of Gilbert Street which is currently existing outside a public right-of-way.

RECOMMENDATION:

1. It is recommended that the application submitted by Ryan Seymour, on behalf of the City of Fredericton, for tentative plan of subdivision to add a 373.6 m^2 parcel of land to the Canada Street right-of-way from a portion of PID 75406298, and to add a 2,253 m^2 parcel of land to the Gilbert Street right-of-way from portions of PID 01553387 and PID 01547090, be forwarded to City Council with a recommendation that the location of the public street as shown on Map II, be approved.

Additional Information

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

a) The final plan of subdivision be submitted generally in accordance with Map II attached to PR 81/26, to the satisfaction of the Development Officer.

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

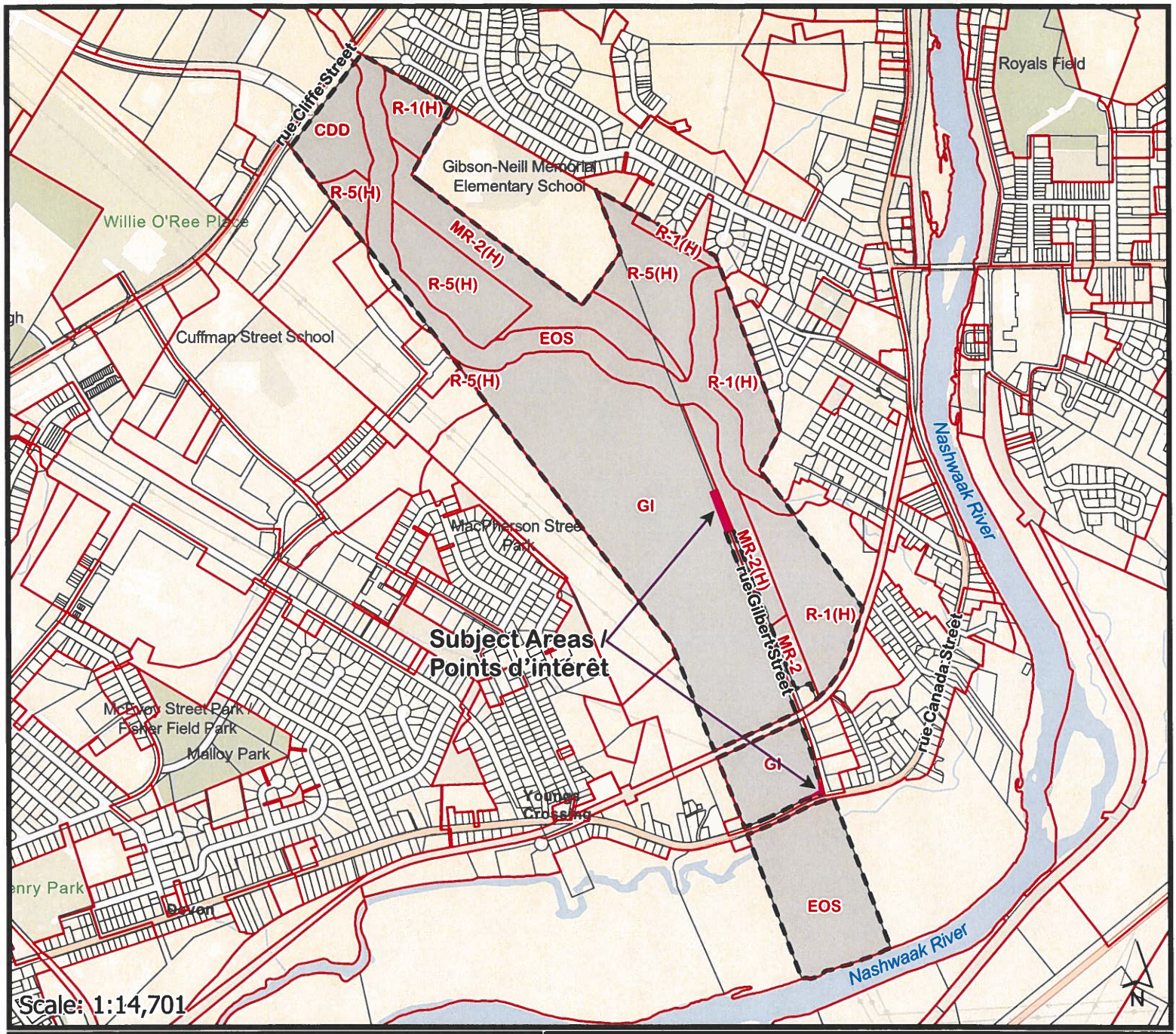
BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd. entitled New Brunswick Power Corporation and City of Fredericton Subdivision creating Canada Street (Public) Gilbert Street (Public) Canada Street, Gilbert Street, City of Fredericton, County of York, Province of New Brunswick, receive the Assent of Council pursuant to Section 88(4) of the *Community Planning Act*.

Prepared by:

Melisa Tang Choy, RPP, MCIP
Planner, Community Planning

Approved by:

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





Subject Properties / Propriétés visées

Subject Areas / Points d'intérêt

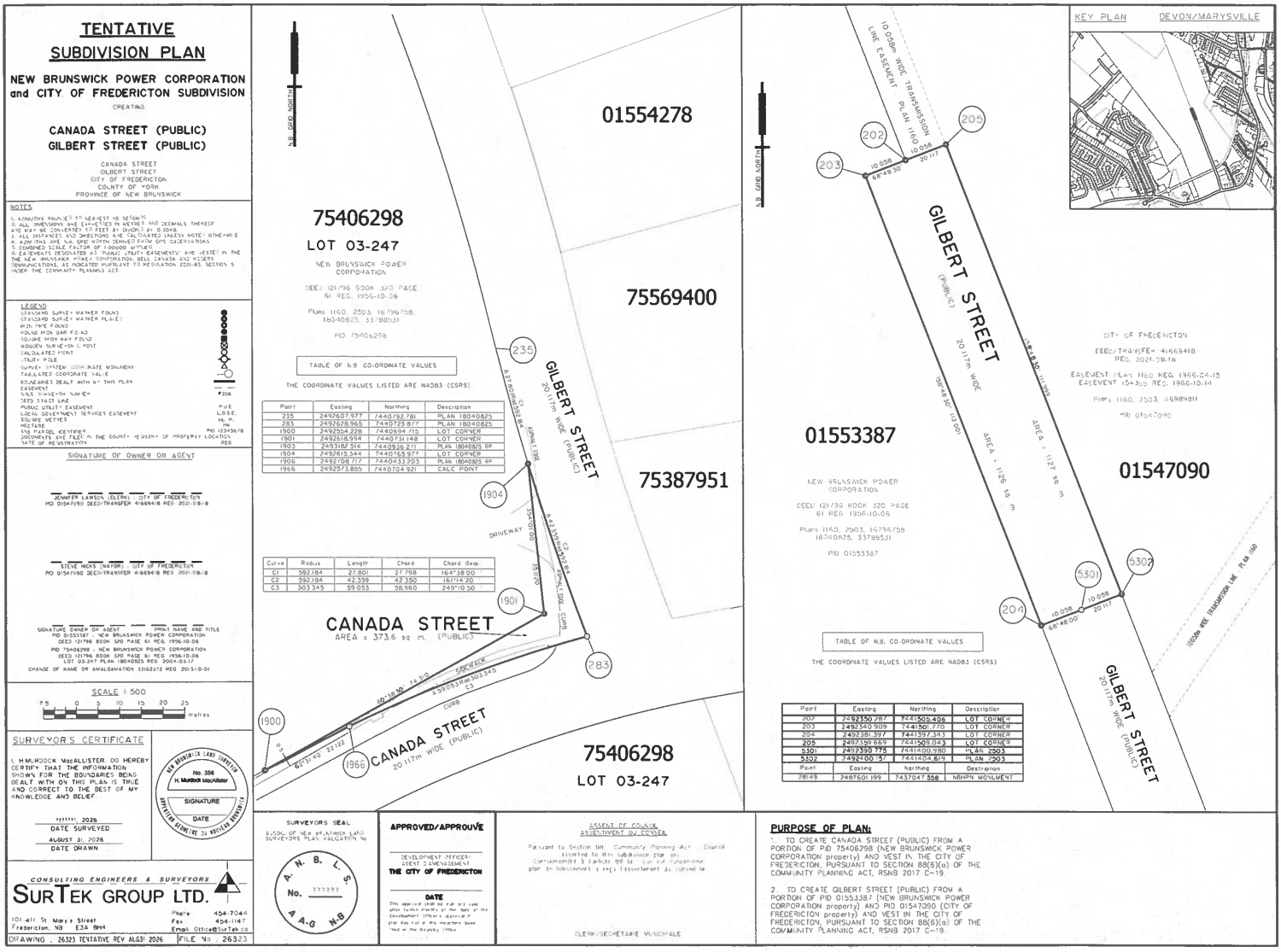
Tentative plan of subdivision to add lands to the public right-of-way (Gilbert Street and Canada Street) from portions of PID 01553387, 01547090 and 75406298.

Plan provisoire de lotissement visant à ajouter des terrains à l'emprise publique (rue Gilbert et rue Canada) à partir de portions des NID 01553387, 01547090 et 75406298.

Fredericton

Community Planning
Planification urbaine

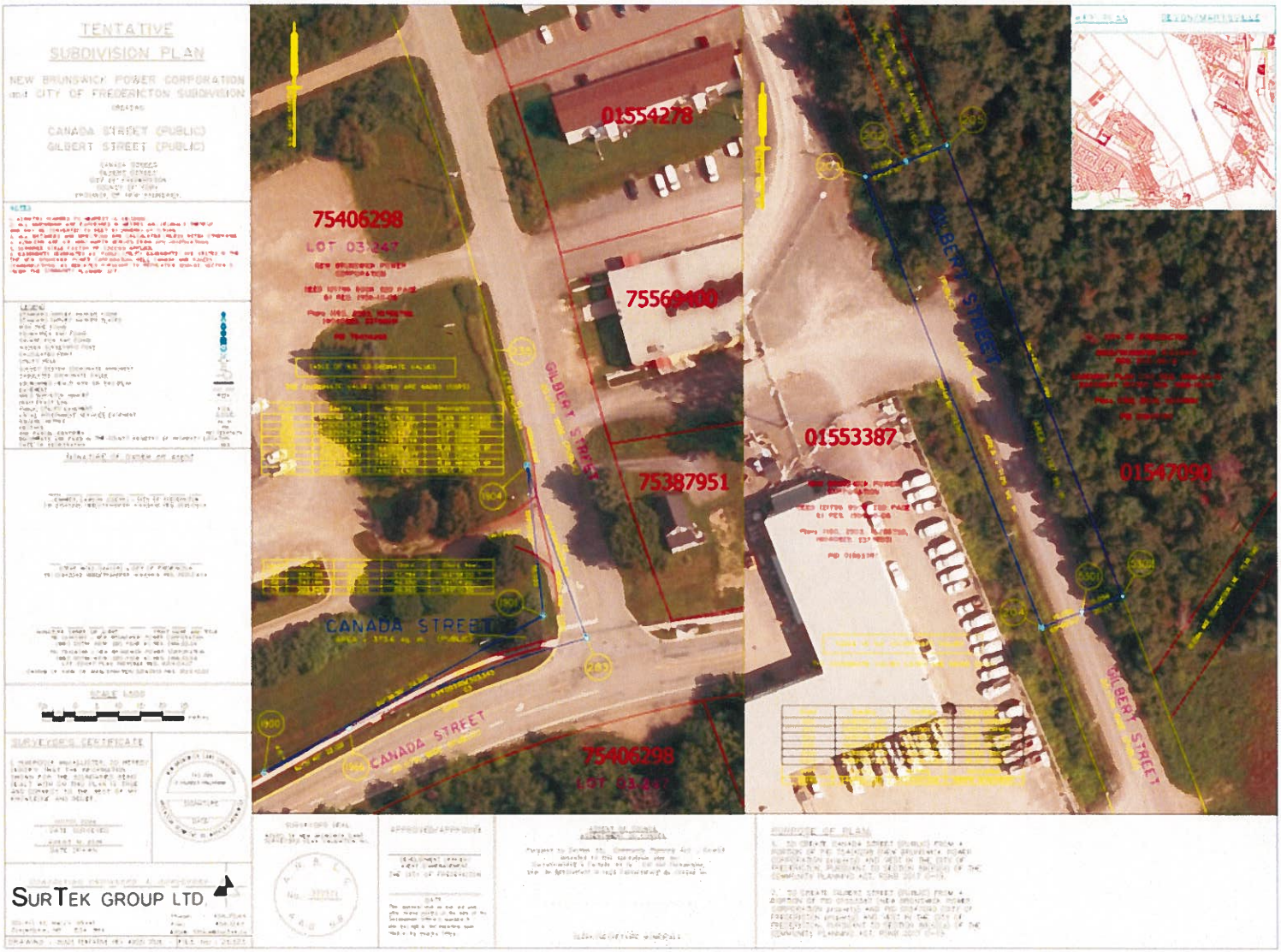
Map \ carte # I
File \ fiche: PR-81-2026
Date \ date: novembre / November 18, 2026
Subject \sujet: rue Gilbert Street
City of Fredericton
(c/o Ryan Seymour)



Tentative Plan of Subdivision / Plan provisoire de lotissement

Fredericton
Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-81-2026
Date \ date: novembre / November 18, 2026
Subject \sujet: rue Gilbert Street
City of Fredericton
(c/o Ryan Seymour)



Tentative Plan of Subdivision - Aerial Photo / Plan provisoire de lotissement – Photo aérienne

Fredericton
Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-81-2026
Date \ date: novembre / November 18, 2026
Subject \sujet: rue Gilbert Street
City of Fredericton
(c/o Ryan Seymour)

PLANNING REPORT

Fredericton

PAC – November 18, 2026
File No.: V-27-2026 P.R. No. 79/26

To: Planning Advisory Committee

From: Melisa Tang Choy, Planner

Proposal: Variance to permit driveway to be located 1 metre from side property line in the COR-1 zone

Property: **366 Main Street (PID 01408608)**

OWNER: 765555 NB Inc. (c/o Troy Haines)
117 Bird Avenue
Fredericton, NB E3A 2H8

APPLICANT: Same as above

SITE INFORMATION:

Location: Corner lot at the intersection of Main Street and Devonshire Drive

Context: Primarily surrounded commercial uses

Ward No: 3

Municipal Plan: North Core

Zoning: Commercial Corridor Zone One (COR-1)

Existing Land Use: Vacant land

Previous Applications: PR 79/15, PR 52/16, PR 32/20

EXECUTIVE SUMMARY:

The Applicant is proposing to operate a food truck business (temporary vending facility) on the subject property, which is currently vacant. The Applicant intents to have a permanent building for the restaurant on the site in the future. Both the temporary vending facility and the restaurant uses are permitted as stand-alone uses in the Commercial Corridor Zone One (COR-1). The subject property was previously the site for a single-detached dwelling that was demolished in 2016 and has been sitting vacant since. Due to the more intense use, the driveway will need to be relocated further away from the intersection for safety reasons. In commercial zones, driveways are required to be located 3 metres from the side property line. However, the new proposed driveway would be located 1 metre from the eastern side property line, which would require a variance. Staff do not anticipate negative impacts to neighbouring properties due to the relocation of the driveway and support the application subject to terms and conditions.

APPLICATION:

Troy Haines has made application for a variance to permit a driveway to be located 1 metre from the side property line in Commercial Corridor Zone One (COR-1) on property located at 366 Main Street.

PLANNING COMMENTS:

Background:

- The subject property was the site for a single-detached dwelling that was demolished in 2016, and the lot has been sitting vacant since. The existing driveway located closer to the intersection of Main Street and Devonshire on the west side of the property remained after demolition. As noted below, there had been previous planning approvals for the subject property; however, no actual redevelopment has taken place, and thus the existing driveway remained in place.

- In 2015 the subject property was rezoned from Environmental and Open Space (EOS) to Commercial Corridor Zone One (COR-1) to align the subject property with the Commercial designation for Main Street. Minor variances were granted for the lot depth and lot area to recognize the existing lot deficiencies for the purpose of selling the lot.

- In June 2016, minor variances for the lot area, side yard setback and one parking space were granted in order to permit a four-storey mixed use building with 5 residential units.

- In April 2020, a minor front yard setback variance was granted to permit the construction of a 3-storey mixed-use building with 4 residential units.

Proposal:

- The Applicant is proposing to establish a Temporary Vending Facility (food truck) on the subject property, with the intention of building a brick-and-mortar restaurant on the subject property in the future, once finances permit. Due to the more intense use on the subject property, the existing driveway will need to be relocated to the eastern side of the property, as shown on Map II. This would result in the driveway being located 1 metre away from the eastern side property line and would therefore result in a 2-metre deficiency in the separation distance between the driveway and the side property line in a commercial zone. Therefore, a variance is required.
- Due to the temporary nature of the food truck, the Applicant has agreed to operate 4 days a week, from 11 am to 7 pm. Two to five employees would be onsite at a time, and the food truck would not be parked overnight on the subject property.
- Given that the subject property would be used to park vehicles, including the food truck, the subject property would need to meet the standards of Section 5 of Zoning By-law Z-5. Specifically, subsection 5.2(10) regarding the design of parking lots. As part of this application, an engineered site plan with a drainage plan has been submitted (Map II).

Zoning By-law:

- Subsection 5.2(6) of Zoning By-law Z-5 requires that driveways in commercial zones be located 3 metres from a side property line. The intent of this provision is to prevent driveways for commercial zones from abutting or connecting to each other, resulting in very wide driveways overpowering the streetscape. In this case, the 1-metre distance from the side property line would allow for a landscape strip between the driveway and the side property line. Staff have no issues with the variance request, as a landscaped strip will be retained between the driveway and the side property line, and the relocation of the driveway has been requested by the City.

- The intention for the future of the subject property is to have a permanent building on the lot that meets the intent, policies and design guidelines outlined in the Main Street Secondary Plan, and to remove the food truck. Temporary Vending Facility, Food Service-Take Out and Restaurant, are already permitted uses in the COR-1 zone. Any future redevelopment of the site would require that the building complies with the Main Street Secondary Plan, which includes the Main Street Urban Design Guidelines, and that the parking lot be compliant with Section 5 of Zoning By-law Z-5 regarding parking and access. This includes the requirement for curbing the parking lot.

- Unlike many of the other temporary food vendors in the City, Staff are requiring that the parking lot be surfaced with hot-mix asphalt, portland cement, concrete, or asphalt stone chip seal coat, as outlined in Subsection 5.2(10)(a)(i) in Zoning By-law Z-5. Given the temporary nature of the use, the Applicant has provided an engineered site plan that includes drainage swales to manage stormwater. Other provisions under Section 5 of Zoning By-law Z-5 will also need to be met, including standards regarding barrier-free parking spaces, bicycle parking, and landscaping for parking lots adjacent to a public street.

Engineering & Operations:

- The Engineering comments below are related to the installation of a temporary food truck with no connection to City of Fredericton services. The Applicant will be required to adhere to the City of Fredericton General Specifications for Municipal Services and Stormwater Guidelines upon transitioning to a permanent structure on this property.

- Staff would note that the relocation of the driveway will require moving the existing guy wires that run to the pole near the northeast corner of the property. The Applicant is responsible for coordinating the relocation of the guy wires with NB Power.

Traffic/Access

- Transportation staff have reviewed the proposal and have worked with the applicant to determine an acceptable position for the driveway. The agreed-upon location is the main factor behind the variance request, as is proposed at the eastern extremity of the property. This location was chosen to cause the least interference on the turning radius or line-of-site for traffic existing the corner of Devonshire Drive onto Main Street.

- The proposed driveway location is consistent with a previous PAC application for a multi-unit residential building. Given the expected increase in traffic volume caused by this development, it is essential to maintain the proposed driveway location.

Municipal Services

- There is municipal water and sanitary sewer servicing that run along the frontage of the proposed property on Main Street. The Applicant has indicated they will not be requiring a connection for the current proposal; However, a connection to City of Fredericton services along with full servicing plan approved by the Director of Engineering will be required for the future transition to a permanent structure.

Stormwater Management

- The City of Fredericton considers the proposed drainage swale and overflow location acceptable for the current proposal. The Applicant will be responsible to construct the temporary drainage swale in a way as to not negatively impact PID 01408020 when the swale enters an overflow state.

- A full Stormwater Management Plan (SWMP) will be required for any future developments, including parking lot pavement and curbing, as part of the transition to a permanent structure. The purpose of the SWMP is to ensure that surface water is managed and attenuated such that there will be no negative impact on the City's public storm system, adjacent properties, or wetlands/watercourses.

RECOMMENDATION:

It is recommended that the application submitted by Troy Haines has made application for a variance to permit a driveway to be located 1 metre from the side property line in Commercial Corridor Zone One (COR-1) on property located at 366 Main Street, be approved subject to the following terms and conditions:

a) The site be developed substantially in accordance with Map II attached to P.R. 79/26, including the inclusion of landscape screening between the parking lot and the public street, to the satisfaction of the Development Officer;

b) Any future redevelopment of the site to comply with Section 5 of Zoning By-law Z-5, including curbing of the parking lot;

c) Any signage to comply with Section 6 of Zoning By-law Z-5;

d) The food truck shall not operate more than 4 consecutive days and not more than a total of 20 days in a calendar month on the subject property, to the satisfaction of the Development Officer;

e) No vehicle or food truck parking be permitted overnight on the subject property;

f) No more than one food truck to be permitted on the subject property at any given time;

g) Applicant to submit a site plan stamped by a Professional Engineer licensed to practice in New Brunswick for Plan Review prior to the commencement of any on-site work, to the satisfaction of the Director of Engineering & Operations;

h) Access, lot grading plans, servicing, and stormwater management plans will be required to the satisfaction of the Director of Engineering & Operations prior to any future developments outside of the scope of this application;

i) The Applicant is responsible for the cost of any applicable driveway curb cuts, curb reinstatements and sidewalk replacement. Curb and sidewalk work is to be done by the City of Fredericton;

j) All design, construction, and inspections to be in accordance with the City's General Specifications for Municipal Services;

k) Record drawings stamped by a Professional Engineer licensed to practice in New Brunswick are required at completion of all future developments;

l) The Applicant is responsible for contacting NB Power for any work related to the relocation of the guy wires; and,

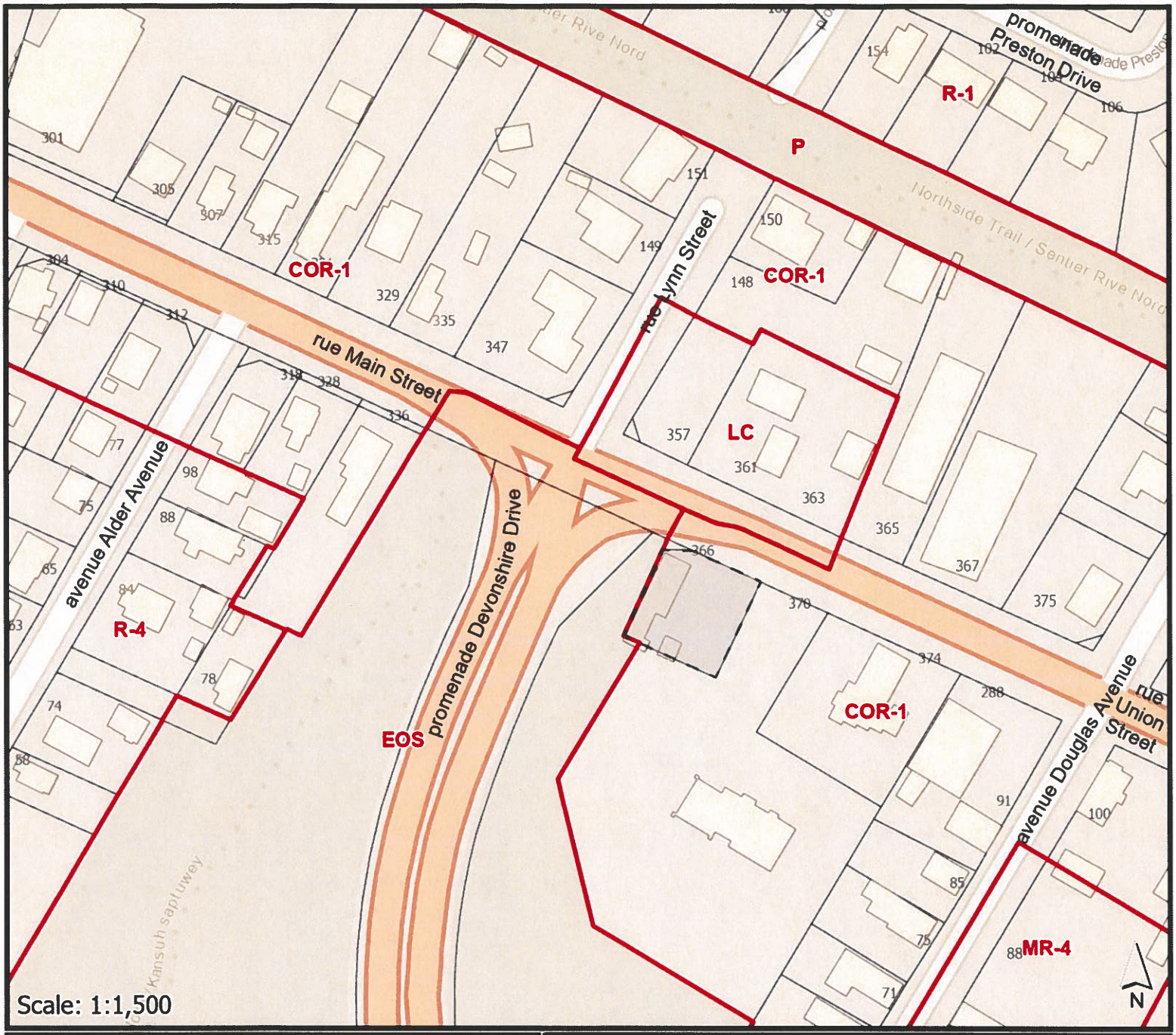
m) The Applicant is responsible for obtaining any necessary approvals from the Province of New Brunswick Department of Health and Fredericton Fire Department.

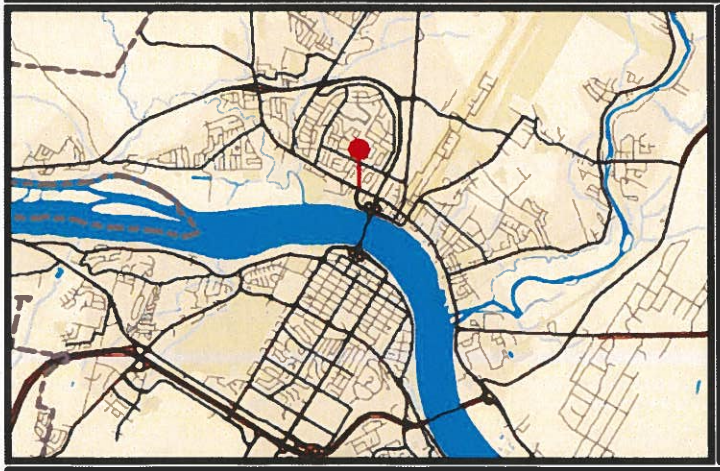
Prepared by:

Melisa Tang Choy, RPP, MCIP
Planner, Community Planning

Approved by:

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





Subject Properties / Propriétés visées

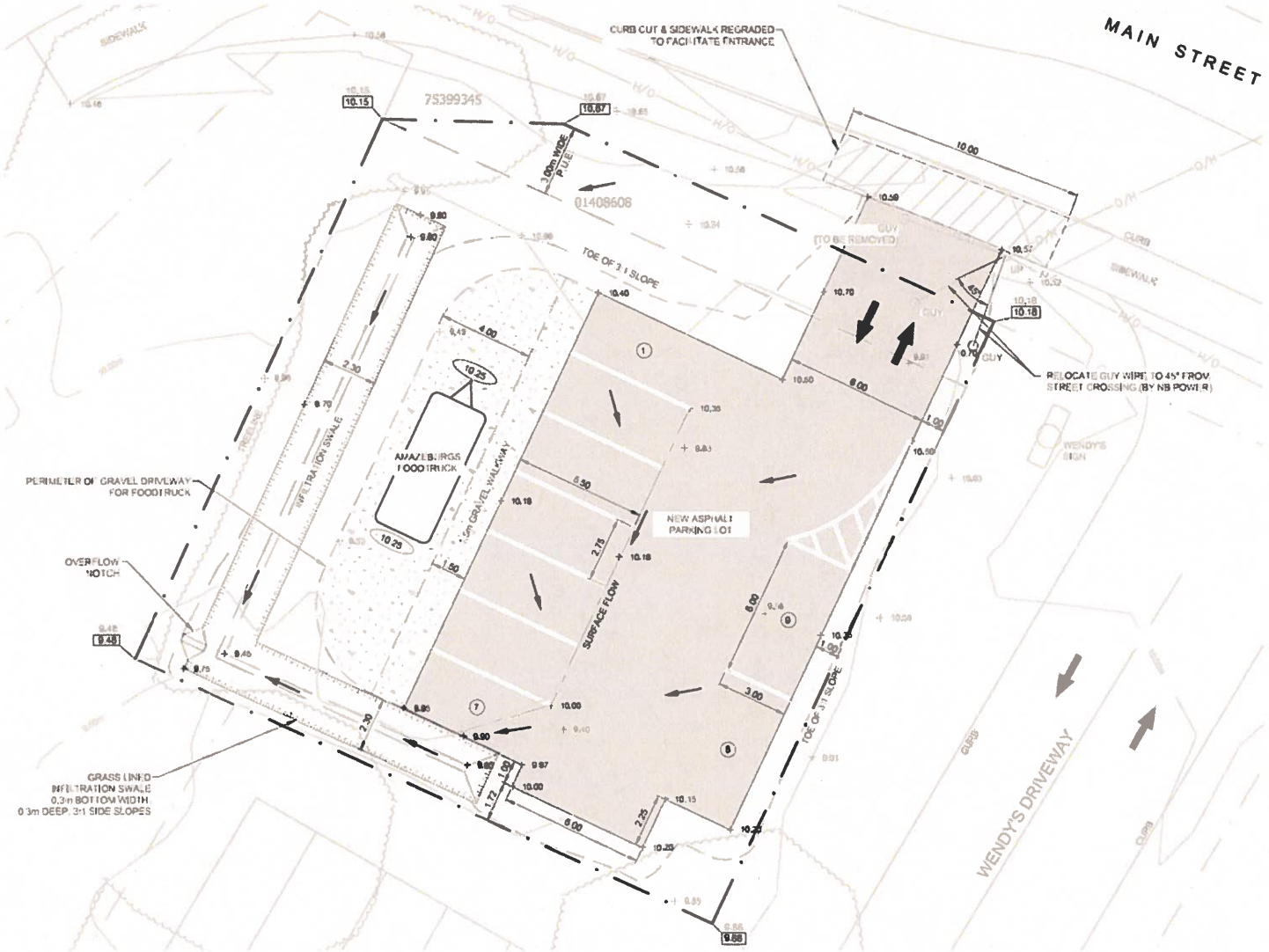
Variance to permit a driveway to be located 1 metre from the side property line in the COR-1 zone.

Dérogation visant à permettre l'aménagement d'une allée d'accès située à 1 mètre de la limite latérale de propriété dans la zone COR-1.

Fredericton

Community Planning
Planification urbaine

Map \ carte # I
File \ fiche: PR-79-2026
Date \ date: novembre / November 18, 2026
Subject \sujet: 366 Main Street
765555 NB Inc
(c/o Troy Haines)



Variance to permit a driveway to be located 1 metre from the side property line in the COR-1 zone.

Dérogation visant à permettre l'aménagement d'une allée d'accès située à 1 mètre de la limite latérale de propriété dans la zone COR-1.

Site Plan / Plan du site



Elevations / Elevations

BUILDING INSPECTION REPORT FOR October2026

	PERMITS	VALUE	VALUE OF CONST. YEAR TO DATE	SAME PERIOD LAST YEAR
RESIDENTIAL				
SINGLE DETACHED DWELLING				
New	3	$1,044,000	$20,629,900	$37,798,450
New SDD with SDU(s)	-	-	$3,278,000	-
Additions	6	$354,935	$1,723,435	$1,864,175
MINI HOMES				
New	-	-	$1,299,000	$2,012,000
Additions	-	-	-	-
SEMI-DETACHED / DUPLEX				
New	2	$925,000	$4,060,000	$7,696,500
Additions	-	-	-	$199,000
SECONDARY DWELLING UNIT				
New Basement Apt	-	-	$564,050	$566,000
New Accessory Apt	1	$20,000	$57,000	$390,000
New Garden Apt	-	-	$380,000	$30,000
New Garage Apt	-	-	$324,500	$150,000
TOWNHOUSES				
New	2	$4,224,157	$10,494,157	$2,847,000
Additions	-	-	-	-
APARTMENT BLDG.				
New	1	$11,250,000	$138,494,550	$196,706,176
Additions	-	-	$660,000	$16,000
3 - 4 UNIT APARTMENT BUILDING				
New	-	-	$780,000	-
Additions	-	-	$200,000	$541,000
ACCESSORY BLDG	*** Includes Development Permits**			
Storage Building *	2	$16,500	$512,820	$921,591
Carport/Garage *	1	$75,000	$1,076,959	$837,250
Swimming Pool	1	$62,685	$1,928,309	$1,590,265
Deck	4	$33,275	$709,576	$383,038
RENOV/REPAIRS	25	$687,439	$8,782,901	$10,702,610
TOTAL RESIDENTIAL	**48**	**$18,692,991**	**$195,955,157**	**$265,251,055**

	PERMITS	VALUE	VALUE OF CONST. YEAR TO DATE	SAME PERIOD LAST YEAR
COMMERCIAL				
New	-	-	-	$14,448,000
Additions	1	$200,000	$6,392,000	$1,314,000
Renov/Repairs	9	$5,679,236	$47,894,940	$22,637,519
INDUSTRIAL				
New	-	-	$1,880,000	$3,650,000
Additions	1	$38,000	$38,000	-
Renov/Repairs	1	$568,000	$694,469	$2,628,250
GOVERN (Mun.)				
New	2	$105,000	$397,000	-
Additions	-	-	-	-
Renov/Repairs	1	$20,000	$37,000	$1,842,315
GOVERN (Fed/Prov)				
New	-	-	-	-
Additions	-	-	$546,990	-
Renov/Repairs	-	-	$1,726,411	$1,469,000
INSTITUTIONAL				
New	-	-	$2,584,000	$791,000
Additions	-	-	$567,000	$333,000
Renov/Repairs	-	-	$5,521,314	$6,552,959
				-
Others	-	-	-	$19,000
DEMOLITION	1	-	-	-
TOTALS	**64**	**$25,303,227**	**$264,234,281**	**$320,936,098**

$42,592,146 (October 2025)

DEMOLITIONS

24 Vanhorne Court - Single Detached Dwelling

NUMBER OF NEW DWELLING UNITS

	October 2026	THIS YEAR TO DATE	October 2025	SAME PERIOD LAST YEAR
SINGLE DETACHED DWELLING	3	57	20	102
SEMI-DETACHED / DUPLEX	4	18	8	33
TINY / MINI HOMES	0	11	0	17
SECONDARY DWELLING UNIT	1	23	6	23
APARTMENT UNITS	74	918	180	1179
TOWNHOUSE UNITS	21	48	0	25
TOTAL	**103**	**1075**	**214**	**1379**

SECONDARY DWELLING UNIT BREAKDOWN

	October 2026	THIS YEAR TO DATE	October 2025	SAME PERIOD LAST YEAR
BASEMENT APARTMENT	0	14	4	21
ACCESSORY APARTMENT	1	5	1	3
GARDEN APARTMENT	0	2	0	1
GARAGE APARTMENT	0	2	1	1

NUMBER OF PERMITS ISSUED

BUILDING PERMITS		PLUMBING PERMITS		SIGN PERMITS	
October 2026	TO DATE	October 2026	TO DATE	October 2026	TO DATE
62	647	33	322	10	70

DEVELOPMENT PERMITS

October 2026	TO DATE
2	75

FEES FOR BUILDING PERMITS ISSUED

October 2026	TO DATE	October 2025	SAME PERIOD LAST YEAR
$206,196.00	$2,141,270.00	$344,690.00	$2,602,615.02

FEES FOR PLUMBING PERMITS ISSUED

October 2026	TO DATE	October 2025	SAME PERIOD LAST YEAR
$25,240.00	$260,340.00	$47,120.00	$299,180.00

FEES FOR SIGN PERMITS

October 2026	TO DATE	October 2025	SAME PERIOD LAST YEAR
$1,175.00	$8,675.00	$2,225.00	$10,000.00

FEES FOR DEVELOPMENT PERMITS

October 2026	TO DATE	October 2025	SAME PERIOD LAST YEAR
$100.00	$6,150.00	$700.00	$7,900.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

October 2026	TO DATE	October 2025	SAME PERIOD LAST YEAR
$232,711.00	**$2,416,435.00**	**$394,735.00**	**$2,919,695.02**

SUBMITTED BY:

APPROVED BY:

Fredericton

Growth & Community Services Department

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

Issued Building Permits
Sorted by Structure Type

October 2026

Permit #	PID	Issue Date	Project Location	Applicant	Ward	Structure Type:	Type of Work:	Permit Fee	Value	Description
2024BP0417	01502434	Oct-14-26	54 Sarahs Ln	Simpson Building Contractors Ltd	Ward 12	Apartment Building	New	$90,050.00	$11,250,000.00	Construct a 74-unit apartment building as per plans submitted
2026BP0681	75360453	Oct-16-26	1 Golf Greens Ln	Nick Hughes	Quartier/Ward 12	Apartment Building	Renovation	$210.00	$20,000.00	Construct renovations to Unit 412 of residential condominium building as per floor plan submitted.
2026BP0704	75395798	Oct-27-26	200 Reynolds St	Three D Fabrications Ltd	Quartier/Ward 2	Apartment Building	Renovation	$370.00	$40,000.00	Construct structural repairs/reinforcement to the existing roof structure of apartment building, as per P.Eng. detail submitted
2026BP0660	01465491	Oct-16-26	205 Cambridge Cres	Harris Renovations	Quartier/Ward 8	Attached Garage	New	$170.00	$15,000.00	Construct a 24' x 14' attached carport onto SDD as per plans submitted.
2026BP0524	01501261	Oct-22-26	495 Prospect St	Wall Construction Services	Quartier/Ward 12	Commercial Building	Renovation	$7,258.00	$900,236.00	Construct interior fit-up of suite 108 for new Labour Board Office as per plans submitted.
2026BP0553	75457838	Oct-13-26	15 Rolling Hill Dr	700934 NB Ltd.	Quartier/Ward 6	Commercial Building	Addition	$1,650.00	$200,000.00	Construct addition to existing commercial storage building as per plans submitted.
2026BP0577	75257774	Oct-07-26	1135 Hanwell Rd	RCS Construction	Quartier/Ward 9	Commercial Building	Renovation	$1,506.00	$182,000.00	Construct renovation to remove mezzanine in wash bay area of auto dealership as per plans submitted
2026BP0579	01438118	Oct-22-26	569 Woodstock Rd	Brigham & Brown Holdings Ltd.	Quartier/Ward 12	Commercial Building	Renovation	$2,850.00	$350,000.00	Construct fit-up of Suite A (Chiropractic Office) and Suite B (Interior Design office) as per plans submitted
2026BP0610	75486365	Oct-19-26	709 Bishop Dr	Iron Maple Constructors	Quartier/Ward 9	Commercial Building	Renovation	$16,850.00	$2,100,000.00	Construct interior renovation and an addition for a Kia dealership (former Subaru dealership) as per plans submitted
2026BP0642	75554501	Oct-26-26	575 Two Nations Cross	767137 NB Inc.	Quartier/Ward 4	Commercial Building	Renovation	$1,010.00	$120,000.00	Construct fit-up for 7 Iron golf simulator in unit #6-7 as per plans submitted.
2026BP0657	01448364	Oct-16-26	160 York St	Tnt Johnson Dynamite Home Improvements	Quartier/Ward 11	Commercial Building	Renovation	$666.00	$77,000.00	Construct Phase II renovation as funeral home as per manual application and plans submitted.
2026BP0671	01488261	Oct-14-26	435 Brookside Dr	Wall Construction Services	Quartier/Ward 2	Commercial Building	Renovation	$170.00	$15,000.00	Construct renovation to expand MacTavish Sports (unit 18 / 65) into unit 17, as per plans submitted.
2026BP0691	75445387	Oct-14-26	80 Bishop Dr	MPM Construction Inc.	Quartier/Ward 9	Commercial Building	Renovation	$2,730.00	$335,000.00	Construct fit-up of former WSP Engineers space for Go To Insurance offices as per information submitted
2026BP0694	75367581	Oct-19-26	570 Queen St	Bird Construction Group	Quartier/Ward 11	Commercial Building	Renovation	$12,850.00	$1,600,000.00	Construct office fit-up for Scotia Wealth Management on 3rd floor of Baker House Building as per plans submitted
2026BP0683	75150920	Oct-27-26	42 Route 148 Hwy	Lovely Investments Inc.	Quartier/Ward 4	Commercial/Industrial	Addition	$354.00	$38,000.00	Construct a 40' x 40' addition onto existing storage building as per plan submitted.
2026BP0673	75487629	Oct-15-26	224 York St	Bellastate Construction	Quartier/Ward 10	Commercial/Residential	Renovation	$58.00	$1,000.00	Modification to existing permit #2026BP0030, changing from hotel to apartments as per plans submitted
2026BP0499	01555150	Oct-21-26	5 McInnis Crt	Vivid View Construction	Quartier/Ward 5	Deck	New	$98.00	$5,400.00	Construct replacement front and side decks on SDD as per plans submitted.
2026BP0503	75535161	Oct-14-26	80 Stonehill Ln	Lipstick Landscaping	Quartier/Ward 2	Deck	New	$210.00	$20,000.00	Construct a rear yard deck as per plans submitted.
2026BP0708	01422633	Oct-29-26	276 Highland Ave	Travis Hogan	Quartier/Ward 4	Deck	New	$82.00	$3,500.00	Construct free-floating deck and stairs to rest on existing concrete slab (same size and location) in front yard of SDD
2026BP0720	01430586	Oct-30-26	267 Medley St	Shamrock Construction	Quartier/Ward 6	Deck	New	$90.00	$4,375.00	Construct a 12' x 24' detached deck in the rear yard of SDD as per plan submitted.
2026BP0592	75414391	Oct-09-26	215 Rolling Hill Dr	Allaby & Son Contracting Ltd.	Quartier/Ward 6	Detached Garage	New	$650.00	$75,000.00	Construct a 32' x 50' detached garage for boat storage, as per plan submitted,
2026BP0680	01428150	Oct-13-26	296 Gibson St	MAMISHE INVESTMENT LTD	Quartier/Ward 6	Duplex	Renovation	$450.00	$50,000.00	Construct renovation to replace portion of foundation wall as per information submitted.
2026BP0294	01412972	Oct-29-26	122 Currie Ave	Jones and Oak	Quartier/Ward 1	Industrial	Renovation	$4,594.00	$568,000.00	Construct phase 3 renovations for mechanical and electrical upgrades to the Fredericton Sign Shop as per plans submitted

2026BP0574	01505510	Oct-29-26	449 Riverside Dr	Philson Ltd	Quartier/Ward 6	Municipal	New	$770.00	$90,000.00	Construct mechanical building for lift station, as per plans submitted.
2026BP0672	75431718	Oct-14-26	980 Barker St	McPhee & Company Electric	Quartier/Ward 6	Municipal	Renovation	$210.00	$20,000.00	Construct renovation to Sewage Treatment Plant as per plans submitted.
2026BP0674	75529669	Oct-27-26	373 University Ave	McPhee & Company Electric	Quartier/Ward 11	Municipal	New	$170.00	$15,000.00	Construct concrete foundation to support new generator for production wells 10 & 12 as per plans submitted.
2026BP0677	01500651	Oct-16-26	628 Golf Club Rd	Serge Cote	Quartier/Ward 12	Pool	New	$554.00	$62,685.00	To place 12' x 24' inground pool in the rear yard of SDD as per plan submitted.
2026BP0640	01438431	Oct-21-26	372 Woodstock Rd	753076 NB Inc.	Quartier/Ward 10	Semi Detached	New	$4,050.00	$500,000.00	Construct new semi-detached dwelling, for future subdivision into separate parcels, as per plans submitted.
2026BP0670	75570523	Oct-08-26	108 Aiden St	J. Morehouse Developments & Management Ltd	Quartier/Ward 2	Semi Detached	New	$3,450.00	$425,000.00	Construct new semi-detached dwelling (for future subdivision into separate parcels), as per plans submitted.
2026BP0052	75370759	Oct-19-26	63 Canada St	Annie Martin	Ward 5	Single Detached Dwelling	Renovation	$282.00	$29,000.00	Construct a renovation to replace finishes and fixture for a bathroom in an SDD as per plans.
2026BP0098	75224238	Oct-19-26	61 London Crt	Tao Xiao	Ward 8	Single Detached Dwelling	Renovation	$290.00	$30,000.00	Construct renovation to finish basement of SDD as per plans submitted.
2026BP0235	75313882	Oct-14-26	53 Sparrow Ln	Targett's Windows and Doors	Ward 5	Single Detached Dwelling	Renovation	$106.00	$7,000.00	Construct renovation to replace 3 windows (1 Br WOCD required)
2026BP0239	75417493	Oct-14-26	60 Jenkins Dr	Targett's Windows and Doors	Ward 4	Single Detached Dwelling	Renovation	$298.00	$31,000.00	Construct renovation to replace 12 windows and 5 doors. Living room window will be framed for
2026BP0439	75407007	Oct-05-26	212 River St	Polaron Energy Corp	Quartier/Ward 5	Single Detached Dwelling	Renovation	$250.00	$24,300.00	Construct the installation of roof-mounted solar array on accessory building as per information submitted.
2026BP0589	01448620	Oct-05-26	293 Albert St	mstylerenovations	Quartier/Ward 10	Single Detached Dwelling	Addition	$282.00	$28,335.00	Construct front portico addition supported on concrete piers as per plans submitted.
2026BP0625	01477207	Oct-14-26	41 Ashfield St	Philip Hanley Renovations	Quartier/Ward 6	Single Detached Dwelling	Renovation	$370.00	$40,000.00	Construct renovation to replace windows 13 (3 br) and 3 exterior doors in SDD as per information submitted.
2026BP0630	75448209	Oct-07-26	53 Westbrook Ln	Alexandre Gaudreault	Quartier/Ward 2	Single Detached Dwelling	Renovation	$114.00	$8,000.00	Construct renovation to bathroom in SDD as per scope of work and plans submitted
2026BP0635	75576124	Oct-02-26	130 Anderson St	Colpitts Developments	Quartier/Ward 12	Single Detached Dwelling	New	$3,242.00	$399,000.00	Construct a new SDD as per plans submitted.
2026BP0639	01444868	Oct-05-26	221 George St	Gullison Flooring and Renovations	Quartier/Ward 10	Single Detached Dwelling	Renovation	$450.00	$50,000.00	Construct renovation to replace posts, beams and footings on existing front porch on group home as per plan submitted.
2026BP0648	01559392	Oct-06-26	40 Victory Ave	First Choice Builders & Renovations	Quartier/Ward 6	Single Detached Dwelling	Addition	$386.00	$41,600.00	Construct mud room addition on SDD as per plans submitted.
2026BP0655	75574483	Oct-02-26	511 Gibson St	Sherico Developments Ltd.	Quartier/Ward 6	Single Detached Dwelling	Renovation	$290.00	$30,000.00	Construct renovation to finish basement of SDD as per floor plan submitted.
2026BP0662	01476357	Oct-02-26	24 Vanhorne Crt	Wayne MacBeth Contracting 609082 NB Ltd	Quartier/Ward 4	Single Detached Dwelling	Demolition	$50.00	$0.00	Demolish SDD as per aerial view submitted.
2026BP0663	01504778	Oct-06-26	10 Oriole Crt	Jonathan English	Quartier/Ward 12	Single Detached Dwelling	Renovation	$474.00	$52,100.00	Construct renovation to basement of SDD, as per plans submitted.
2026BP0667	75287789	Oct-07-26	116 Miles St	Scott MacFPhail	Quartier/Ward 6	Single Detached Dwelling	Renovation	$106.00	$7,000.00	Demolish front garage addition and install garage door in remaining garage structure as per information submitted.
2026BP0669	01408244	Oct-16-26	212 Cedar Ave	David C.A. Williams Renovations Ltd.	Quartier/Ward 3	Single Detached Dwelling	Addition	$850.00	$100,000.00	Construct an addition on SDD as per plans submitted.
2026BP0678	75553172	Oct-28-26	134 Leeland Way	Fine Homes Fredericton	Quartier/Ward 4	Single Detached Dwelling	New	$2,410.00	$295,000.00	Construct new SDD as per plans submitted.
2026BP0679	75157065	Oct-05-26	21 Corey St	Curtis Doak	Quartier/Ward 2	Single Detached Dwelling	Renovation	$90.00	$5,000.00	Replace vinyl siding on SDD.
2026BP0684	75484196	Oct-06-26	31 Reba Cres	Sunly Energy Corp	Quartier/Ward 2	Single Detached Dwelling	Renovation	$450.00	$49,747.00	Construct roof mounted solar array on SDD as per plans submitted.
2026BP0686	75262071	Oct-07-26	83 Riverview Dr	Janzen Roofing & Exterior Ltd.	Quartier/Ward 12	Single Detached Dwelling	Renovation	$386.00	$41,192.00	Construct renovation to replace 21 windows (9 br) and 1 door in SDD, as per information submitted.
2026BP0687	75568501	Oct-27-26	86 GlenNorth St	Platinum East Builders	Quartier/Ward 2	Single Detached Dwelling	New	$2,850.00	$350,000.00	Construct new SDD as per plans submitted.
2026BP0688	75484279	Oct-19-26	54 Reba Cres	Distinctive Homes & Renovations Ltd	Quartier/Ward 2	Single Detached Dwelling	Addition	$1,490.00	$90,000.00	Construct a 25' x 12' three-season sunroom and a 32' x 12' roofed-over deck in the rear yard of SDD as per plans submitted.
2026BP0693	75003152	Oct-14-26	159 Adams St	Polaron Energy Corp	Quartier/Ward 7	Single Detached Dwelling	Renovation	$298.00	$30,480.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0695	01511138	Oct-13-26	44 Tulip St	Carl Martens	Quartier/Ward 12	Single Detached Dwelling	Renovation	$90.00	$5,000.00	Construct renovation to frame and insulate perimeter walls of basement rec room as per plan submitted.

2026BP0696	01456532	Oct-27-26	645 Churchill Row	Epic Energy	Quartier/Ward 11	Single Detached Dwelling	Renovation	$298.00	$30,880.00	Construct roof mounted solar array on SDD and detached garage as per plans submitted.
2026BP0697	75575803	Oct-26-26	21 Sunset Dr	Reza Ranjbar Kaboutarkhani	Quartier/Ward 1	Single Detached Dwelling	Addition	$690.00	$80,000.00	Construct attached garage with living space above, as per plans submitted.
2026BP0698	75027615	Oct-22-26	505 Broad St	Andrew Currie	Quartier/Ward 3	Single Detached Dwelling	Renovation	$250.00	$24,426.00	Construct renovation to replace 13 windows (4BR) and 3 exterior doors in SDD as per information submitted
2026BP0700	75396192	Oct-21-26	90 MacLean Crt	Everett Made Contracting Ltd.	Quartier/Ward 1	Single Detached Dwelling	Renovation	$122.00	$8,500.00	Construct renovation to basement to create a bedroom,
2026BP0702	75459503	Oct-23-26	180 Garden St	Clear Power Solutions	Quartier/Ward 12	Single Detached Dwelling	Renovation	$322.00	$33,294.00	Construct the installation of roof mounted solar array on SDD as per information submitted.
2026BP0612	75547117	Oct-23-26	403 Goodine St	Pedram Pourmohammadi Najafabadi	Quartier/Ward 7	Single Detached Dwelling/Apartment	Renovation	$210.00	$20,000.00	Construct an accessory apartment in SDD (secondary suite), as per plans submitted.
2026BP0685	75556910	Oct-06-26	285 Heron Dr	Polaron Energy Corp	Quartier/Ward 2	Single Detached Dwelling/Apartment	Renovation	$370.00	$39,520.00	Construct roof mounted solar array on SDD as per plans submitted.
2026BP0135	75573865	Oct-05-26	132 DeMerchant Dr	Colpitts Developments	Ward 5	Townhouse	New	$13,690.00	$1,705,000.00	Construct an 11-unit townhouse as per plans submitted
2026BP0580	75571513	Oct-06-26	440 Rainsford Ln	Iron Maple	Quartier/Ward 12	Townhouse	New	$20,210.00	$2,519,157.00	Construct a 10-unit townhouse building as per plans submitted.
							TOTALS	**$206,196.00**	**$25,286,727.00**	