



**PLANNING ADVISORY COMMITTEE
OCTOBER 19, 2022 - 7:00 PM
IN PERSON AND WEB CONFERENCING**

AGENDA

A. APPROVAL OF MINUTES

Regular Meeting – September 21, 2022

B. ZONING APPLICATIONS

1. Matthew Briggs – 4 St Pierre Drive

Zone amendment to the Residential Zone (R-2) to permit a duplex dwelling

C. SUBDIVISION APPLICATIONS

None

D. VARIANCE APPLICATIONS

None

E. OLD BUSINESS

F. NEW BUSINESS

G. BUILDING PERMITS

To receive building permits for the month of September 2022

H. ADJOURNMENT

PLANNING REPORT



PAC – October 19, 2022
File No.: Z/20/2022 P.R. No. 66/22

To: Planning Advisory Committee
From: Matthew Robinson, Planner
Proposal: Zone amendment to permit a duplex dwelling in the R-2 Zone
Property: 4 St Pierre Drive (PID 75553701)

OWNER: Chippin's Limited
89 York Street
Fredericton, NB, E3B 3N4

APPLICANT: Matthew Briggs
304 Route 165
Meductic, NB, E6H 1J5

SITE INFORMATION:

Location: Corner lot on the southside of St Pierre Drive and Doak Road

Context: Low density residential area, with a mixture of new housing types and vacant land. Vacant land zoned Future Development (FD) to the south of the property, and vacant land zoned General Industrial (GI) to the west of the property

Ward No: 7

Municipal Plan: Established Neighbourhood

Zoning: Residential Zone Two (R-2)

Existing Land Use: Vacant lot

Previous Applications: N/A

EXECUTIVE SUMMARY:

This application is to establish a duplex dwelling at 4 St Pierre Drive. The applicant indicated an initial intention to establish a permitted basement apartment within a new single detached dwelling, however, they are unable to build the first floor dwelling unit at least 50% below grade. Therefore, while they meet all remaining standards for a basement apartment and maintain the appearance of a single detached dwelling, their development is defined as a duplex dwelling. It is the opinion of staff that the building design does not negatively impact the scale and pattern of the surrounding new community. Therefore, staff recommends the application be approved.

APPLICATION:

Matthew Briggs has made application for a Zone Amendment to permit a duplex dwelling in the Residential Zone Two (R-2) on property located at 4 St Pierre Drive.

PLANNING COMMENTS:

Proposal:

- Matthew Briggs plans to construct a duplex dwelling at 4 St Pierre Drive. A recent employment transfer has forced him to move closer to the City of Fredericton and he has struggled to find an affordable house. This has resulted in the choice to purchase a vacant lot and build his own house.
- The applicant intends to live in one of the units and rent out the second unit to support the cost of development and any subsequent expenses.
- The first floor unit is designed to meet all of the standards set out for a basement apartment, apart from the requirement to be at least 50% below grade. Due to the costs associated with excavation and construction, altering the plans to lower the first floor unit at least 50% below grade is unsustainable for the applicant.

Municipal Plan:

- The Property is designated Established Neighborhood in the Municipal Plan. Lands within the Established Neighborhood designation are not expected to receive significant intensification but rather to evolve slowly by accommodating development that is complimentary and compatible with the general character of the area. The Municipal Plan contains the following policy for Established Neighbourhoods:
 - Section 2.2.1 (21) To maintain the stability of residential neighbourhoods, while allowing for incremental change through sensitive new development and redevelopment, new development will respect and reinforce the existing pattern, scale, and character of the Established Neighbourhoods, by ensuring that:
 - i. Any new lots are consistent with the lot pattern in the neighbourhood;
 - ii. Building design is compatible with the surrounding area and contributes positively to the neighbourhood;
 - iii. Adequate servicing, road infrastructure, and other municipal services be readily and efficiently provided; and,
 - iv. Healthy, mature trees are protected whenever feasible.

The policies of the Municipal Plan for Established Neighbours intend for new development to be respectful of the existing pattern and scale of the neighbourhood. This area is a newly forming community with a variety of housing types, including multi-unit dwellings. The overall neighbourhood pattern and scale are in the process of being established and would not be negatively impacted by this development. Furthermore, the building design and form give the appearance of a single detached dwelling, with a single street-facing entrance. Primary entrance to the second unit is located within the building, through the attached garage. In light of the ongoing challenges with affordable housing, this development presents a low impact solution that does not set any harmful precedents.

Zoning By-law:

Standard	Permitted	Proposed
Lot Area, <i>Corner Lot</i> (MIN)	690 m ²	780 m ²
Lot Frontage, <i>Corner Lot</i> (MIN)	23 m	25.73 m
Lot Depth (MIN)	30 m	30.92 m
Lot Coverage (MAX)	312 m ²	126.48 m ²
Building Height (MAX)	9 m	6.55 m
Building Setbacks (MIN)		
Front Property Line	6 m	9.04 m
Interior Side Property Line	1.8 m	4.27 m
Corner Side Property Line	6 m	6.80 m
Rear Property Line	6 m	9.04 m

- The property is a newly subdivided vacant corner lot zoned Residential Zone Two (R-2). The proposed building will not result in any deficiencies to the subject property with respect to the requirements of the current Zoning By-law, as shown above.
- The second proposed dwelling unit is not at least 50% below grade, and therefore cannot be deemed a basement apartment unit. Otherwise, the building meets provisions and standards for a basement apartment as follows:

Provision/Standards	Permitted	Proposed
Number of Dwelling Units (MAX)	2	2
Total Floor Area (MAX)	75 m ²	68.82 m ²
Number of Bedrooms (MAX)	2	2
Self-contained Unit	Yes	Yes
On-Site Parking Space	1	1
Bedroom Floor Area (MAX)		
Bedroom #1	15 m ²	12.33 m ²
Bedroom #2	15 m ²	11.39 m ²

- As per the Zoning By-law requirements, there is no intended *group home, tourist home, home occupation, child care centre - small or child care center – medium* on the same lot.

Engineering and Operations

- The lot is in area of low municipal water pressure; therefore, a water booster pump will be required.
- The water meter and sanitary cleanout are not to be located in the ground floor unit. The cleanout may be located in the garage and the water meter is to be in the heated area of the ground floor entry / utility room.
- Municipal servicing will be reviewed at the time of a building permit application.

RECOMMENDATION:

It is recommended that the application submitted by Matthew Briggs for a Zone Amendment to permit a duplex dwelling in the Residential Zone Two (R-2) as it relates to property located at 4 St Pierre Drive be approved subject to the following terms and conditions:

- a) The site be developed generally in accordance with Map II attached to P.R. 66/22 to the satisfaction of the Development Officer.
- b) Final building design be generally in accordance with Maps III, IV, and V attached to P.R. 66/22 to the satisfaction of the Development Officer.
- c) Access, servicing, lot grading, and storm water management plans be provided to the satisfaction of the Director of Engineering & Operations prior to the issuance of a building permit.
- d) A building permit be obtained for the duplex dwelling.

Prepared by:

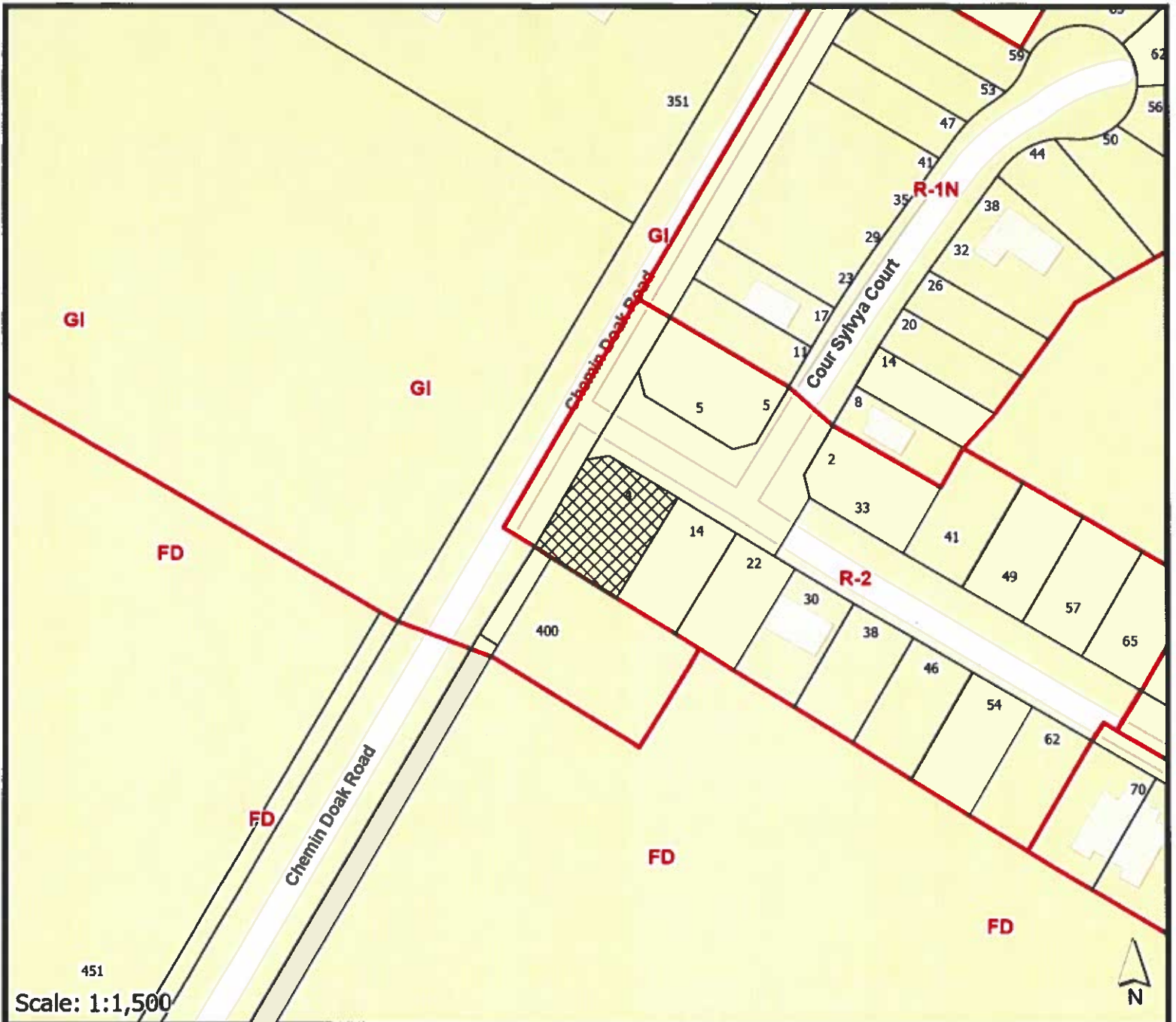


Matthew Robinson, MCP, MCIP, RPP
Planner
Planning & Development

Approved by:



Marcello Battilana, MCIP
Assistant Director
Planning & Development



 Subject Area / Point d'intérêt

Zone Amendment to permit a duplex dwelling in the R-2 Zone.

Modification de zone pour permettre un duplex dans la zone R-2.

Fredericton

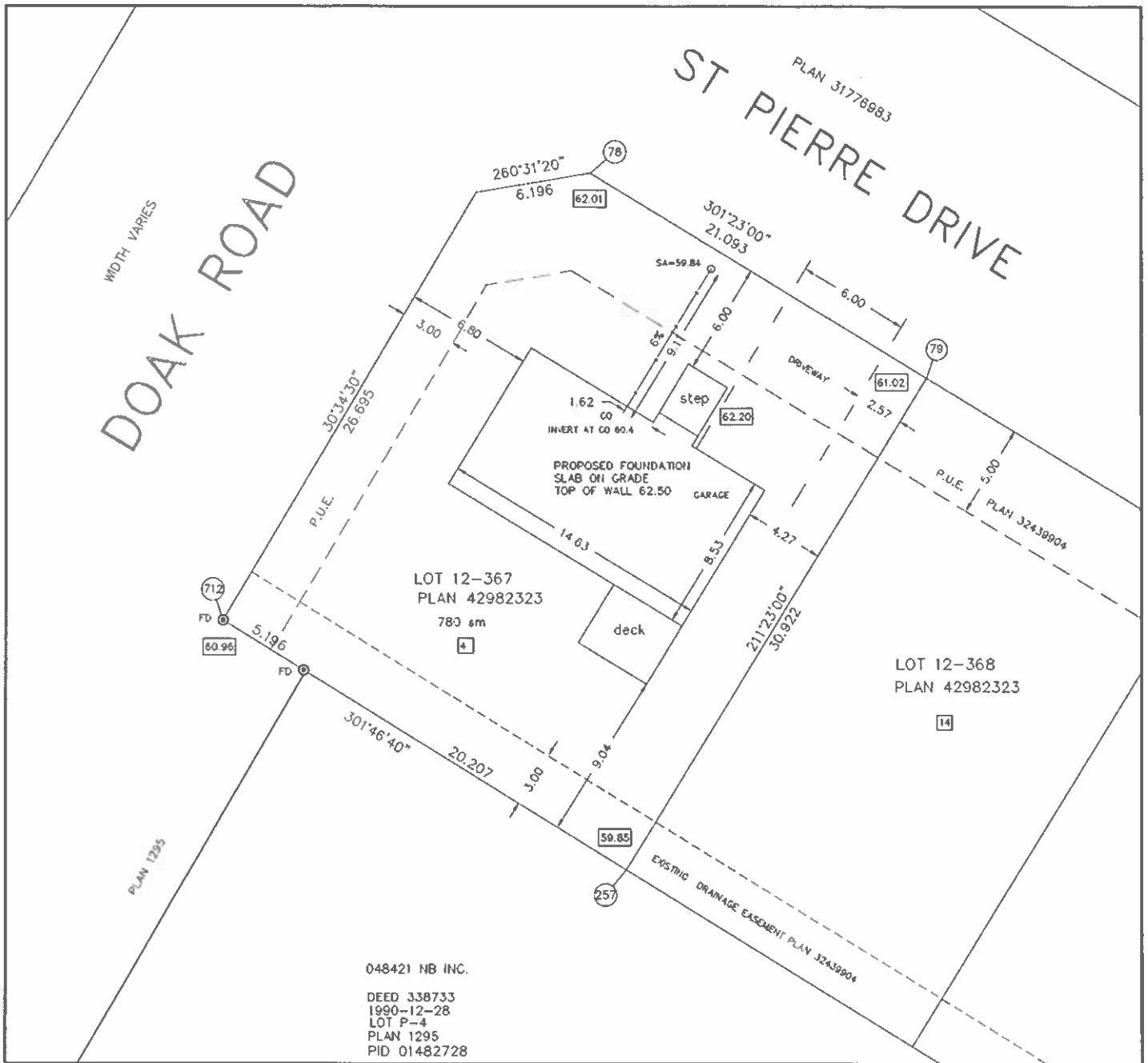
Community Planning
Planification urbaine

Map \ carte # I

File \ fiche: PR-66-2022

Date \ date: octobre \ Oct. 19, 2022

Subject \ sujet: promenade 4 St Pierre Drive
Matthew Briggs



Zone Amendment to permit a duplex dwelling in the R-2 Zone.

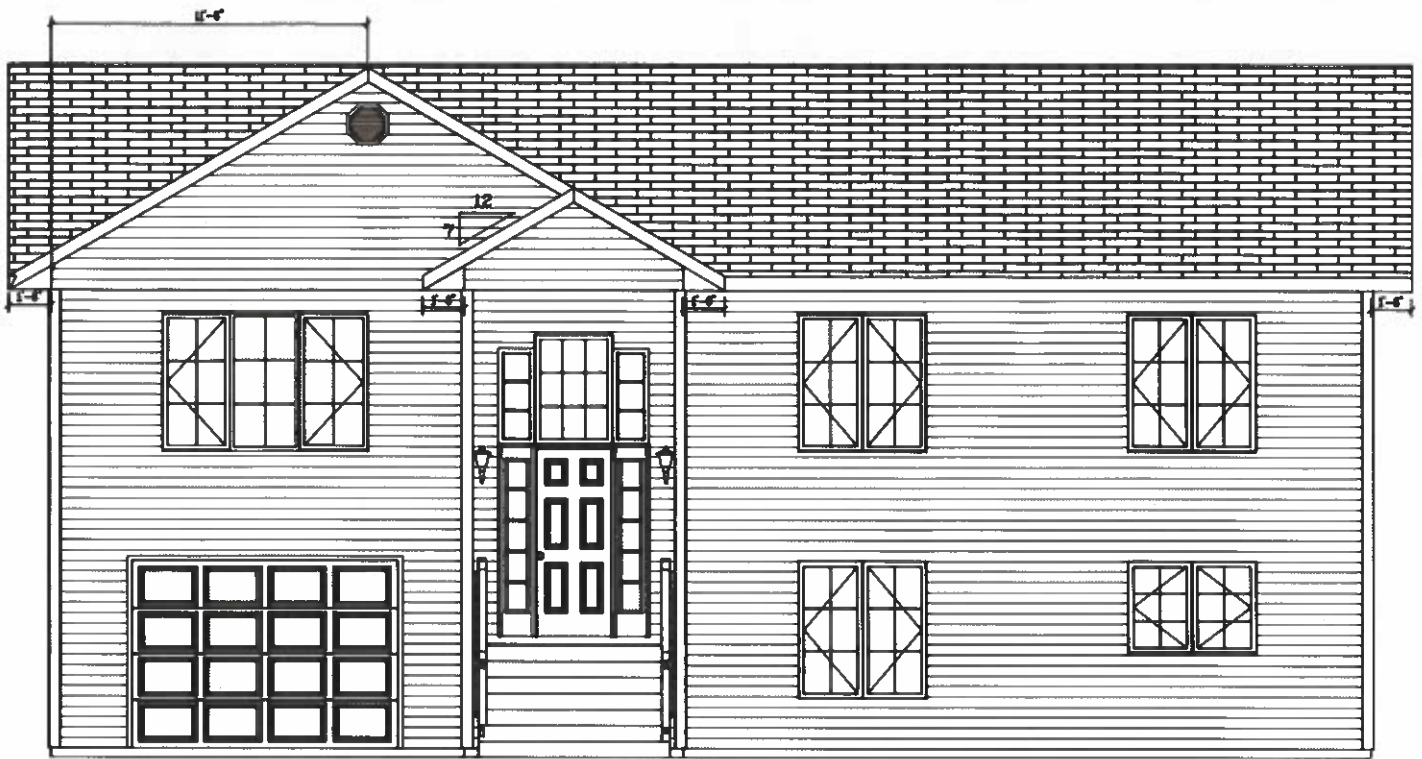
Modification de zone pour permettre un duplex dans la zone R-2.

Site Plan / Plan du Site

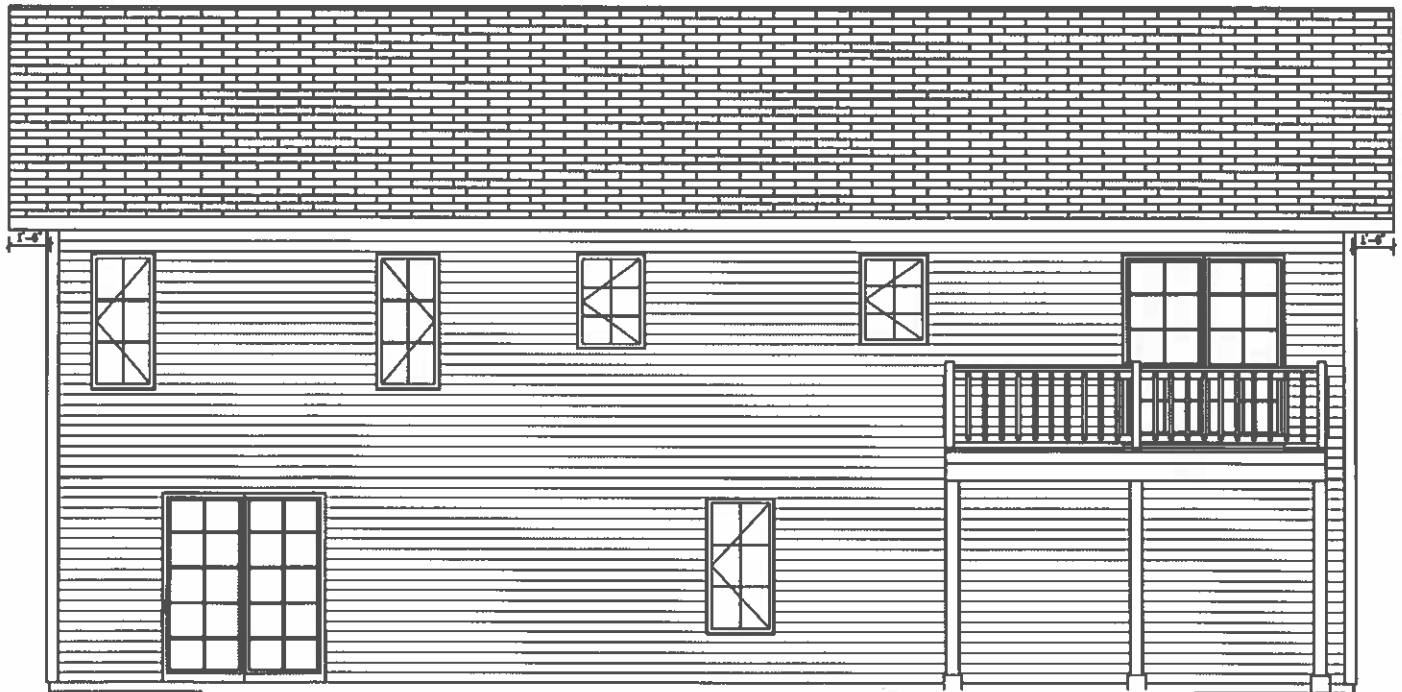


Community Planning
Planification urbaine

Map \ carte # II
File \ fiche: PR-66-2022
Date \ date: octobre \ October 19, 2022
Subject \ sujet: promenade 4 St Pierre Drive
Matthew Briggs



North / Nord



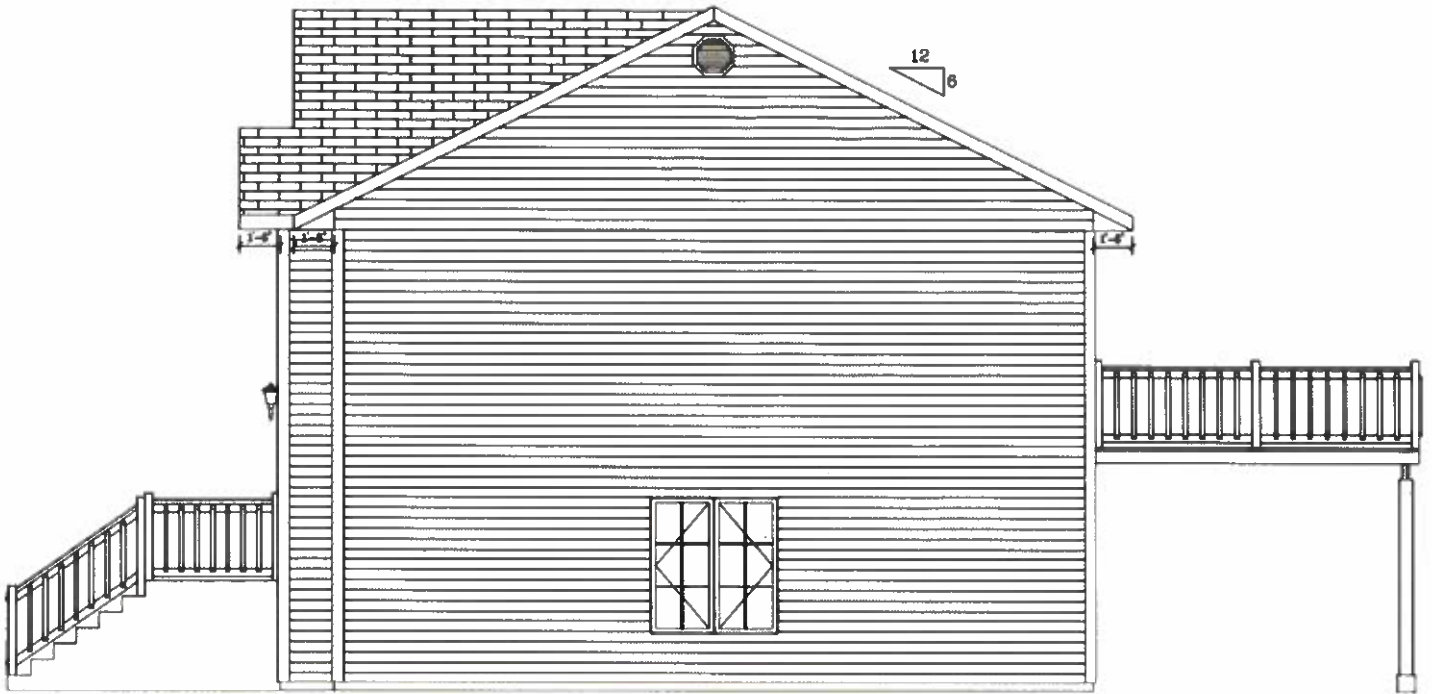
South / Sud

Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # III
File \ fiche: PR-66-2022
Date \ date: octobre \ October 19, 2022
Subject \ sujet: promenade 4 St Pierre Drive
Matthew Briggs



West / Ouest



East / Est

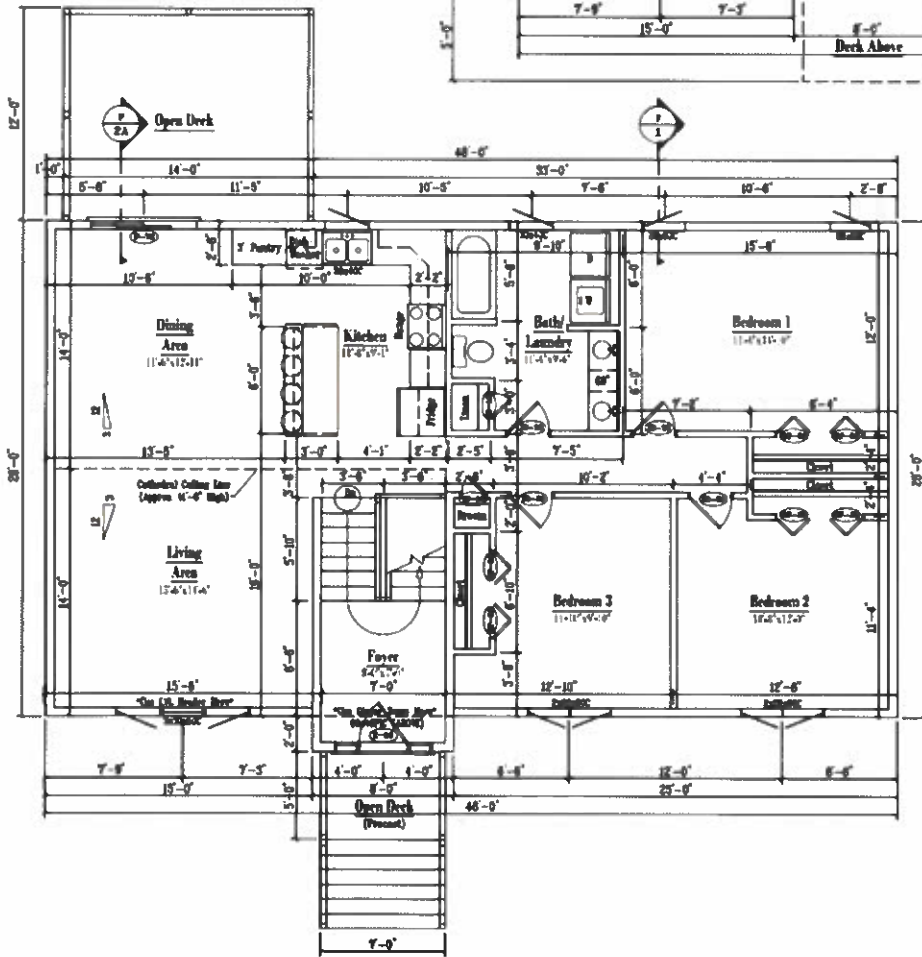
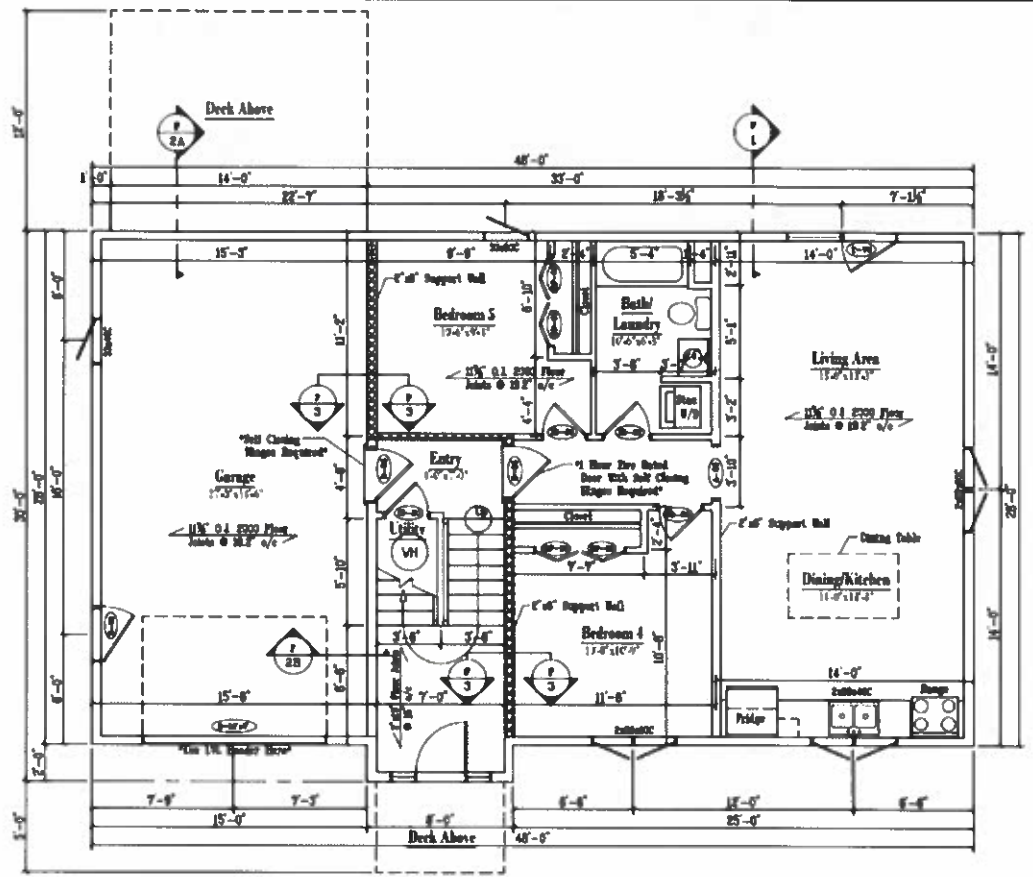
Elevations / Élévations

Fredericton

Community Planning
Planification urbaine

Map \ carte # IV
File \ fiche: PR-66-2022
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Matthew Briggs

First Floor / Premier étage



Second Floor / Second étage

Floor Plans / Plans d'étage



Community Planning
Planification urbaine

Map \ carte # V
File \ fiche: PR-66-2022
Date \ date: octobre \ October 19, 2022
Subject \ sujet: promenade 4 St Pierre Drive
Matthew Briggs

BUILDING INSPECTION REPORT FOR September 2022

	<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>RESIDENTIAL</u>				
<u>SINGLE UNITS</u>				
New	53	\$4,316,000	\$29,874,040	\$18,540,065
Additions	2	\$62,000	\$1,467,400	\$699,000
<u>MINI HOMES</u>				
New	1	\$120,000	\$1,131,000	\$532,000
Additions	-	-	-	-
<u>2 UNIT DWELLINGS</u>				
New	-	-	\$3,665,000	\$4,278,296
Additions	-	-	-	\$1,000
<u>BASEMENT APTS</u>				
New	-	-	\$15,000	\$162,500
<u>TOWNHOUSES</u>				
New	-	-	\$9,983,000	\$6,125,000
Additions	-	-	-	-
<u>APARTMENT BLDG.</u>				
New	2	\$12,591,000	\$86,334,250	\$73,624,980
Additions	-	-	-	\$415,000
<u>ACCESSORY BLDG</u>				
Storage Building	7	\$45,500	\$309,258	\$334,100
Carport/Garage	6	\$132,913	\$997,938	\$785,295
Swimming Pool	-	-	\$1,365,367	\$1,144,736
Deck	5	\$59,724	\$609,024	\$60,900
<u>RENOV/REPAIRS</u>				
	44	\$913,980	\$9,340,491	\$8,066,636
<u>TOTAL RESIDENTIAL</u>				
		\$18,241,117	\$145,091,768	\$114,769,508

	<u>PERMITS</u>	<u>VALUE</u>	<u>VALUE OF CONST. YEAR TO DATE</u>	<u>SAME PERIOD LAST YEAR</u>
<u>COMMERCIAL</u>				
New	-	-	\$10,932,540	\$3,960,000
Additions	-	-	\$1,531,000	\$706,000
Renov/Repairs	6	\$503,550	\$14,386,018	\$13,667,687
<u>INDUSTRIAL</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$400,000	\$207,000
<u>GOVERN (Mun.)</u>				
New	-	-	-	-
Additions	-	-	-	-
Renov/Repairs	-	-	\$185,000	\$551,617
<u>GOVERN (Fed/Prov)</u>				
New	1	\$24,126,874	\$30,809,874	\$2,559,000
Additions	-	-	-	-
Renov/Repairs	1	\$698,700	\$13,081,770	\$23,815,350
<u>INSTITUTIONAL</u>				
New	-	-	-	-
Additions	-	-	\$7,148,000	-
Renov/Repairs	1	\$6,580,000	\$8,266,538	\$951,310
Others	-	-	\$3,000	\$1,000
<u>DEMOLITION</u>				
	-	-	-	-
TOTALS	129	\$50,150,241	\$231,835,508	\$161,188,472

(18,974,424 September 2021)

DEMOLITIONS

NUMBER OF NEW DWELLING UNITS

	September 2022	THIS YEAR <u>TO DATE</u>	September 2021	SAME PERIOD <u>LAST YEAR</u>
SINGLE UNITS	54	153	4	69
2 UNIT DWELLINGS	0	15	0	19
BASEMENT APARTMENTS	0	4	0	9
APARTMENT UNITS	109	569	95	561
TOWNHOUSE UNITS	0	58	4	35
TOTAL	163	799	103	693

NUMBER OF PERMITS ISSUED

BUILDING PERMITS

PLUMBING PERMITS

SIGN PERMITS

<u>September 2022</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>TO DATE</u>	<u>September 2022</u>	<u>TO DATE</u>
129	940	75	457	5	56

FEES FOR BUILDING PERMITS ISSUED

<u>September 2022</u>	<u>TO DATE</u>	<u>September 2021</u>	<u>SAME PERIOD LAST YEAR</u>
\$419,953.00	\$1,868,275.50	\$151,813.00	\$1,286,649.00

FEES FOR PLUMBING PERMITS ISSUED

<u>September 2022</u>	<u>TO DATE</u>	<u>September 2021</u>	<u>SAME PERIOD LAST YEAR</u>
\$46,870.00	\$279,090.00	\$7,300.00	\$175,750.00

FEES FOR SIGN PERMITS

<u>September 2022</u>	<u>TO DATE</u>	<u>September 2021</u>	<u>SAME PERIOD LAST YEAR</u>
\$475.00	\$5,400.00	\$2,075.00	\$7,775.00

TOTAL FEES - BUILDING/PLUMBING/SIGNS

<u>September 2022</u>	<u>TO DATE</u>	<u>September 2021</u>	<u>SAME PERIOD LAST YEAR</u>
\$467,298.00	\$2,152,765.50	\$161,188.00	\$1,470,174.00

SUBMITTED BY:



APPROVED BY:



Permit #	Issue Date	Project Location	Applicant	Ward	Structure Type	Type of Work	Permit Fee	Value	Description
2022BP0902	Sep-09-22	01446137 266 Northumberland St	Alan Hall	Ward 10	Accessory Building	New	\$64.00	\$8,000.00	To construct new 8' x 10' shed in side yard of SDD as per information submitted.
2022BP0930	Sep-14-22	75541136 482 Ledgestone Dr	River Lane Homes Inc.	Ward 12	Accessory Building	New	\$120.00	\$15,000.00	Construct new 16' x 20' shed in rear yard of SDD as per plans submitted.
2022BP0946	Sep-20-22	75547307 65 Dawit Acres	Karen MacDonald	Ward 5	Accessory Building	New	\$32.00	\$3,500.00	Construct new 8' x 8' shed in rear yard of semi detached dwelling as per information submitted.
2022BP0951	Sep-22-22	75430157 572 Canada St	Jacobs Groves	Ward 5	Accessory Building	New	\$64.00	\$8,000.00	To place new 10' x 12' shed in rear yard of semi detached dwelling as per information submitted.
2022BP0958	Sep-23-22	01420777 50 Llac Cres	Double Check Handyman	Ward 3	Accessory Building	New	\$72.00	\$9,000.00	Construct new 10' x 12' shed in rear yard of SDD.
2022BP0907	Sep-14-22	01443969 457 Queen St	Harvest Jazz and Blues	Ward 11	Accessory Building	New	\$7.50	\$1,000.00	To install a temporary tent structure for the Harvest Jazz and Blues Festival from Sept 6 to Sept 18th as per information submitted.
2022BP0908	Sep-08-22	75014456 1 York St	Harvest Jazz and Blues	Ward 11	Accessory Building	New	\$7.50	\$1,000.00	To install a temporary tent structure for the Harvest Jazz and Blues Festival from Sept 9 to Sept 18 as per previous year's submission.
2022BP0591	Sep-13-22	01433713 142 Brunswick St	JWRM Real Estate	Ward 10	Apartment Building	Renovation	\$1,200.00	\$150,000.00	Construct renovation to convert office building to 3-unit apartment building as per information submitted.
2022BP0717	Sep-22-22	01424472 367 Union St	Cedar Valley Investments Ltd.	Ward 4	Apartment Building	New	\$2,928.00	\$2,991,000.00	Construct phase 2 (excluding foundation) for new 82-unit apartment building
2022BP0775	Sep-23-22	75433300 10 Manhattan Dr	Colpicks Developments	Ward 5	Apartment Building	New	\$76,800.00	\$9,600,000.00	Construct renovation to unit #655 in 4-unit apartment building as per plan submitted.
2022BP0794	Sep-29-22	01484013 655 Canterbury Dr	Jackie Greenman	Ward 8	Apartment Building	Renovation	\$80.00	\$10,000.00	Construct renovation to unit #10 as per plan submitted.
2022BP0839	Sep-27-22	75002097 102 Greenfields Dr	KWB Construction Ltd.	Ward 9	Apartment Building	Renovation	\$160.00	\$20,000.00	Remodel kitchen and bathroom in unit #11 as per plan submitted.
2022BP0838	Sep-27-22	75002105 50 Greenfields Dr	KWB Construction Ltd.	Ward 9	Apartment Building	Renovation	\$160.00	\$20,000.00	Remodel kitchen and bathroom in unit #10 as per plan submitted.
2022BP0909	Sep-26-22	01455435 791 Brunswick St	Bellastate Construction Inc.	Ward 11	Apartment Building	Renovation	\$48.00	\$6,000.00	To construct new fire escape onto 5-unit apartment building as per information submitted.
2022BP0925	Sep-16-22	01475177 116 Wilsey Rd	Kiliam Apartment REIT	Ward 7	Apartment Building	Renovation	\$320.00	\$40,000.00	To replace three 3-storey balconies on front of apartment building as per information submitted.
2022BP0932	Sep-16-22	75409847 195 Reynolds St	J. Russon Construction	Ward 2	Apartment Building	Renovation	\$160.00	\$20,000.00	Construct interior renovation to unit #19 (replace interior finishes, no new plumbing) as per information submitted.
2022BP0936	Sep-23-22	75427732 175 Parkside Dr	C & C Renos & Demos	Ward 9	Apartment Building	Renovation	\$160.00	\$20,000.00	Construct interior renovation to unit #25 (replace interior finishes, no new plumbing) as per information submitted.
2022BP0937	Sep-23-22	75427765 161 Greenfields Dr	C & C Renos & Demos	Ward 9	Apartment Building	Renovation	\$80.00	\$10,000.00	Construct structural modifications to existing fire escape on rear of apartment building as per information submitted.
2022BP0941	Sep-21-22	01448513 324 York St	Veino Ventures Ltd	Ward 10	Apartment Building	Renovation	\$80.00	\$9,599.00	Construct westroom renovation in unit #210 in existing condo building as per information submitted.
2022BP0961	Sep-26-22	75014977 500 Venus Ct	Antonella Marcantoni	Ward 9	Apartment Building	Renovation	\$472.00	\$59,000.00	Construct interior fit-up of suite 12a for new Brew HQ (brew your own beer) as per plans submitted.
2022BP0742	Sep-22-22	01404268 102 Main St	Prospect Building Contractors (2004) Ltd	Ward 4	Commercial Building	Renovation	\$980.00	\$120,000.00	Construct interior fit-up for new Quarks shoe store (former County Lane store) in Regent Mall as per plans submitted.
2022BP0787	Sep-07-22	75297325 1381 Regent St	ANR Construction Ltd.	Ward 9	Commercial Building	Renovation	\$2,056.00	\$257,000.00	Construct exterior renovation to TD Tower as per plans submitted.
2022BP0840	Sep-02-22	01446400 77 Westmoorland St	Springhill Construction	Ward 10	Commercial Building	Renovation	\$296.00	\$37,000.00	Construct 2 new concrete sign bases for new car dealership as per information submitted.
2022BP0903	Sep-13-22	75515387 820 Prospect Dr	Priority Permits	Ward 9	Commercial Building	Renovation	\$168.00	\$20,550.00	Replace roof shingles on front main roof only on car dealership.
2022BP0914	Sep-09-22	75473942 26 Avonlea Ct	Galanti's Roofing Ltd.	Ward 9	Commercial Building	Renovation	\$80.00	\$10,000.00	To install the rated door entailing cable on ground level of commercial building as per information submitted.
2022BP0916	Sep-21-22	01457316 520 King St	Simpson Building Contractors	Ward 11	Commercial Building	Renovation	\$112.00	\$13,724.00	To replace deck in rear yard of SDD/basement apt as per plans submitted.
2022BP0904	Sep-07-22	75418715 71 Granada Ave	Tim Beatty	Ward 5	Deck	New	\$160.00	\$20,000.00	To construct new deck in rear yard of SDD as per plans submitted.
2022BP0915	Sep-13-22	01403393 369 Sunset Dr	Guilume Houghton	Ward 1	Deck	New	\$80.00	\$10,000.00	Construct replacement deck in the rear yard of 2 unit dwelling as per plans submitted.
2022BP0917	Sep-13-22	75490408 153 Saunders St	Craig's Capantry	Ward 10	Deck	New	\$144.00	\$18,000.00	To replace rear yard deck with new 16' x 30' freestanding garage as per plans submitted.
2022BP0935	Sep-14-22	01465624 120 Cambridge Cres	Jacobs Renovations	Ward 8	Deck	New	\$120.00	\$15,000.00	To replace rear yard deck with new 16' x 30' freestanding garage as per plans submitted.
2022BP0945	Sep-20-22	75339671 301 Greenwood Dr	Shaylyn Wallace	Ward 6	Deck	Renovation	\$7.50	\$1,000.00	Construct modifications to existing deck, remove accessible ramps and infill guards as per information submitted.
2022BP0820	Sep-20-22	01464882 107 Alexandra St	Rodney MacGregor	Ward 11	Detached Garage	New	\$160.00	\$20,000.00	To construct a new 14' x 36' detached carport in side yard of SDD as per plan submitted.
2022BP0905	Sep-08-22	01401486 44 Carol Ave	Rob MacDougal	Ward 1	Detached Garage	New	\$200.00	\$25,000.00	To relocate existing 88 shed and to construct new 24' x 24' detached garage in rear yard of SDD.
2022BP0931	Sep-14-22	01464742 6 Acacia Ct	McCoy Tumky Construction Inc.	Ward 11	Detached Garage	New	\$240.00	\$25,000.00	To relocate existing 10' x 10' shed and to construct new 22' x 22' detached garage in rear yard of SDD
2022BP0948	Sep-26-22	01491901 19 Tower Rd	Matt Brown	Ward 5	Detached Garage	New	\$120.00	\$25,913.00	Construct new 20' x 20' detached garage
2022BP0956	Sep-22-22	01436989 163 Hookwood Ave	Joanne Nardello	Ward 5	Detached Garage	New	\$32.00	\$5,000.00	To construct new 24' x 24' detached garage in rear yard of SDD.
2022BP0962	Sep-27-22	01491620 4 Ramsay St	Robert Clair	Ward 11	Duplex	Renovation	\$212,512.00	\$24,126,874.00	To remove vinyl siding to expose existing cladding on duplex as per information submitted.
2022BP0910	Sep-09-22	01456706 712 Churchill Row	Brendan Wood	Ward 4	Federal/Provincial	New	\$5,592.00	\$69,700.00	Construct new Fredrick Northside East Elementary School as per plans submitted.
2022BP0734	Sep-28-22	75413260 700 Priestman St	Marco Group Ltd	Ward 11	Federal/Provincial	Renovation	\$52,640.00	\$5,980,000.00	Construct renovation to Alken House (UNB) as per plans submitted.
2022BP0692	Sep-06-22	01470848 14 Bailey Dr	Bird Construction Group	Ward 11	Industrial	New	\$155.00	\$120,000.00	To place new 16' x 74' mini home as per information submitted.
2022BP0651	Sep-08-22	75506998 130 Burns St	Today's Homes Ltd	Ward 2	Mini Home	New	\$16.00	\$2,000.00	To replace side door on mini home.
2022BP0943	Sep-01-22	75295337 100 Leatwood Cres	Target's Windows and Doors	Ward 2	Mini Home	Renovation	\$40.00	\$4,500.00	To replace entry door to mini home.
2022BP0879	Sep-01-22	75281501 49 Stairs St	Target's Windows and Doors	Ward 2	Mini Home	Renovation	\$32.00	\$4,000.00	To replace asphalt shingles on mini home.
2022BP0913	Sep-12-22	75281683 103 Stairs St	Target's Windows and Doors	Ward 2	Mini Home	Renovation	\$320.00	\$40,000.00	To repair masonry joints in portion of foundation wall on semi detached dwelling as per information submitted.
2022BP0955	Sep-23-22	01434430 136 George St	Cindy St Origa	Ward 10	Semi Detached	Renovation	\$320.00	\$40,000.00	Construct new SDD as per plans submitted.
2022BP0800	Sep-02-22	75481606 38 Stapleton St	MVL Property Restoration	Ward 12	Single Detached Dwell New	New	\$176.00	\$22,000.00	Construct front and rear additions onto SDD as per plans submitted.
2022BP0804	Sep-01-22	75238521 70 Marlborough Dr	Renovations Plus 2012 Inc.	Ward 7	Single Detached Dwell Addition	New	\$88.00	\$11,000.00	To construct new sunroom on front of SDD as per plans submitted.
2022BP0814	Sep-02-22	01473875 562 Lincoln Rd	Distinctive Homes	Ward 3	Single Detached Dwell Renovation	New	\$88.00	\$11,000.00	To replace 6 windows(3BR), 1 entry door and vinyl siding c/w 3" of rigid insulation on SDD.
2022BP0821	Sep-06-22	01418696 107 Teak Dr	Andrew McLean	Ward 3	Single Detached Dwell Renovation	New	\$88.00	\$11,000.00	To replace 6 windows(3BR), 1 entry door and vinyl siding c/w 3" of rigid insulation on SDD.

2022BPO926	Sep-14-22	01549419	380 Canada St	Garfield Corey	Ward 5	Single Detached Dwel	Renovation	\$24.00	\$3,000.00	To replace 3 front windows (0BR) on SDD.
2022BPO927	Sep-21-22	75511994	5 Joelys Cr	Nancy Wilson	Ward 2	Single Detached Dwel	New	\$2,848.00	\$356,000.00	Construct new SDD as per plans submitted.
2022BPO928	Sep-23-22	75548628	59 Stonehill Ln	Casey Butler Roofing Ltd.	Ward 2	Single Detached Dwel	New	\$3,200.00	\$400,000.00	Construct new SDD as per plans submitted.
2022BPO933	Sep-22-22	75535229	116 Stonehill Ln	Holland Home Renovations	Ward 2	Single Detached Dwel	New	\$5,000.00	\$625,000.00	Construct new SDD as per plans submitted.
2022BPO934	Sep-14-22	01454305	944 York St	Targett's Windows and Doors	Ward 9	Single Detached Dwel	Renovation	\$48.00	\$6,000.00	To replace front and rear entry doors on SDD.
2022BPO938	Sep-14-22	01478593	71 Parkyn Cr	Restoration Renovations	Ward 9	Single Detached Dwel	Renovation	\$24.00	\$3,000.00	To replace 3 windows (2BR) on SDD.
2022BPO942	Sep-27-22	01440015	125 Kings College Rd	Paul Aismantl	Ward 9	Single Detached Dwel	Renovation	\$688.00	\$96,000.00	Construct interior renovation on main level of SDD as per plans submitted.
2022BPO944	Sep-20-22	01452788	29 Simcoe Cr	Carl Pond Contracting	Ward 9	Single Detached Dwel	Renovation	\$80.00	\$10,000.00	To replace portion of drain tile around SDD.
2022BPO947	Sep-20-22	01461706	630 Kings College Rd	Patrick Scanlan	Ward 11	Single Detached Dwel	Renovation	\$24.00	\$3,000.00	To replace portion of drain tile around SDD.
2022BPO952	Sep-22-22	01493899	52 Wilcox St	Yongde Hu	Ward 3	Single Detached Dwel	Renovation	\$64.00	\$8,000.00	To replace asphalt shingles with new steel roofing on SDD.
2022BPO957	Sep-26-22	75249003	91 Heame St	Dan McCarthy	Ward 7	Single Detached Dwel	Renovation	\$192.00	\$24,000.00	Construct renovation to existing ensuite washroom in SDD as per information submitted.
2022BPO963	Sep-27-22	01409598	178 Douglas Ave	Matthew Taylor	Ward 3	Single Detached Dwel	Renovation	\$80.00	\$9,579.00	Construct renovation to insulate basement walls in SDD (spray foam & protective coating); insulate box sills and to add insulation in attic space as per information submitted.
2022BPO981	Sep-07-22	01466945	176 Coventry Cres	Targett's Windows and Doors	Ward 8	Single Detached Dwel	Renovation	\$72.00	\$9,000.00	To replace 2 windows on main level and 6 basement windows (2BR) in SDD/basement apartment. Homeowner will apply for building permit to install window wells.
2022BPO918	Sep-12-22	75419762	20 Harley Ave	The Roof Doctor	Ward 2	Townhouse	Renovation	\$56.00	\$6,250.00	Replace roof shingles on townhouse unit.
2022BPO919	Sep-12-22	75419770	24 Harley Ave	The Roof Doctor	Ward 2	Townhouse	Renovation	\$56.00	\$6,250.00	Replace roof shingles on townhouse unit.
2022BPO920	Sep-12-22	75419788	28 Harley Ave	The Roof Doctor	Ward 2	Townhouse	Renovation	\$56.00	\$6,250.00	Replace roof shingles on townhouse unit.
2022BPO921	Sep-12-22	75419796	32 Harley Ave	The Roof Doctor	Ward 2	Townhouse	Renovation	\$56.00	\$6,250.00	Replace roof shingles on townhouse unit.
2022BPO923	Sep-27-22	75374280	4 Wayne Ln	Service Master	Ward 8	Townhouse	Renovation	\$2,064.00	\$258,000.00	Construct renovation to townhouse unit as per information submitted - Fire damage.
TOTALS								\$419,953.00	\$50,150,241.00	