



SAINT JOHN

PLANNING ADVISORY COMMITTEE

Wednesday, February 19, 2025, 6:00 P.M.

2nd Floor Boardroom, City Hall

Pages

1.	Agenda	
2.	Roll Call	
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	The applicant is proposing to subdivide the subject site into two parcels for a phased development. The applicant is seeking approval to create two lots along an existing private street, Agar Place.	
5.2	<u>Text Amendment for the Crisis Care Facility Use</u>	18 - 24
	Growth and Community Services has initiated a Bylaw Amendment to expand the range of zones that permit Crisis Care Facility as a use. The intent is to create opportunities for the development of Crisis Care Facilities on Utility Service (US) sites, consistent with the approach of allowing such uses in commercial areas.	
5.3	<u>Rezoning Application - 801 Loch Lomond Road</u>	25 - 35
	This application is seeking to rezone a portion of the subject property from Business Park Commercial (CBP) to Corridor Commercial (CC) under the Zoning	

By-Law. The portion of the property being rezoned will be subdivided from the parent parcel following rezoning. The rezoning is required to permit the development of an animal shelter run by the SPCA.

5.4 Municipal Plan Amendment and Rezoning Application - 0 Bayside Drive

36 - 59

The application proposes rezoning developable portions of the property from Rural (RU) to Rural Residential (RR), requiring a Municipal Plan amendment to the Rural Residential designation. Areas designated as Park and Natural Areas in the Municipal Plan would be rezoned to Park (P) under the Zoning By-Law. The rezoning aims to enable a two-phase rural residential neighbourhood, with Phase 1 involving 12 dwelling units in total, four being single family homes and four duplexes along a private road. A subdivision application would be submitted at a later date.

6. New Business

7. Next Meeting

The next Public Advisory Committee will be held at 6pm on March 18, 2025 in Council Chambers.

8. Adjournment



SAINT JOHN

Planning Advisory Committee

Date: January 21, 2025
 Time: 6:00 p.m.
 Location: 2nd Floor Boardroom, City Hall

Members Present
 Brad Mitchell, Chair
 Phil Comeau, 1st Vice Chair
 Anne McShane, 2nd Vice Chair
 Gerry Lowe, Councillor
 Gary Sullivan, Councillor
 Peter Pappas
 Alshaimaa Eldemiry
 Terry Hutchinson
 Josephine Chekwas

Staff Present
 Pankaj Nalavde, Director, Community Planning & Housing
 Jennifer Kirchner, Community Planning Manager
 Mark Reade, Senior Planner
 Yeva Mattson, Planner
 Thomas Lewallen, Planner
 Tim O'Reilly, Director, Public Works
 Joel Landers, Municipal Engineer
 Colleen O'Connor, Administrative Assistant
 Candace Rideout, Administrative Assistant

1. Agenda

MOTION to approve the agenda of January 21, 2025, as presented. *MOVED* by Terry Hutchinson, *SECONDED* by Councillor Gary Sullivan.

Motion was carried unanimously.

2. Roll Call

Brad Mitchell presided over the meeting. All members of the Committee were present. Members of the public and media were present.

3. Declaration of Conflict of Interest

A declaration of conflict of interest was declared by Terry Hutchinson with regards to item 5.3

4. Approval of Minutes

No meeting minutes to approve.

5. Applications

5.1 Rezoning Application - 529 Golden Grove Road

Planner Thomas Lewallen provided a summary of the application via PowerPoint presentation. This application is seeking to rezone the subject property from Rural Residential (RR) to Rural Mixed Residential (RMX) under the Zoning Bylaw. The rezoning is required to permit the development of a mobile or mini home on the property as the Rural Residential (RR) zone does not permit this use. Approval of the application is recommended.

The committee did not have questions for staff regarding the application.

The applicant, Muath Al- Tameemi, spoke in favour of the application. The committee did not have questions for the applicant.

The floor was opened to the public for comments. No members approached the podium to speak on the application. The floor was closed for public comment.

MOVED by Councillor Gary Sullivan, *SECONDED* by Terry Hutchinson

MOTION to approve Staff recommendation to rezone a parcel of land with an area of approximately 8,213 square metres, located at 529 Golden Grove Road, also identified as PID 55188379, from Rural Residential (RR) to Rural Mixed Residential (RMX).

MOTION CARRIED unanimously.

5.2 Municipal Plan Amendment and Rezoning Application - Bayside Drive - WITHDRAWN

Chair Brad Mitchell advised the Committee that the applicant had withdrawn the application.

Terry Hutchinson withdrew from the meeting.

5.3 Municipal Plan Amendment and Rezoning Application - Sunnyside Avenue

Planner Yeva Mattson provided a summary of the application via PowerPoint presentation. The applicant is proposing the construction of an affordable mini-home park with 75 individual units and a community building. Site design will incorporate associated fencing, landscaping, parking, site access and community amenity space. To facilitate this proposal, an application has been received to amend the City's Municipal Plan and Zoning By-Law. The Municipal Plan amendments will:

- Redesignate the property from Park and Natural Area to Stable Area on the City Structure Map.
- Redesignate the property from Park and Natural Area to Stable Residential on the Future Land Use Map.

The amendment to the Zoning By-Law would rezone the property from Park (P) and Utility Service (US) to Mini-Home Park Residential (RP). Staff are recommending approval of the proposed municipal plan amendment and rezoning to allow for the development of an affordable mini-home park.

The committee did not have questions for staff regarding the application.

The applicant, United Way Maritimes, approached the podium to address the committee. Representatives Alexya Heelis, Senior Executive Director, Central & Southwestern New Brunswick and Sue LaPierre, Senior Executive Director Mainland Nova Scotia & Affordable Housing, provided additional details of the project via PowerPoint presentation to the Committee.

Anne McShane asked if the homes were meant to be permanent in nature or transitional. Ms. Heelis responded that the homes are intended to be permanent affordable homes.

Gerry Lowe asked if the people providing the wraparound services would be living in the community. Ms. Heelis stated that there would be office onsite for the wrap around supports to work out of but that they will not be living there.

Brad Mitchell asked about the timeline for construction of the community. Ms. Heelis stated that given the units would be modular they could potentially have them all onsite at the same but that the United was wanted to move people into the homes in a phased approach to create stability and build the community. Mr. Mitchell asked if there would be trees left between each unit. Ms. Heelis stated that the intention is have as much vegetation around as possible which includes the trees and a community garden.

Phil Comeau asked why a fence was required. Ms. LaPierre responded that the fence was being erected for two reasons: To provide safety & comfort to the residents and to provide boundaries to curtail trespassing by non residents. Mr. Comeau asked how many people would be living in each unit. Ms. Heelis stated that there would be no kids living onsite and it would be 1-2 adults per unit.

The Chair opened the podium to the public for comment.

Andrea St Pierre, 298 Westmorland Road, expressed concerns about the increase of break and enters in the area; the safety of people going to the Jewish and Fernhill cemeteries; trespassing on her property; security and accountability; and the financial impact the location of the tiny homes will have on her home.

Daryl Branscombe, Fredericton, owner of the commercial development located at 418-420 Rothesay Avenue. Mr. Branscombe expressed concerns about the people who will gravitate to the area with tiny home project; the safety of his tenants; the lack of ancillary services; and the value of his property.

Greg Bishop, Senior Director, Human Development Council spoke in support of the application.

Ryan Mitchell, President and CEO, Saint John Energy, spoke in support of the application.

Melanie Vautour, Executive Director, Fresh Start, spoke in support of the application.

Elaine Daley, President, and Peter Graham, Board Member, Fernhill Cemetery expressed concerns about potential problems caused by the unintended people that will come around this project. Emphasized the need of the applicant to take measures to protect against any damage to Fernhill Cemetery and the neighbouring Shaarei Zedek cemetery. Councillor Gary Sullivan advised that the Planning Advisory Committee was a land use committee but acknowledged that the conversation was larger than land use. Councillor Sullivan stated that the

application was a part of a larger approach to address the current homelessness crisis. Councillor Sullivan suggested that the cemetery board write a letter to Council to ask them to include cemeteries as a no-go zone when they are drafting the City's strategy on homelessness.

David Alston, volunteer co lead on project, briefly outlined how site for the project was determined. The site was chosen by adhering to priorities such as being close to buses, close to food sources and able to connect to water. A dozen potential sites were investigated but this location was the one that met the criteria and had the ability to keep costs down by virtue of containing little rock.

Dr. Paul Atkinson, ER Physician, spoke in favour of the application. Dr. Atkinson stated that healthcare is on the frontline of the homelessness crisis and is struggling to deal with it. Dr. Atkinson stated that this project is a critical part of the solution.

Courtney Figler, Director of Advocacy, Just Us; We All Struggle Inc., spoke in support of the application.

Fraser Wells, Chair, Saint John Region Chamber of Commerce, spoke in support of the application.

Derek Oland, BCAPI, spoke in support of the application.

Arleen Dunn, CEO of the Saint John Construction Association, advised that the key demographic for this project is the by names list who are primarily males over 55 with no history of drugs. Ms. Dunn spoke in support of the application.

Bruce Washburn, President and Lorie Cohen Hackett, Recording Secretary, Congregation Shaarei Zedek, expressed concerns around the ghettoization of vulnerable populations.

Jamie Connelly, 263 Westmorland Road, expressed concerns about the location of the project; who was paying the property taxes and utilities for the tiny homes; and the potential for damages and a decrease in the value of his property.

John Wheatley spoke on behalf of a group of business owners in the area. The group is supportive of project, but they have concerns about the location. The group has concerns about the lack of consultation in selecting the location, the potential impacts of this location on their businesses and the misalignment with the municipal plan. They are requesting that the application be delayed to decide if this is best possible site. Councillor Gary Sullivan that the Committee is

focused on the application in the form it is presented at this meeting and advised that PAC just needs to know is if the owners are supportive of the project or not. Mr. Wheatley stated that they would be against based on the location. It is the location not the project. Councillor Gerry Lowe pointed out that this project is providing wrap around support services. Councillor Lowe outlined the different homelessness classifications that the City is trying to address. Councillor Lowe stated that this project was aimed at the working poor who are homeless.

Christine Saunders speaking on behalf of herself, attended meeting to observe but felt that she could add to conversation around wraparound support. Spoke in support of wraparound services being able to assist people from becoming homeless again.

Sandy Robertson, spoke against project.

Dave Grebenc, co owner of Innovatia Inc, spoke in favour of the project.

At 8:29pm Chair Brad Mitchell called for 10-minute break. The meeting resumed at 8:40pm. Brad closed the public hearing.

The applicants were called back to the podium. Anne McShane, could you speak to some of the concerns such as what happens when there are problems. Ms Heelis advised that they are working with their community partners to determine the answers to those concerns. Ms. Lapierre stated that the people they are seeing move into their other community is Sackville are retired couples, people who have jobs, people who have cars. There will be selection mechanisms in place to ensure that the residents are a good fit for the community.

Councillor Sullivan asked if the project would be expanded beyond 75 homes? Ms. Heelis responded that due to the topography of the land parcel, the site would accommodate up to 75 units. Councillor Sullivan asked if some examples of what the rules would be to govern the community. Ms. Heelis outlined that rules have already been established that will govern the community. These rules include visitors to site, participation in the community and wrap around services, public behaviour and a ban on illegal activities.

Phil Comeau asked if the United Way had been consulted on the location. Ms. Heelis responded that the location had already been decided when they became involved in the project. Chair Brad Mitchell asked how taxes and utilities would be paid. Ms. Heelis said the United Way would use the income from rent collected from residents to pay for taxes, utilities and maintenance. Anne McShane asked who owned the project and who will be the point person onsite?

Ms. Heelis said the United Way will be the owner and operator of the community. There is a project manager named Paul is the point person for construction. They will also work with other community supports.

Chair Mitchell concluded public hearing.

MOVED by Anne McShane, SECONDED by Phil Comeau

MOTION to approve staff recommendation of the proposed municipal plan amendment and rezoning to allow for the development of an affordable mini-home park.

MOTION CARRIED unanimously.

Terry Hutchinson re-entered the meeting.

5.4 Municipal Plan Amendment and Rezoning Application - 221-271 Lancaster Avenue

Senior Planner Mark Reade provided a summary of the application via PowerPoint presentation. The applicant is seeking approval for the development of a parking lot on the Wolastoq Park site to serve proposed NextGen project expansion on the Irving Pulp and Paper mill site. Approval of the application would require the following:

- A Municipal Plan Amendment to a designation that allows for a 500-stall standalone parking lot.
- A rezoning of the site to permit a commercial parking lot.
- Variances from typical commercial development standards to allow for a gravel parking lot and adjustments to curbing and landscaping standards typically applied to commercial scale parking lots.
- Consolidation of the three site parcels into 2 (Staff-level subdivision approval).

Public Works Director, Tim O'Reilly spoke on the transportation impacts this development would have. A traffic study had been completed but Mr. O'Reilly was unable to state what the impact of the project would be due to all of the recent and upcoming industrial developments that will impact rail and vehicle traffic.

Mark Mosher, Vice President, JDI pulp and paper division spoke in support of project. Mr. Mosher stated that the project is vital for the mill's future, and the parking lot was a part of making this project viable. The proposed Next Gen

project would double the mill's output but without the project being completed there is no future for the mill.

Anne McShane asked if any long-term jobs would be created by the expansion. Mr. Mosher said the number of employees would remain the same as the expansion will be automated. Anne McShane asked how the new building would be assessed for tax purposes. Mr. Mosher responded that it would be assessed as a building and is anticipated to grow in value.

Phil Comeau asked if Irving had explored building a parking garage on site. Mr. Mosher responded that they had looked at building a parking garage onsite but due to limited space, building the garage would shut down the facility for 18 - 24 months.

Councillor Gerry Lowe asked where Irving was going to get the trades people for the project. Mr. Mosher responded that NB has enough tradespeople to support this project. Many are currently working in other areas of the country but would be likely to come back for a long-term, 5-year project like this. Councillor Lowe asked if they would be willing to pave and curb the parking lot. Mr. Mosher stated that they were trying to be minimally invasive that is why they were using crushed rock instead of paving. The parking lot was not intended to be permanent. Councillor Lowe asked if Irving has seriously looked at doing something to improve Simms Corner. Mr. Mosher stated they had. Councillor Lowe asked if Irving would commit to working with other stakeholders to improve Simms Corner. Mr. Mosher confirmed that Irving would continue to be involved with Simms Corner.

Councillor Gary Sullivan asked what happens in year 6 to the parking lot. Mr. Mosher said they would use it for trades parking for turnarounds and other projects. Councillor Sullivan asked if he wanted it to be permanent. Mr. Mosher said that once they put the asset in place that they would prefer to keep it to use.

Chair Brad Mitchell asked if the shift workers who work 24/7 would park there. Mr. Mosher said that the parking that is onsite would be used for those workers with the Wolastoq Park site to be used primarily for contractors who would be predominantly day workers with staggering shifts. Chair Mitchell stated that he would like to see extra things like paving and curbing put in the parking lot.

Jennifer Brown working with JDI on behalf of Dillon Consulting presented overview of the conditions making the project necessary.

Anne McShane asked if the parking lot was a “nice to have” not a “need to have”. Ms. Brown stated that the parking lot would be used after the project was completed.

Councillor Gary Sullivan asked what assures the community that there will not be another commercial/ industrial need for the park. Ms. Brown stated that there are no guarantees in development, but that Irving is committed keeping the site as a park.

Councillor Gerry Lowe had questions about the parking lot maintenance. Ms. Brown stated that there would be a buffer and maintenance crews would be onsite regularly.

Chair Mitchell opened floor to public comment.

David Ryan, Dominion Park, expressed his concerns that Simms Corner will be greatly impacted and the traffic impact study.

Arlene Dunn, CEO Saint John Construction Association spoke in support of project.

Ron Marcolin, Divisional Vice President CME NB, spoke in support of project.

Robert Peterson, Local 30 president, spoke in support of project.

Floor closed to public comments

Anne McShane directed a question to Tim O’Reilly regarding if the application is approved will there be more of safety risk to the residents of the West Side. Mr. O’Reilly confirmed that by adding more congestion risk will be increased.

Chair Mitchell called the proponent back to the podium for questions about the park’s entrance and exit from Lancaster Avenue. Mr. Mosher stated that the entrance will be the same as it is currently, and an old road will be reinstated for exit.

Peter Pappas shared his rationale for voting against the Staff Recommendation.

Councillor Sullivan shared his rationale for voting for the Staff Recommendation.

Anne McShane shared her rationale for voting against the Staff Recommendation.

Terry Hutchinson shared his rationale for voting against the Staff Recommendation.

MOTION to deny the application as it conflicts with the Municipal Plan and Provincial Statements of Interest.

MOVED by Councillor Gary Sullivan, SECONDED Councillor Gerry Lowe

MOTION DEFEATED, with Councillor Gerry Lowe, Councillor Gary Sullivan, Anne McShane for the Staff Recommendation; Brad Mitchell, Peter Pappas, Terry Hutchinson, Phil Comeau, Josephine Chekwas.

10:54- GS moved for 6 min recess

10:57- meeting resumed

Anne McShane suggested crafting another motion that would include a 5-year time limit for the parking lot among other incentives. Staff paused the meeting 10:54 pm to confer on the possibility of this motion being enforceable. When the meeting resumed, Jennifer Kirchner, Community Planning Manager, stated the best way forward would be to go to Council with the vote as is and the chair letter would mention topics of concern

6. New Business

The Committee of the Whole, having met on January 13, 2025, makes the following recommendation:

Planning Advisory Committee: to reappoint Phil; Comeau from January 13, 2025, to January 1, 2028; and to appoint Josephine Chekwas from January 13, 2025 to January 1, 2028.

7. Next Meeting

8. Adjournment

MOTION to adjourn. MOVED by Councillor Gerry Lowe; SECONDED by Councillor Gary Sullivan

Motion carried unanimously.

Meeting adjourned at 11:00 pm



The City of Saint John

Date: February 14, 2025
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: February 19, 2025

SUBJECT

Applicant: Jill Higgins & Nilton Lin
Landowner: Hospital Hill Development Ltd.
Location: 211 Waterloo Street
PID: 55203137
Plan Designation: Medium to High Density Residential
Zoning: General Commercial (CG)
Application Type: Variance to the Subdivision By-Law
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to grant reasonable variances from certain requirements of the Subdivision By-Law. Terms and conditions can be imposed.

EXECUTIVE SUMMARY

The applicant is proposing to subdivide the subject site into two parcels for a phased development. The applicant is seeking approval to create two lots along an existing private street, Agar Place. Approval of the application is recommended.

RECOMMENDATION

That the Planning Advisory Committee grant a variance from the requirements of the Subdivision By-Law permitting the creation of two lots, Lot 2025-1 and Lot 2025-2 as detailed in the attached tentative subdivision plan, not abutting a public street.

ANALYSIS

Proposal

The applicant is proposing to subdivide the subject property into two lots, identified as Lot 2025-1 and Lot 2025-2 in the attached tentative subdivision plan. The two lots would be located on an existing private street, Agar Place, which is owned by the proponent. The subdivision includes the extension of the existing private street for an additional 40 metres. The subdivision is required for the phased development of the site.

Site and Neighbourhood

The subject site is located in the Waterloo Village neighbourhood between Waterloo Street and City Road. Agar Place is an existing private road that is located off Waterloo Street and provides access and municipal services to 1 Agar Place. This area of Waterloo Village contains a range of land uses including residential and institutional uses to the south and east of the subject site and commercial uses to the north and west along City Road.

Zoning By-law

The subject site is zoned General Commercial (CG) in the Zoning By-Law. Staff have confirmed that the proposed lots conform to the zone standards of the CG zone and that no rezoning is required.

Subdivision By-law

The Subdivision By-law requires that any newly created lot that does not abut a public street receive approval from the Planning Advisory Committee. Agar Place is an existing private street which was built to the standards of a public street and forms part of the parent parcel. The proposed subdivision would create two building lots, shown as proposed Lot 2025-1 and Lot 2025-2 on the attached tentative subdivision plan, which would be granted access through the private road.

Agar Place contains water, sewage, and stormwater infrastructure, which will be extended to serve the proposed lots. The adjacent property located at 1 Agar Place utilizes the private road and infrastructure services. The private road is subject to an existing Right of Way, and Service and Utility Easements which formalize the function of the private street for infrastructure and access purposes.

Infrastructure and Traffic

The City's Infrastructure Development, Building, Fire, and Emergency Management Service Areas also reviewed the proposal. There were no concerns raised by the City's Service Areas.

Conclusion

As the proposed subdivision meets the requirements of the Zoning By-Law, staff recommend the granting of the requested variance to create two lots, Lot 2025-1 and Lot 2025-2, not abutting a public street.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives were considered.

ENGAGEMENT**Public**

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on February 10, 2025.

APPROVALS AND CONTACT

Author	Manager	Director
Thomas Lewallen	Jennifer Kirchner MCIP, RPP	Pankaj Nalavde MCIP, RPP

Contact: Thomas Lewallen
Telephone: (506) 977-0274
Email: thomas.lewallen@saintjohn.ca
Application: 24-0325

APPENDIX

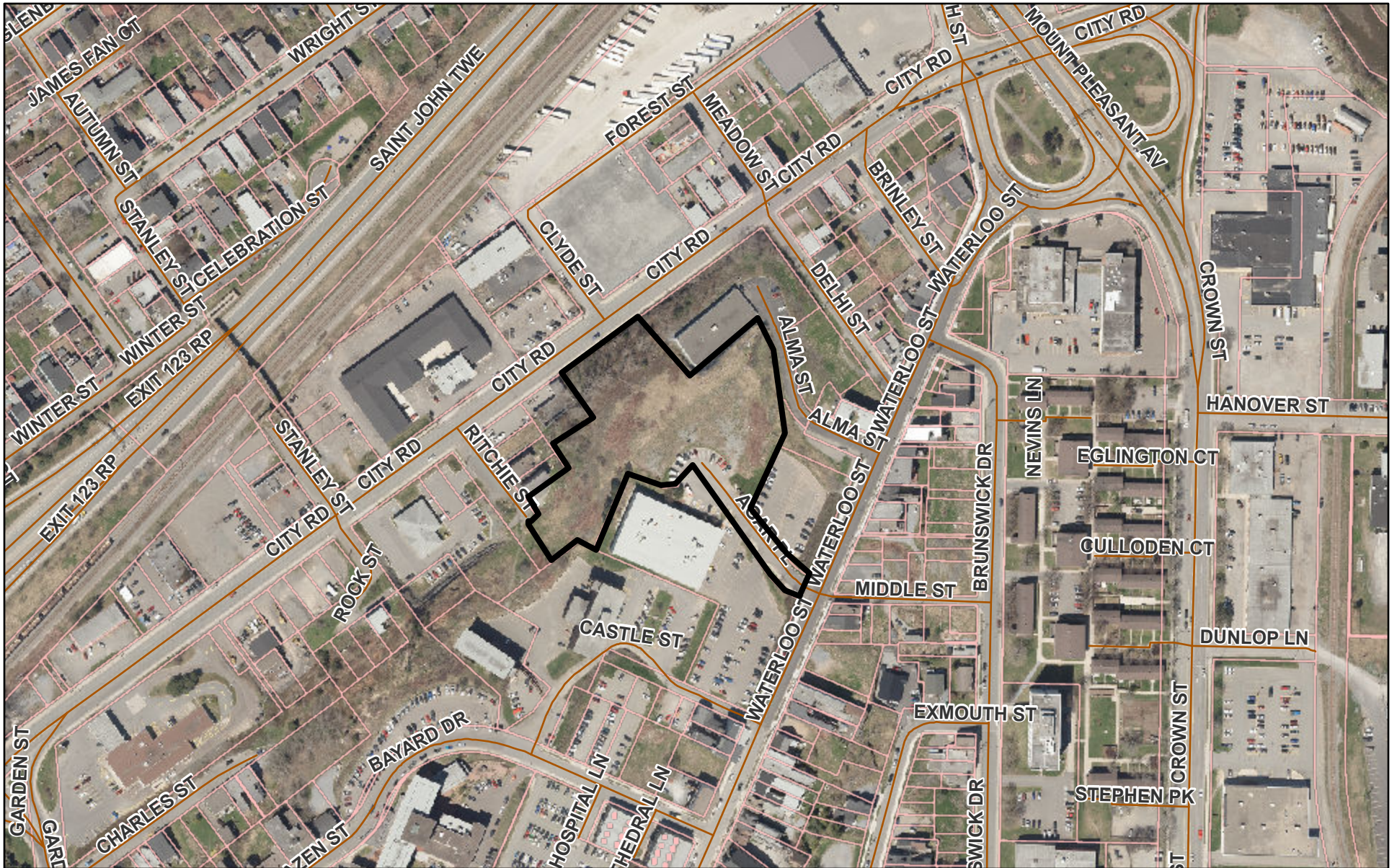
Map 1: **Aerial Photography**

Map 2: **Zoning Map**

Attachment 1: **Site Photography**

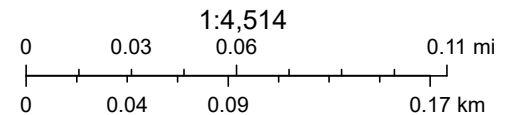
Submission 1: **Tentative Plan of Subdivision**

Aerial Photo - 211 Waterloo Street



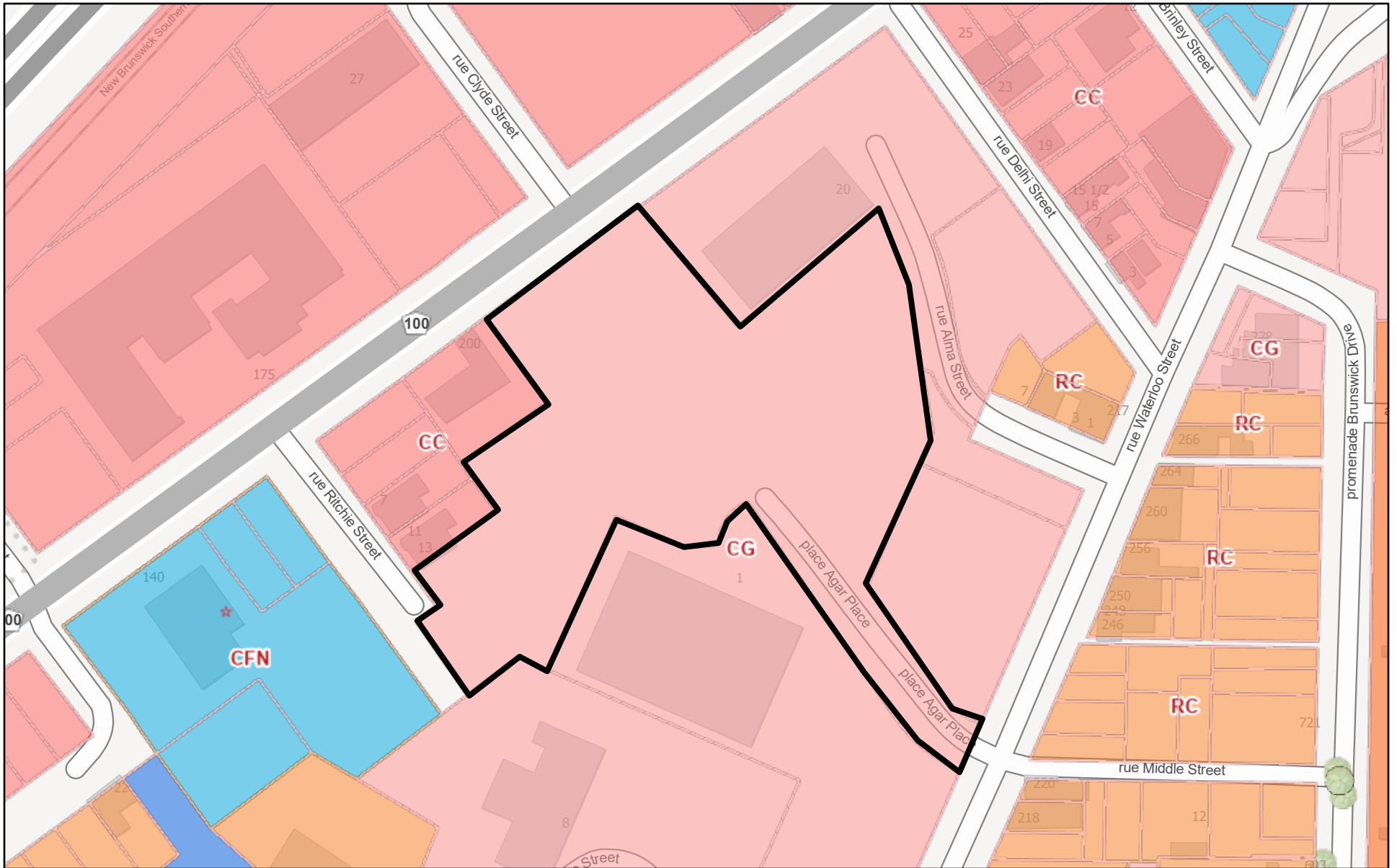
04/02/2025, 11:27:28

 Subject Property





The City of Saint John, Service New Brunswick, New Brunswick Emergency Measures Organisation

Zoning - 211 Waterloo Street

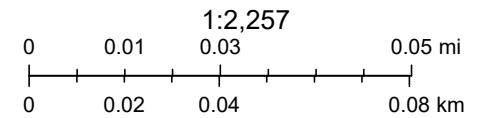


06/02/2025, 11:02:40

-  Subject Property
-  Section 59 Conditions

Zoning

-  High-Rise Residential (RH)
-  Urban Centre Residential (RC)
-  Corridor Commercial (CC)
-  General Commercial (CG)
-  Neighbourhood Community Facility (CFN)



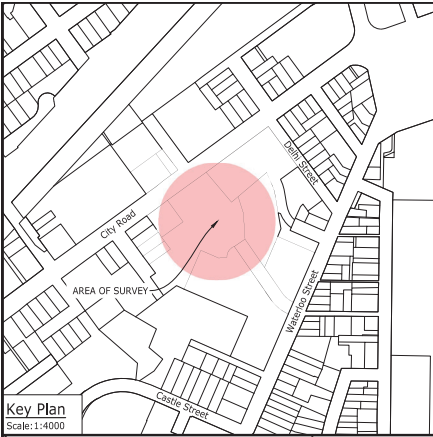
Site Photos – 211 Waterloo Street



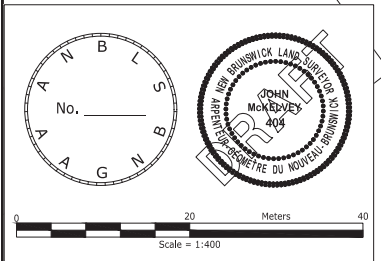
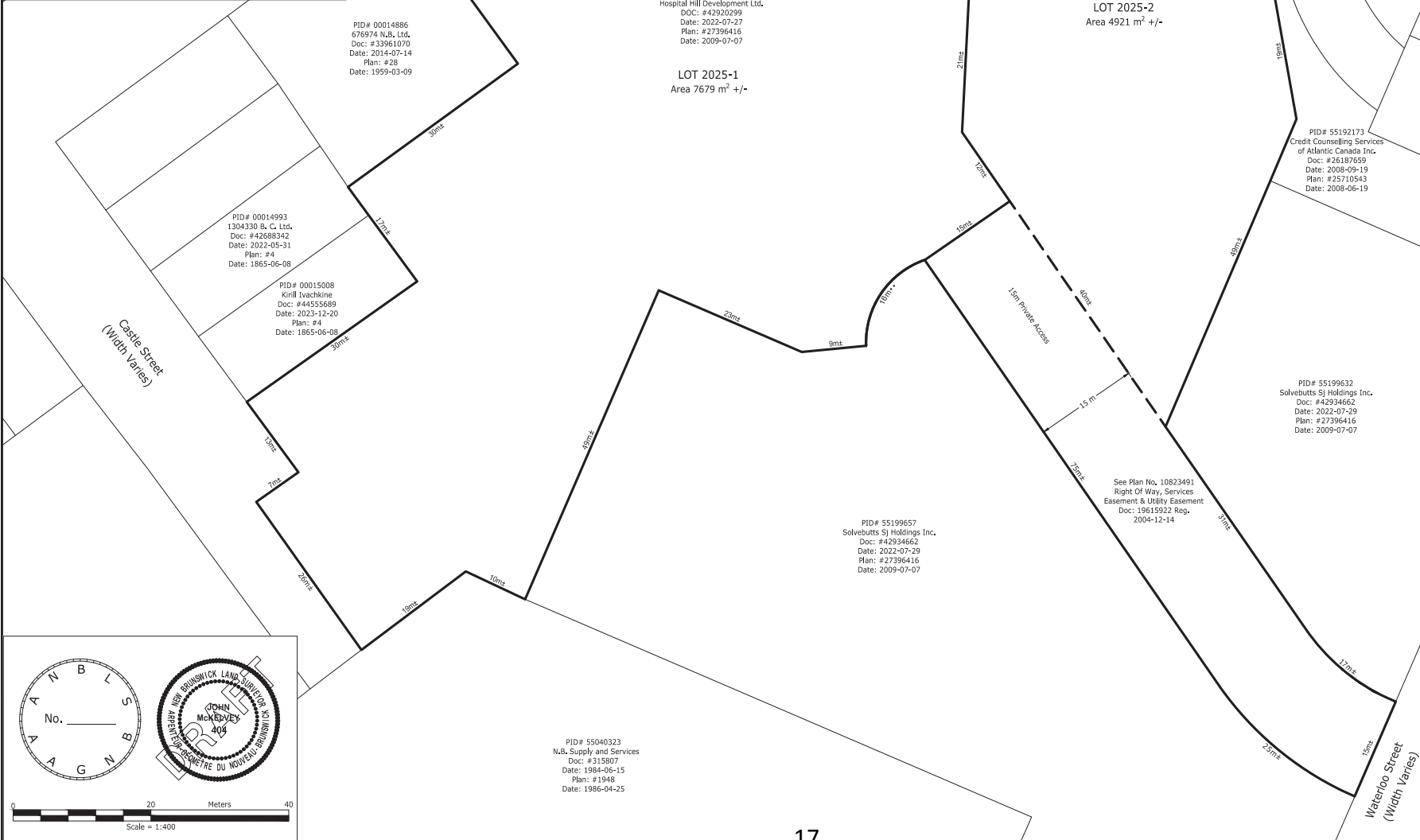
View of the current dead-end on Agar Place



View looking towards Waterloo Street on Agar Place



Key Plan
Scale: 1:4000



PID# 55040323
N.B. Supply and Services
Doc: #315807
Date: 1994-06-15
Plan: #1948
Date: 1986-04-25

PID# 55199657
Solvebutts Sj Holdings Inc.
Doc: #42934652
Date: 2022-07-29
Plan: #27396416
Date: 2009-07-07

See Plan No. 10823491
Right Of Way, Services
Easement & Utility Easement
Doc: 19615922 Reg.
2004-12-14

PID# 55199632
Solvebutts Sj Holdings Inc.
Doc: #42934662
Date: 2022-07-29
Plan: #27396416
Date: 2009-07-07

PID# 55192173
Credit Counselling Services
of Atlantic Canada Inc.
Doc: #26187659
Date: 2008-09-19
Plan: #25710543
Date: 2008-06-19

PID# 55203137
Hospital Hill Development Ltd.
Doc: #42920299
Date: 2022-07-27
Plan: #27396416
Date: 2009-07-07

PID# 00014886
676974 N.B. Ltd.
Doc: #33961070
Date: 2014-07-14
Plan: #28
Date: 1959-03-09

PID# 00014993
1304330 B. G. Ltd.
Doc: #42888342
Date: 2022-05-31
Plan: #4
Date: 1865-06-08

PID# 00015008
Kirill Ivachkine
Doc: #44555689
Date: 2023-12-20
Plan: #4
Date: 1865-06-08

PID# 55150734
Credit Counselling Services of Atlantic Canada Inc.
Doc: #26187659
Date: 2008-09-19
Plan: #11059608
Date: 2000-05-29

New Brunswick
Grid North

- General Notes**
- All directions are New Brunswick Grids Azimuths and have been derived by using GNSS.
 - All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and NAD83(CSR) Ellipsoid as realized by Service New Brunswick's Active Control System.
 - All distances are grid distances calculated using a combined scale factor utilizing geoid model HT2.0.
 - All units in metric unless stated otherwise.
 - All document and plan references on this plan refer to the land titles district of New Brunswick or the registry office of the county.
 - All peripheral information was derived from various sources and should be verified.

- Legend**
- + CGM - Coordinate Grid Mark
 - ▲ NBMON - New Brunswick Survey System Coordinate Monument
 - CALC - Calculated Point
 - ⊙ SMS - Survey Marker Set
 - ⊙ SMFD - Survey Marker Found
 - RDIBF - Round Iron Bar Found
 - SQBF - Square Iron Bar Found
 - IPFD - Iron Pipe Found
 - ⊠ SWP - Set Wooden Post
 - CNC - Concrete Post Found
 - ⊠ SBWP - Scribbled Wooden Post
 - ▲ TCP - Traverse Control Point
 - ⊠ GBM - Geodetic Bench Mark
 - ⊠ CHM - Canadian Hydrographic Monument
- ANBLS-AAGNB Association of New Brunswick Land Surveyors - l'Association des Arpenteurs-Geometres du Nouveau-Brunswick
- CGVD Canadian Geodetic Vertical Datum
 CSRS Canadian Spatial Reference System
 GNSS Global Navigation Satellite System
 HPN High Precision Network
 NAD83 North American Datum of 1983
 PID Parcel Identifier
 SMB Service New Brunswick
 OHWM Ordinary High Water Mark
- Tabulated Coordinate Reference
 — Area of Survey Outline
 - - - - - Previous Parcel

PURPOSE OF THE PLAN

-TO CREATE LOT 2025-1 AND LOT 2025-2 FROM PID #55203137
 -TO CREATE 1.5M WIDE PRIVATE ACCESS TO LOT 2025-1

Surveyor's Certificate

I, hereby certify that the survey shown on this plan is correct and meets the requirements of the Association of New Brunswick Land Surveyors.

John McKelvey, P.Eng., N.B.L.S., #404

Date (yy/mm/dd)

FUNDY Engineering

27 Wellington Row Tel. (506) 635-1566
 Saint John, NB Fax. (506) 635-0206
 E2L 3H4 fundy@fundyeng.com
 www.fundyeng.com

Serving Our Clients' Needs First

Project: TENTATIVE SUBDIVISION PLAN
 HOSPITAL HILL DEVELOPMENT LTD.
 211 WATERLOO STREET
 CITY OF SAINT JOHN
 SAINT JOHN COUNTY NB

Project No.	Reviewed By	Date (yy/mm/dd)
15903	JWM	24/12/02
Scale	Designed By	Rev.
1:400	MMS	



The City of Saint John

Date: February 14, 2025
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: February 19, 2025

SUBJECT

Applicant: The City of Saint John
Application Type: Zoning By-law Amendment
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee recommendation at a public hearing on **Monday, March 10, 2025.**

EXECUTIVE SUMMARY

Growth and Community Services has initiated a Bylaw Amendment to expand the range of zones that permit Crisis Care Facility as a use. The intent is to create opportunities for the development of Crisis Care Facilities on Utility Service (US) sites, consistent with the approach of allowing such uses in commercial areas.

RECOMMENDATION

1. That Common Council adopt the attached by-law amendment entitled "By-law No. C.P. 111-192, A Law to Amend the Zoning By-Law of The City of Saint John."

ANALYSIS

Background

On December 15, 2014, the Common Council adopted ZoneSJ, the city's current Zoning By-Law, incorporating best practices in land use planning and aligning with community standards set by Saint John's 2012 Municipal Development Plan, PlanSJ.

Since adoption, there have been a number of amendments to the By-Law including City directed amendments to address trends in urban planning and land development as well as new City policies and direction.

In July 2024, Common Council adopted the *Housing for All Strategy*, which established the community's approach to addressing homelessness over the next three years through a person-centred and human rights approach. One of the two key outcomes of the Strategy is:

“To provide safe community spaces for access by all residents, while supporting individuals as they access housing that meets their specific needs.”

The *Housing for All* approach incorporates a number of actions that focus on the development of temporary housing while more permanent housing solutions are being developed. This includes the provision of emergency shelter beds which provide temporary housing solutions through the development of Crisis Care Facilities. As part of the implementation of the Housing for All Strategy, Staff are proposing to amend the Zoning By-Law to permit Crisis Care Facilities in the Utility Service (US) zone, creating additional sites that could support the establishment of additional emergency shelter beds.

Crisis Care Facility

A Crisis Care Facility is an establishment that provides short-term accommodation to a person in crisis requiring immediate lodging and may involve 24-hour supervision and personal support service. These facilities are a key component in the overall housing continuum, providing immediate shelter for those who do not have permanent housing.

When the Zoning By-Law was adopted in 2014, the Crisis Care Facility use was permitted in the Urban Centre Residential (RC), Uptown Commercial (CU), Campus Research Commercial (CRC), Neighbourhood Community Facility (CFN), and Major Community Facility (CFM) zones. This zoning was designed to align with the locations of the existing Crisis Care Facilities which were largely centralized within the Central Peninsula.

In 2022, after Common Council endorsed the City's *Affordable Housing Action Plan*, staff undertook additional amendments to the Zoning By-Law focusing on increasing affordability within the City. Included in this amendment was expanding the Crisis Care Facility as a permitted use in the High-Rise Residential (RH), Mid-Rise Residential (RM), Corridor Commercial (CC), Regional Commercial (CR), and General Commercial (CG) zones.

Through expanding the zones in which the Crisis Care Facility is a permitted use, it broadens the sites that can be considered for this type of use without undergoing a rezoning process. This included areas zoned for denser residential and commercial development, which are often located on transit routes and in proximity to services. As Crisis Care Facilities are often established due to specific needs of a community and may be required within a short timeframe, there is a direct benefit in ensuring that there are a diverse range of sites that could be activated with this use in a timely manner.

In light of the continued need to support the creation of both permanent and more temporary Crisis Care Facilities, staff are proposing the addition of a Crisis Care Facility use to the Utility

Service (US) zone. Utility Service sites are often owned and maintained by the City or a large utility provider. These sites are located across the City and range from small, fully developed sites to larger vacant lots. The inclusion of the Crisis Care Facility as a permitted use will establish additional sites, often owned by the City, that could be quickly activated when an immediate need for a Crisis Care Facility arises.

While this amendment would establish the Crisis Care Facility as a permitted use in the Utility Service zone, not all Utility Service sites will be suitable for the use. Some properties may not be suitable due to their small lot size or due to the scale or intensity of the existing use. In addition, as these sites largely support the infrastructure and utility needs of the City, a rezoning to a zone that would permit a Crisis Care Facility may not be feasible due to the existing use of the site.

Changes to the Use

In addition to the proposed amendment identified above, additional changes are being proposed associated with the Use.

Staff are proposing to update the definition of the Crisis Care Facility to provide increased flexibility in the operations of the facility. This would provide the ability to established facility supervision requirements based on the operation requirements as opposed to specifically 24-hour supervision. The proposed definition is shown below.

“crisis care facility means an establishment that provides short-term accommodation to a person in crisis requiring immediate lodging and may involve supervision and personal support service.”

In addition, Staff are proposing a change to the parking requirements for the Crisis Care Facility. The Zoning By-Law requires that 1 parking stall be provided per employee. In order to facilitate enhanced flexibility for the use, it is being proposed that the parking requirements be at the discretion of the Development Officer. This would enable staff to work with an applicant to determine the parking requirements based on their operational and site needs including considerations for offsite and shared parking with nearby sites.

Conclusion

The proposed amendment to the Crisis Care Facility use aligns with the goals of the *Housing for All Strategy* and will support a key action item to provide additional opportunities for the provision of emergency housing and shelter beds. These proposed changes will provide additional locations for the establishment of Crisis Care Facilities, will enhance flexibility in their design and operations and will provide a streamlined approval process when these facilities are required on a Utility Service site.

The proposed amendments conform to the policy direction in the Municipal Plan and the City's Zoning Bylaw. Through the undertaking of these amendments, staff are ensuring that the Zoning By-law continues to evolve to meet the changing needs of the community and increasing clarity and efficiency of the application process.

ALTERNATIVES AND OTHER CONSIDERATIONS

No other alternatives have been considered.

ENGAGEMENT

Notice of the Public Hearing for the proposed By-Law amendments will be posted on the City of Saint John website on or before February 17, 2025.

APPROVALS AND CONTACT

Manager	Director	Commissioner
Jennifer Kirchner , RPP, MCIP	Pankaj Nalavde , RPP, MCIP	Amy Poffenroth , P.Eng., MBA

Contact: Yeva Mattson, RPP, MCIP
Telephone: (506) 721-8453
Email: yeva.mattson@saintjohn.ca
Application:

APPENDIX

Attachment 1: By-law No. C.P. 111-192
 Attachment 2: Map of Utility Service (US) sites

**BY-LAW NUMBER C.P. 111- 192
A LAW TO AMEND THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

**ARRÊTÉ NO C.P. 111-192 ARRÊTÉ
MODIFIANT L'ARRÊTÉ DE ZONAGE
DE THE CITY OF SAINT JOHN**

Be it enacted by The City of Saint John in
Common Council convened, as follows:

Lors d'une réunion du conseil
communal, The City of Saint John a décrété
ce qui suit :

The *Zoning By-law* of The City of Saint John
enacted on the fifteenth day of December, A.D.
2014, is amended by:

L'Arrêté de zonage de The City of Saint John,
décrété le 15 décembre 2014, est modifié
par :

1. Section 3.1 is amended by deleting "Crisis
Care Facility" and replacing it with the
following:

"crisis care facility" means an
establishment that provides short-term
accommodation to a person in crisis
requiring immediate lodging and may
involve supervision and personal support
service.

2. Deleting the words "1 per employee"
immediately after "Crisis Care Facility" in
subsection 4.2(1) and replacing them
with:

"at the discretion of the Development
Officer" in subsection

3. Adding the following words in alphabetical
order under the following columns to
Table 12-1:

Use	Zone
Crisis Care Facility	US

4. Adding in alphabetical order to the list in
subsection 12.6(1) the words "Crisis Care
Facility"

IN WITNESS WHEREOF The City of Saint John
has caused the Corporate Common Seal of the

said City to be affixed to this by-law the X day of
March, A.D. 2025 and signed by:

EN FOI DE QUOI, The City of Saint John a
fait apposer son sceau communal sur le
présent arrêté le X mars 2025, avec les
signatures suivantes :

Mayor/Mairesse

City Clerk/ Greffier de la municipalité

First Reading - X

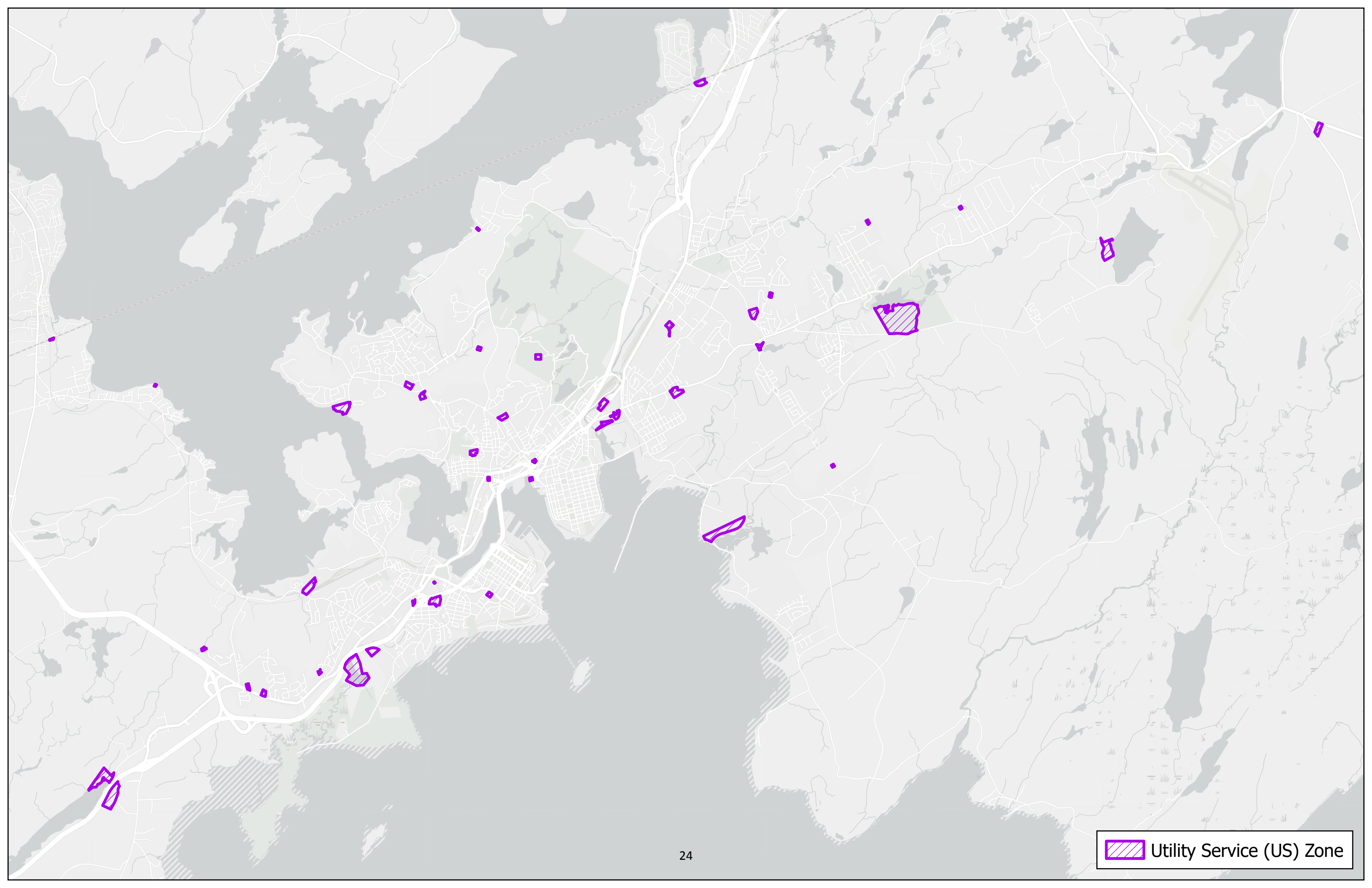
Second Reading - X

Third Reading - X

Première lecture - X

Deuxième lecture - X

Troisième lecture - X





The City of Saint John

Date: February 14, 2025

To: Planning Advisory Committee

From: Growth & Community Services

Meeting: February 19, 2025

Applicant: Hughes Surveys & Consultants Inc.

Landowner: Scott Bros. Ltd.

Location: 801 Loch Lomond Road

PID: Portion of 00436659

Existing Plan Designation: Regional Retail Centre

Existing Zoning: Business Park Commercial (CBP)

Proposed Zoning: Commercial Corridor (CC)

Application Type: Rezoning

Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Municipal Plan and Zoning By-Law. Common Council will consider the Committee's recommendation at a public hearing on **March 10, 2025.**

EXECUTIVE SUMMARY

This application is seeking to rezone a portion of the subject property from Business Park Commercial (CBP) to Corridor Commercial (CC) under the Zoning By-Law. The portion of the property being rezoned will be subdivided from the parent parcel following rezoning. The rezoning is required to permit the development of an animal shelter run by the SPCA. Approval of the application is recommended.

RECOMMENDATION

That Common Council rezone a portion of land with an area of approximately 13,218 square metres, located at 801 Loch Lomond Road, also identified as part of PID 00436659, from Business Park Commercial (CBP) to Commercial Corridor (CC).

ANALYSIS

Proposal

This application is seeking to rezone a portion of the subject property from Business Park Commercial (CBP) to Corridor Commercial (CC) under the Zoning By-law in order to permit the development of an animal shelter. The portion of the property being rezoned will be subdivided from the parent parcel following rezoning.

Site and Neighbourhood

The subject property is a vacant lot situated along a commercially zoned section of Loch Lomond Road, between Commerce Drive and McAllister Drive. This commercially zoned area acts as a buffer between the industrial lands to the south of Loch Lomond Road and the residential neighbourhood located off Mark Drive and McAllister Drive.

The portion of the subject property proposed for rezoning and subdivision will have access to Loch Lomond Road through a 20-metre-wide strip of land, classifying it as a 'flag lot.' The surrounding area consists primarily of car-oriented commercial businesses, with a daycare located at 815 Loch Lomond Road and a church directly across the street at 840 Loch Lomond Road.

Zoning

The subject property is currently zoned Business Park Commercial (CBP). The CBP zone accommodates areas that are generally identified for employment uses including business offices, research, and development facilities, and light manufacturing and assembly. Residential uses are permitted in conjunction with a non-residential use.

To facilitate the proposed development of an animal shelter, the applicant is seeking to rezone the property from CBP to Corridor Commercial (CC). The CC zone accommodates a wide range of vehicle oriented commercial and compatible light industrial uses along major thoroughfares within the City. The area contains a variety of commercial designations, with the CC zone being introduced into the area in October 2024, through a rezoning (C.P. 111-181) for land near the corner of Loch Lomond Road and Commerce Drive.

Overall, the proposed rezoning of the subject site to the CC zone represents the continued evolution of the area and will support the continued commercial development within an underdeveloped commercial node within the City.

Municipal Plan

The subject property is located within the Regional Retail Centre designation and more specifically the McAllister Regional Retail Centre. The McAllister Regional Retail Centre is one

of two major Regional Retail Centres in the City which provides commercial, retail and service-based uses intended to serve all of Southwestern New Brunswick. The proposed development is an animal shelter, which would provide a necessary service to Saint John and the broader region, aligning with the overall objective of the land use designation. An analysis of the proposal to policies of the Municipal Plan is available as an attachment.

While the Corridor Commercial (CC) zone is most often found within the Corridor Commercial designation of the Municipal Plan, there are many instances of the CC zoning being used within the Regional Retail Centre designation including along McAllister Drive. These occurrences of the CC zone provide opportunities for different commercial land uses to be developed within the Regional Retail Centre, which can complement the main uses provided through the Regional Commercial (CR) zone.

The proposed development is located in the periphery of the Regional Retail Centre, in an area developed with vehicle-oriented commercial development. The land uses in this area align with the permitted uses of the Corridor Commercial zone, ensuring compatibility with the proposed development. The built form proposed for the animal shelter is of a similar scale to the existing development and the intended land use would be compatible with the existing development of the area.

The proposed rezoning and development of an animal shelter aligns with the overall policy direction of the Municipal Plan and the direction established for the Regional Retail Centre. The proposed development is a service-based land use which will serve residents of the City and beyond.

Infrastructure and Protective Services

The proposal was circulated to the City's Infrastructure Development, Public Works, Building and Fire and Emergency Management Service Areas for comment. No concerns were raised by regarding the proposed development.

This portion of Loch Lomond Road has access to municipal water and stormwater infrastructure, however municipal sanitary services are not located within the road. The nearest municipal sanitary service is over 350 metres away on McAllister Drive. To facilitate the proposed development, the applicant will be required to install a private septic system. Provincial licensing will be required for the installation of the septic system.

Conclusion

In conclusion, this application seeks to rezone a portion of the subject property from Business Park Commercial (CBP) to Corridor Commercial (CC) under the Zoning By-Law. Following rezoning, the rezoned portion of the subject property will be subdivided from the parent parcel to facilitate the development of an SPCA-operated animal shelter. Given the alignment of the proposed use with the intended land-use policies and zoning objectives, approval of this application is recommended.

ALTERNATIVES AND OTHER CONSIDERATIONS

No alternatives are proposed.

ENGAGEMENT

Notice of the Public Hearing for the rezoning will be posted on the City of Saint John website on or before **February 7, 2025**. In accordance with the Committee's Rules of Procedure, notification of the application was sent to landowners within 100 metres of the subject property on **February 10, 2025**.

APPROVALS AND CONTACT

Author	Manager	Director	Commissioner
Thomas Lewallen	Jennifer Kirchner MCIP, RPP	Pankaj, Nalavde MCIP, RPP	Amy Poffenroth

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Telephone: (506) 977-00274
Email: thomas.lewallen@saintjohn.ca
Application: 24-0298

APPENDIX

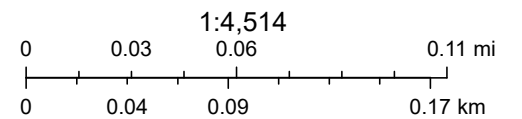
Map 1: **Aerial Photography**
 Map 2: **Future Land Use**
 Map 4: **Current Zoning**
 Map 5: **Proposed Zoning**
 Attachment 1: **Site Photography**
 Submission 1: **Site Plan**
 Submission 2: **Subdivision Plan**

Aerial Context - 801 Loch Lomond Road



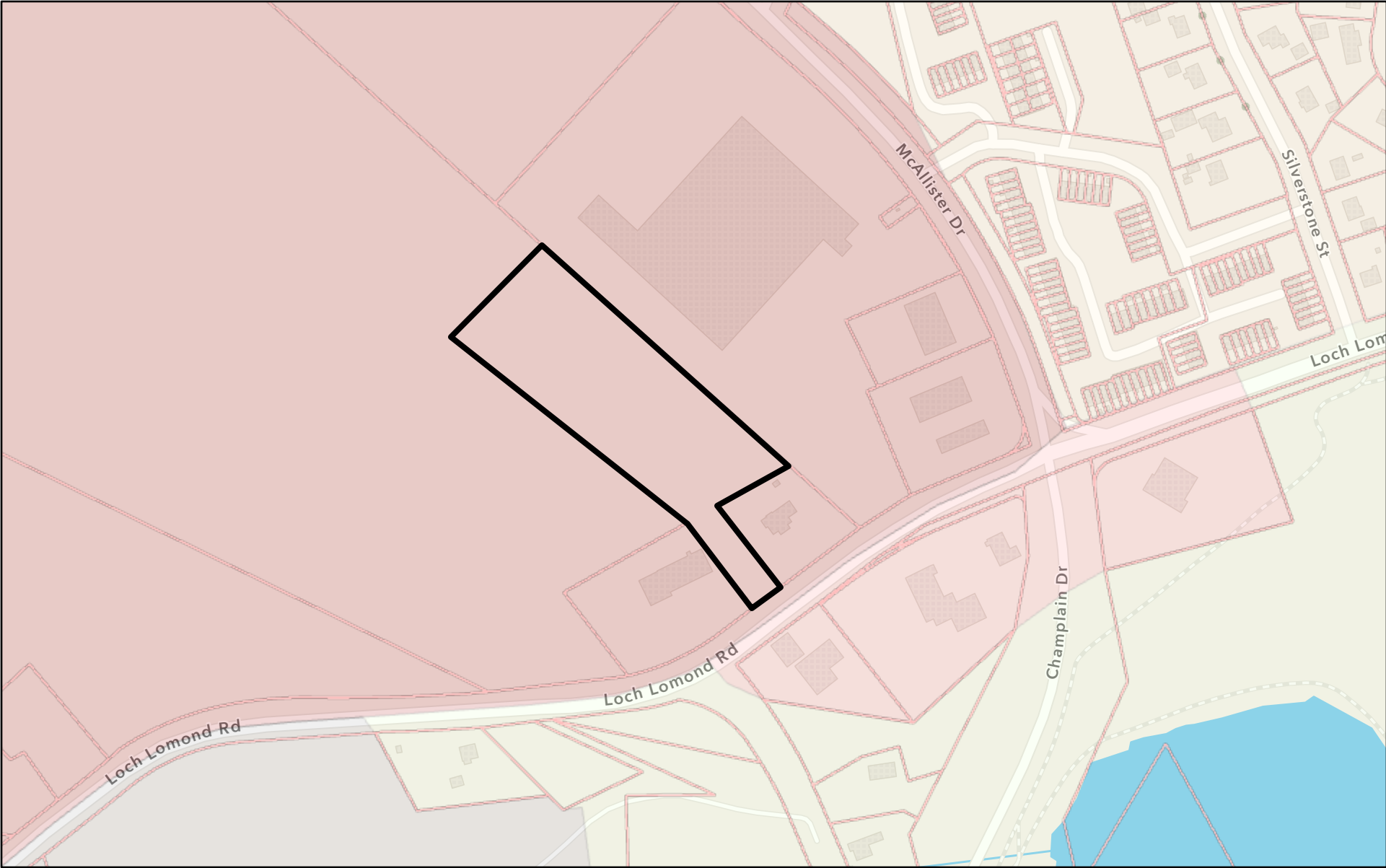
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 Subject Property



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, The City of Saint John, Service

Future Land Use - 801 Loch Lomond Road

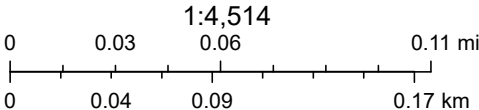


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 Subject Property

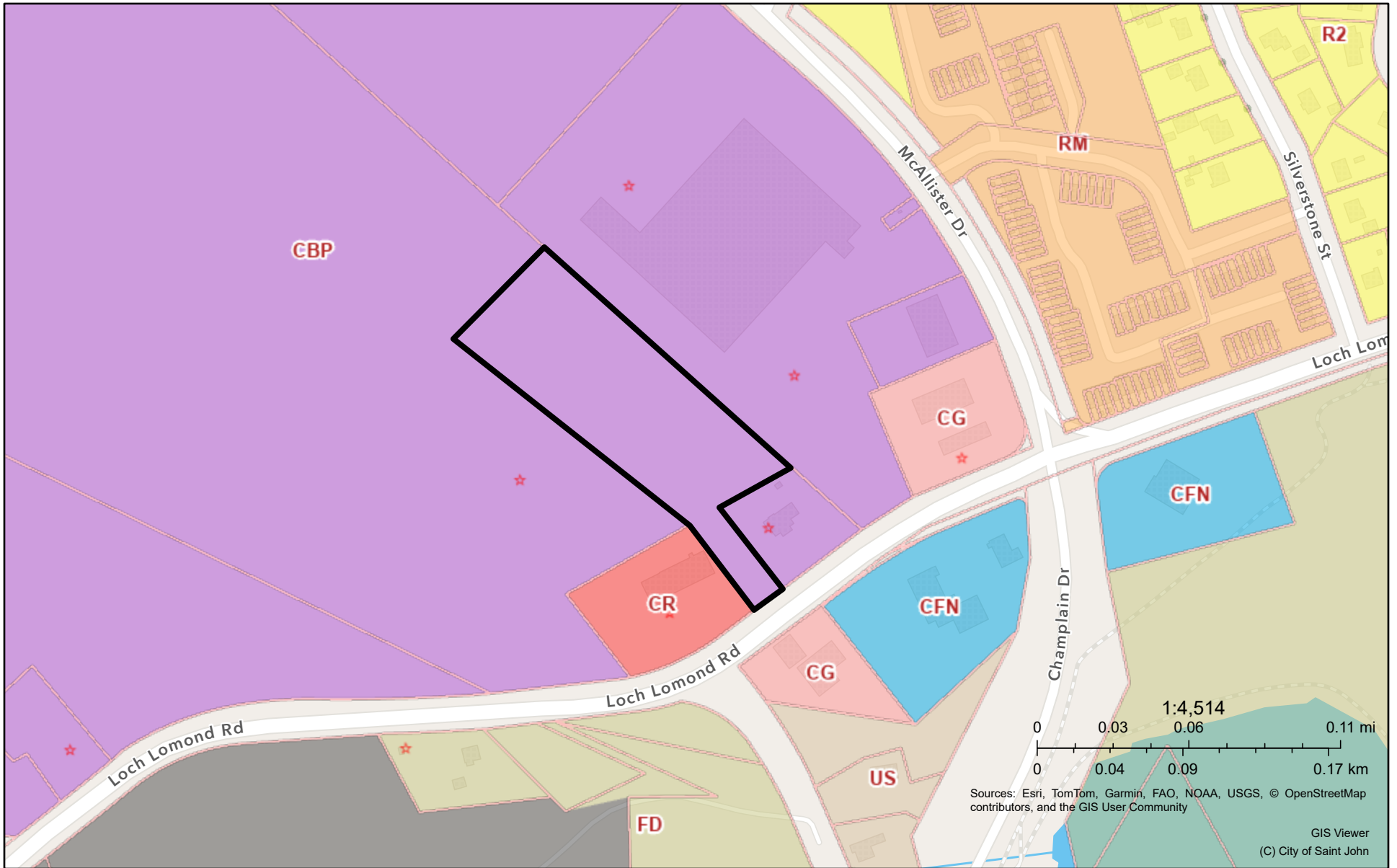
Future Land Use

-  Stable Commercial
-  Stable Residential
-  Heavy Industrial
-  Urban Reserve
-  Regional Retail Centre














Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning - 801 Loch Lomond Road

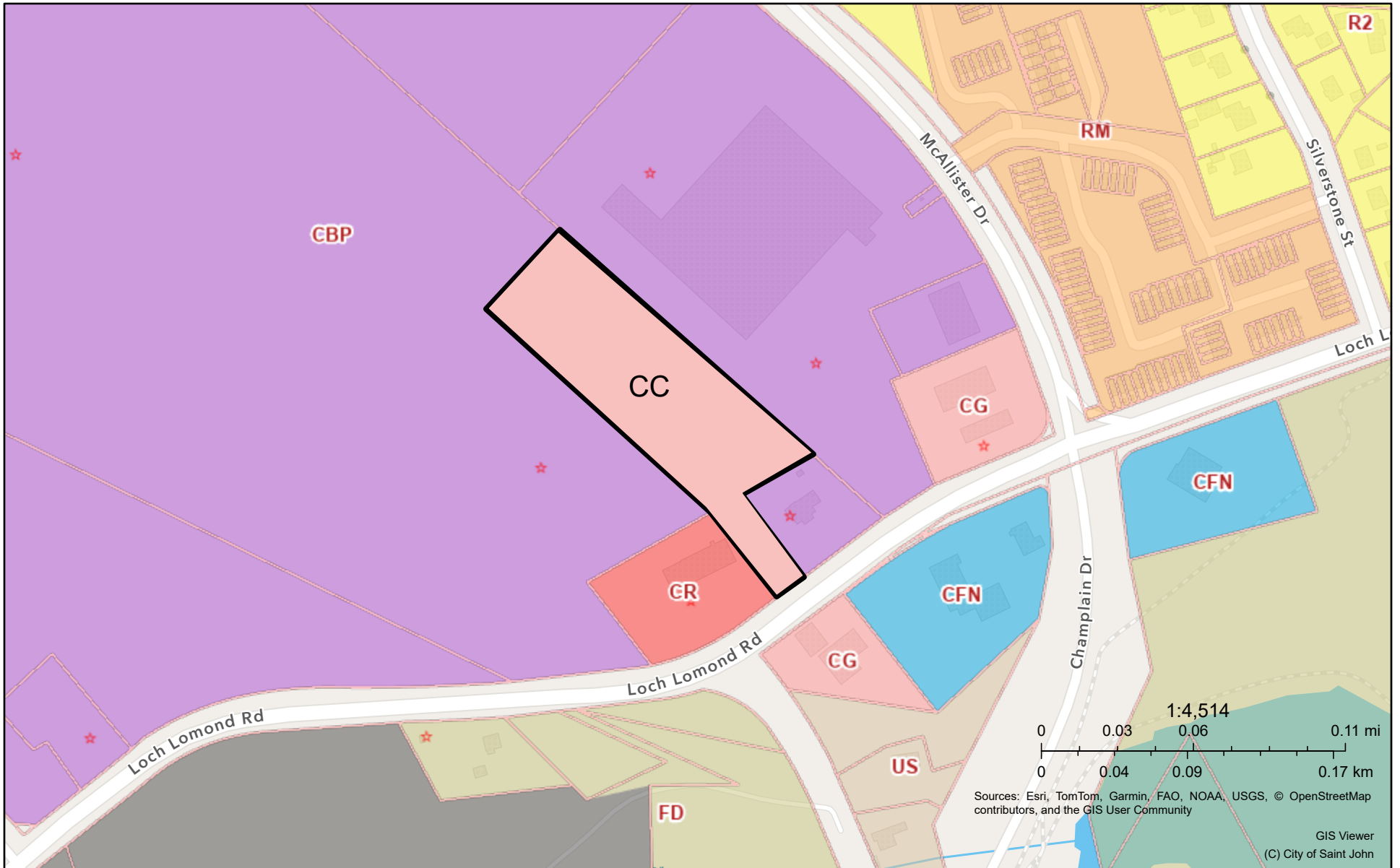


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Zoning

- | | | | |
|---|---|--|--|
|  Subject Property |  Two-Unit Residential (R2) |  Business Park Commercial (CBP) |  Neighbourhood Community Facility (CFN) |
|  Section 59 Conditions |  Regional Commercial (CR) |  Heavy Industrial (IH) |  Future Development (FD) |
| |  General Commercial (CG) |  Utility Service (US) |  Mid-Rise Residential (RM) |

Proposed Zoning - 801 Loch Lomond Road



05/02/2025, 09:33:40

Zoning

- | | | | |
|-----------------------|---------------------------|--------------------------------|--|
| Subject Property | Two-Unit Residential (R2) | Business Park Commercial (CBP) | Neighbourhood Community Facility (CFN) |
| Proposed Zoning | Regional Commercial (CR) | Heavy Industrial (IH) | Future Development (FD) |
| Section 59 Conditions | General Commercial (CG) | Utility Service (US) | Mid-Rise Residential (RM) |

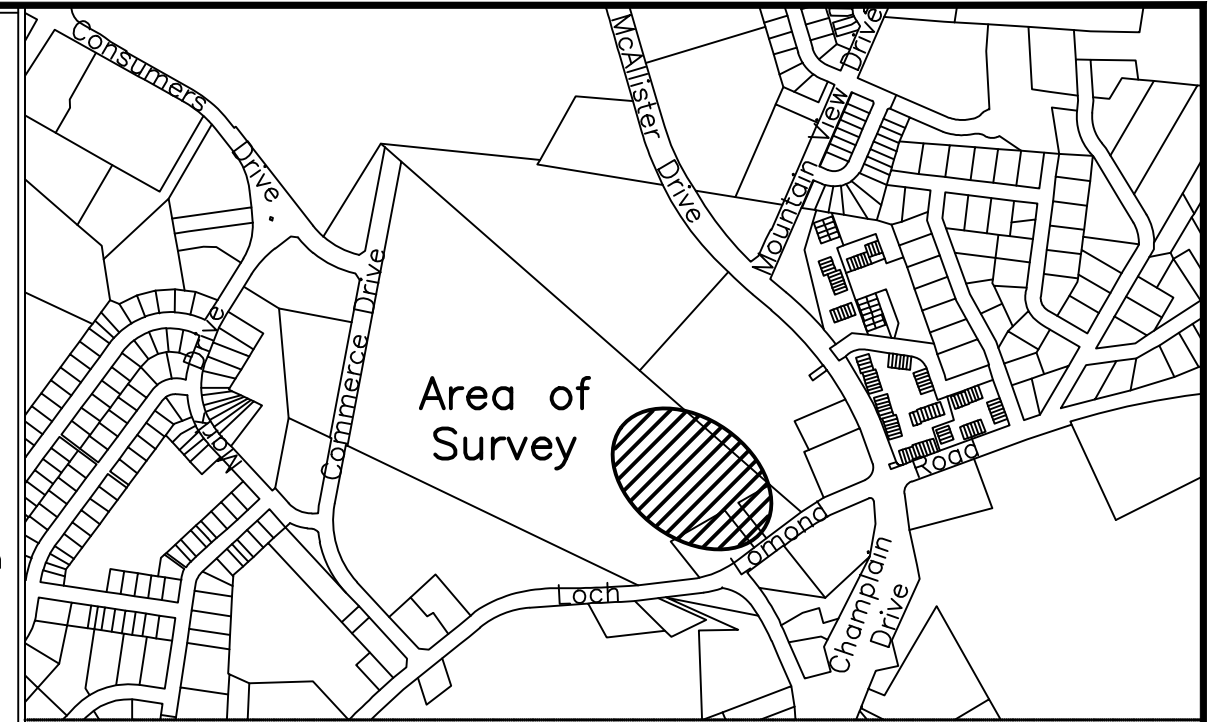
Site Photo – 801 Loch Lomond Road





ENDORSEMENTS

NOTE: This site plan is preliminary only, and as such, it is subject to changes to the grading and the concept as the detailed design portion of the project is undertaken and as site conditions allow.



Key Plan Scale 1 : 10,000

Registration Data

Doc. 234263
Vol. 665 Pg. 632
Reg. 1972-00-00
Grantor to Grantee

Doc. 234263
Vol. 665 Pg. 632
Reg. 1972-00-00
Grantor to Grantee

NOTES

- Directions are New Brunswick Grid azimuths derived from tabulated N.B. coordinate survey monuments.
- All distances are in metres and are grid distances, calculated using a combined scale factor and using geoid model HT2_0; to convert to imperial equivalents divide by 0.3048.
- Area of survey outlined thus , peripheral information compiled from various sources.
- All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
- Field survey completed on ----.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.

Purpose Of Plan

To show a development concept of a portion of PID 00436659.

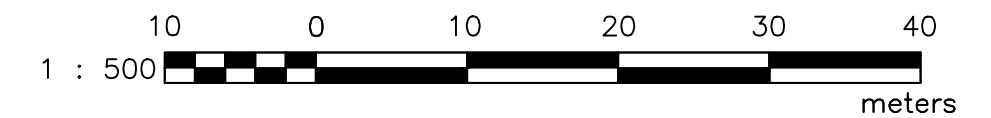
New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Preliminary Site Plan
Scott Bros. Ltd. Subdivision,
Loch Lomond Road,
City of Saint John,
Saint John County, New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.

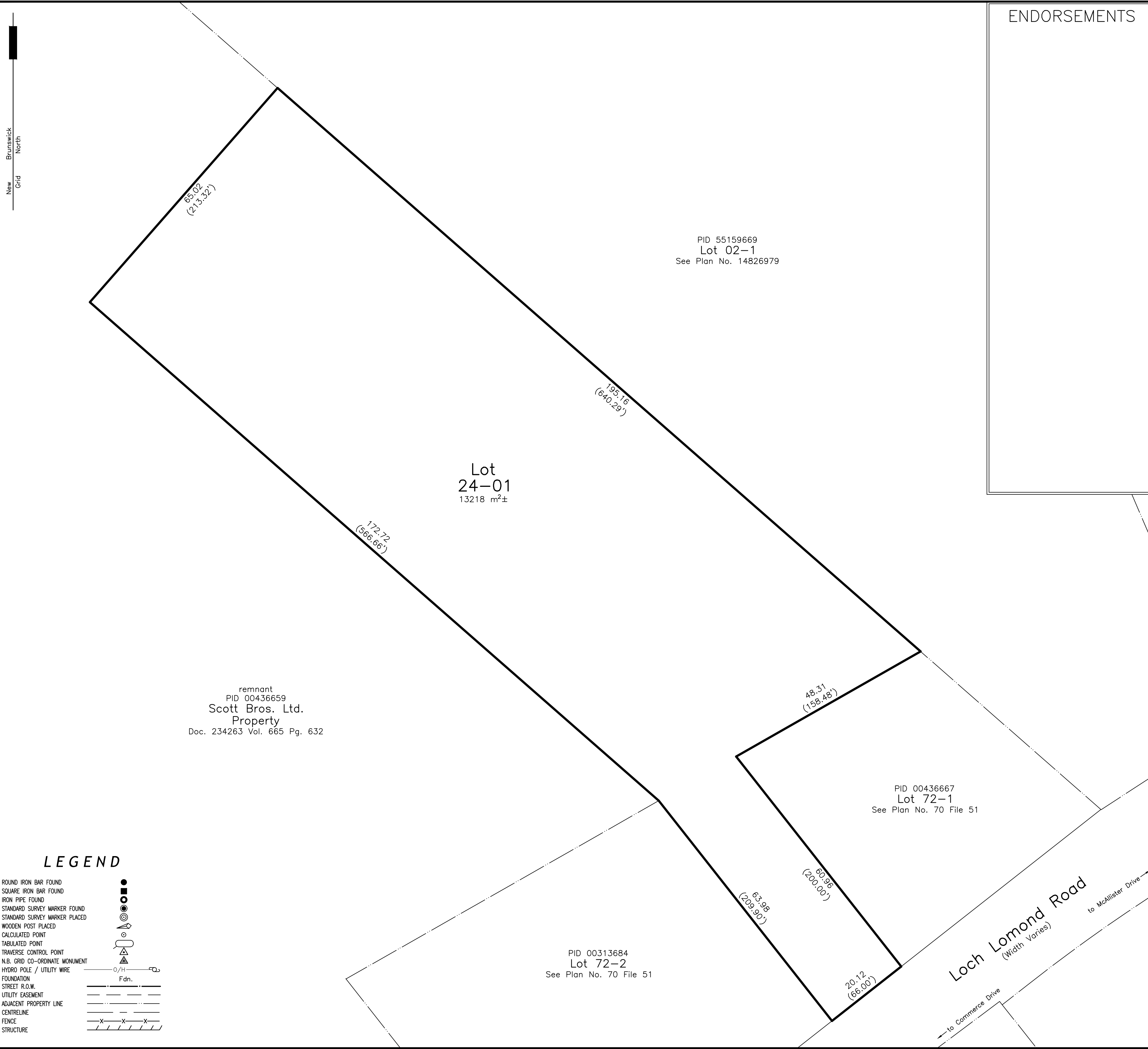
Oct. 29, 2024.
Date



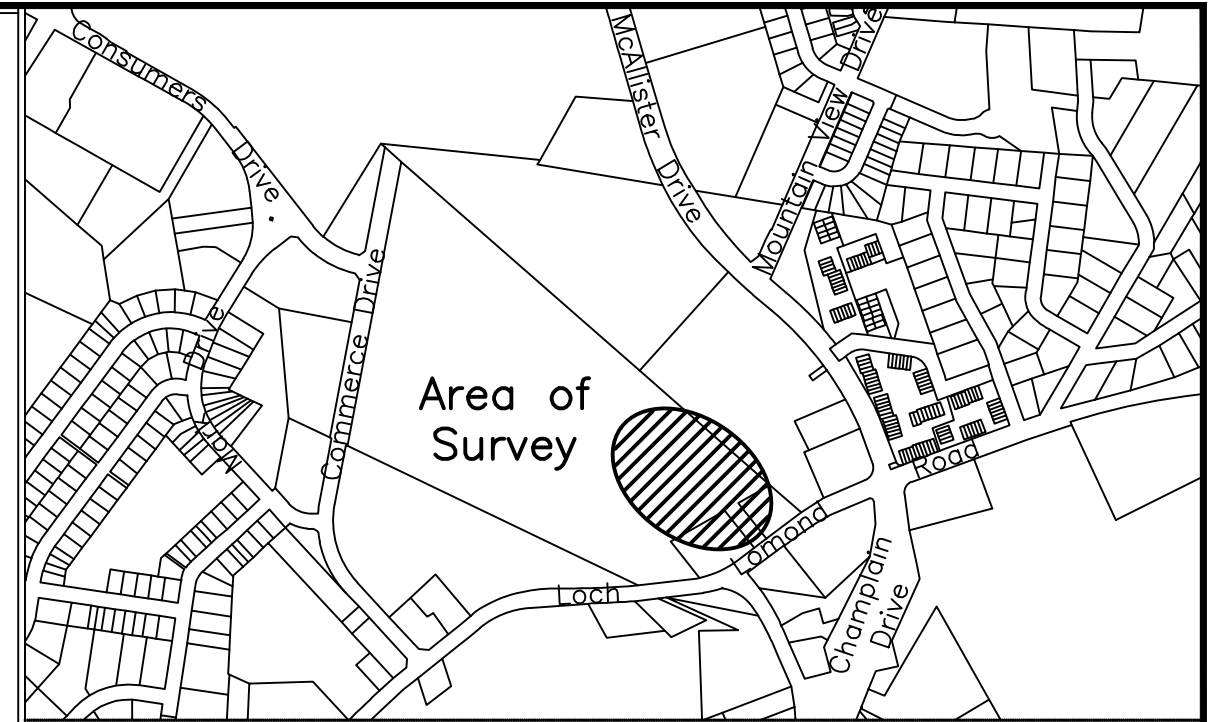
Dwg. No. S24305	Disk No. 2024	Topos H24305	Disk No. 2024
Dwn. by M.C.B.	Job No. Y24-305	Rev. No.	Map Ref. G608-T4B,SE

LEGEND

- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- IRON PIPE FOUND
- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- WOODEN POST PLACED
- CALCULATED POINT
- TABULATED POINT
- TRANSVERSE CONTROL POINT
- N.B. GRID CO-ORDINATE MONUMENT
- HYDRO POLE / UTILITY WIRE
- FOUNDATION
- STREET R.O.W.
- UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- CENTRELINE
- FENCE
- STRUCTURE



ENDORSEMENTS



Key Plan Scale 1 : 10,000

Registration Data

Doc. 234263
Vol. 665 Pg. 632
Reg. 1972-00-00
Grantor to Grantee

Doc. 234263
Vol. 665 Pg. 632
Reg. 1972-00-00
Grantor to Grantee

Owners _____
Owner Names _____

NOTES

- Directions are New Brunswick Grid azimuths derived from tabulated N.B. coordinate survey monuments.
- All distances are in metres and are grid distances, calculated using a combined scale factor and using geoid model HT2_0; to convert to imperial equivalents divide by 0.3048.
- Area of survey outlined thus , peripheral information compiled from various sources.
- All document and plan references refer to the Registry Office for Saint John County or the Land Titles District of New Brunswick.
- Field survey completed on ----.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.

Purpose Of Plan

To create Lot 24-01 from a portion of PID 00436659.

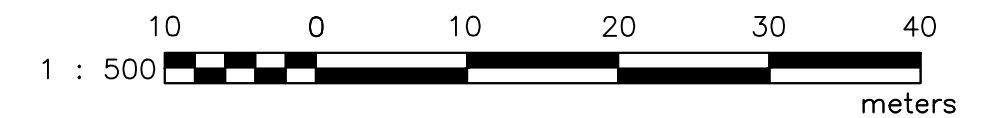
New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Tentative Subdivision Plan
Scott Bros. Ltd. Subdivision,
Loch Lomond Road,
City of Saint John,
Saint John County, New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.

Oct. 29, 2024.
Date



LEGEND

- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- IRON PIPE FOUND
- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- WOODEN POST PLACED
- CALCULATED POINT
- TABULATED POINT
- TRANSVERSE CONTROL POINT
- N.B. GRID CO-ORDINATE MONUMENT
- HYDRO POLE / UTILITY WIRE
- FOUNDATION
- STREET R.O.W.
- UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- CENTRELINE
- FENCE
- STRUCTURE

PID 00313684
Lot 72-2
See Plan No. 70 File 51

PID 00436667
Lot 72-1
See Plan No. 70 File 51

remnant
PID 00436659
Scott Bros. Ltd.
Property
Doc. 234263 Vol. 665 Pg. 632

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The City of Saint John

Date: February 14, 2025
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: February 19, 2025

SUBJECT

Applicant: John S. Debly
Landowner: John S. Debly
Location: 0 Bayside Drive
PID: 55228134
Existing Plan Designation: Rural Resource and Parks and Natural Areas (outside the Primary Development Area)
Proposed Plan Designation: Rural Residential and Park and Natural Areas (outside the Primary Development Area)
Existing Zoning: Rural (RU)
Proposed Zoning: Rural Residential (RR) and Park (P)
Application Type: Municipal Plan Amendment and Rezoning
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Municipal Plan and Zoning By-Law. Common Council will consider the Committee's recommendation at a public hearing on **Monday, March 10, 2025.**

EXECUTIVE SUMMARY

The application proposes rezoning developable portions of the property from Rural (RU) to Rural Residential (RR), requiring a Municipal Plan amendment to the Rural Residential designation. Areas designated as Park and Natural Areas in the Municipal Plan would be rezoned to Park (P) under the Zoning By-Law. The rezoning aims to enable a two-phase rural residential neighbourhood, with Phase 1 involving 12 dwelling units in total, four being single-family homes and four duplexes along a private road. A subdivision application would be submitted at a later date.

Denial is recommended as the application conflicts with the Provincial Statements of Interest, the Municipal Plan, and the Zoning Bylaw.

RECOMMENDATION

1. That Common Council deny the redesignation of Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 34.38 hectares, located at 0 Bayside Drive, also identified as PID 55228134, from Rural Resource Area to Stable Area.
2. That Common Council deny the redesignation of Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 34.38 hectares, located at 0 Bayside Drive, also identified as PID 55228134, from Rural Resource to Rural Residential.
3. That Common Council deny rezoning a parcel of land with an area of approximately 34.38 hectares, located at 0 Bayside Drive, also identified as PID 55228134, from Rural (R) to Rural Residential (RR).

ANALYSIS

Proposal

The application seeks to rezone the developable portions of the property from Rural (RU) to Rural Residential (RR) and wetlands from Rural (R) to Park (P). This requires an amendment to the Municipal Plan to redesignate the developable areas from Rural Resource to Rural Residential, while areas designated as Park and Natural Areas would remain the same. The rezoning supports a two-phase development of a rural residential neighbourhood, with Phase 1 involving 12 dwelling units in total, four being single-family homes and four duplexes along a private road.

Site and Neighbourhood

The subject property is located within the mostly rural Red Head neighbourhood on the City's southeast side. The greater neighbourhood is a mix of small, low-density residential neighbourhoods along Red Head Road and stretches of rural residential along old Back River Road. The southern edge of the McAllister Industrial Park is also located along Bayside Drive which ends approximately 800 metres from the subject property. The property is located directly south of lands used for Pit and Quarry operations including an active quarry located approximately 90 metres of the subject property.

Zoning

The subject property is currently zoned Rural (R), which supports resource-based activities like agriculture, forestry, and fisheries, with limited residential use to avoid disrupting resource operations. This application is seeking to go to the Rural Residential (RR) zone which permits unserviced residential development, including one- and two-unit dwellings, existing mobile homes, and existing agricultural uses outside the Primary Development Area.

The subject property is located adjacent to lands zoned Pit and Quarry (PQ). This includes 1925 Bayside Drive and the existing quarry operation located at 1875 Bayside Drive. The quarry operation at 1875 Bayside Drive is located within 90 meters of the subject site.

Section 12.4(3)(a) of the PQ zone establishes setback distances between the operations of pits and quarries and other uses such as residential. The regulation is used when assessing proposals to rezone a site for the development of a pit or quarry operation to help reduce the potential for land use conflicts between uses within the rural areas of the City. The PQ zone requires that a quarry be located at least 200 meters and a pit 150 meters from a residential zone.

The proposed rezoning would establish a Rural Residential (RR) property within 90 metres of an operational quarry. This does not align with the established setback distances within the PQ zone, which were implemented to reduce the land use conflict between resource extraction and residential land use in the rural areas of the City.

By not meeting the required separation distance between the quarry and residential uses, it creates a land use compatibility issue regarding the established resource operations and introducing new residential development within close proximity. This would result in the quarry no longer conforming to the standards established within the Zoning By-Law and could impact the ability for the quarry to continue or expand operations.

Municipal Plan Policy Analysis

The assessment of the proposed development focuses on land use, infrastructure, environmental considerations, and alignment with the Municipal Plan. A full assessment is included as an attachment to this report.

Staff assessed the development proposal based on the policy direction established within the Municipal Plan. Plan SJ acknowledges the existence of existing residential development within the rural areas of the City and established policies to focus residential development to areas within the Primary Development Area and within our existing rural settlement areas.

Plan policies provide guidance for limited rural residential development, with the overall goal being to maintain the rural character of the area, limit land use conflict, and ensure that the Rural Resource Area can be primarily used for resource related activities including forestry operations, wind and solar energy development, agriculture, fisheries and other extraction

activities. The proposed development does not align with the intent of the Municipal Plan when considering the creation of new rural residential development. This includes:

- Limiting the use of the Rural Residential Area to existing settlement areas.
- Allowing no more than two lots to be created from a host parcel.
- Limit unserviced development to protect groundwater for existing users.
- Not accept the dedication or creation of new public or private streets.

The proposed development does not align with the policy direction of the Municipal Plan, which intends to limit the development of new rural residential areas and to facilitate the ongoing use of the Rural Resource Area for resource-based uses.

Provincial Statement of Public Interest (SPI) Analysis

Applications to amend the Municipal Plan must take into consideration the Provincial Statements of Public Interest, which were established by the Provincial Government to guide development and land use decisions across the province. Alignment with the SPIs is a requirement of all new land use plans and by-laws, including amendments to existing documents. A full assessment is included as an attachment to this report.

Staff assessed the development proposal based on the SPIs. The SPIs discourages residential sprawl in areas that are not serviced by existing infrastructure, in areas not connected to existing residential development and where land use compatibility will be an issue. They encourage the protection of non-renewable resources and resource activities from encroachment by other uses including residential.

The proposed development does not align with the overall intent of the SPIs and does not align with some of the specific policies related to when considering the creation of new residential development. This includes:

- Promoting efficient development and land use patterns.
- Promoting development in locations with public infrastructure or services.
- Limiting non-compatible land uses in areas identified for natural resource development.
- Utilizing setbacks to ensure separation between pit and quarry operations and residential development.

The proposed development does not align with the SPI direction to promote efficient land use development that builds on existing development patterns and benefits from existing public services. The SPIs equally acknowledge the importance of ensuring the ongoing ability to develop and operate natural resource extraction within the rural areas and to ensure that would establish a new residential development outside the City's established settlement pattern, where it would not utilize existing public infrastructure or services. The development would place a new residential use within an area identified for rural uses and would be within proximity to an existing quarry operation.

Provincial Department of Environment and Local Government

The Department of Environment and Local Government (DELG) has raised concerns regarding the proximity of an existing quarry to the proposed subdivision. The quarry, located at 1781 and 1875 Bayside Drive (PID 55239131), holds an Approval to Operate from DELG. They have indicated that a new quarry application for 1925 Bayside Drive (PID 55188353) is under review. 1925 Bayside Drive is zoned PQ.

DELG's siting guidelines for quarries establish setback requirements to minimize environmental impacts and to regulate development. These include minimum distances from public highways, watercourses, protected areas, structures, and residential properties. Notably, quarries must be 600 metres from drinking water wells unless written permission is granted from the owner, and 100 metres from residential, industrial, or commercial structures.

Since no residential subdivision currently exists on the Subject Property (PID 55228134), both the existing and proposed quarries meet DELG setback requirements. However, from an environmental and land-use compatibility perspective, DELG notes that introducing residential development near active and proposed quarry operations could lead to conflicts related to drinking water wells, noise, dust, and other environmental factors.

The Rock Quarry Siting Standards from the Department of Environment and Local Government are attached to this report.

Conclusion

The proposed rural subdivision is located within an area of the City that had been identified for resource-based land uses. The City's growth directive, as established in PlanSJ, discourages the development of new rural residential land uses within these areas.

Through Staff assessment, it has been determined that the proposed development is incompatible with the Municipal Plan and Provincial Statements of Public Interest (SPIs) including prioritizing residential development in identified growth areas where servicing is available and to maintain rural resource areas for resource-based operations including resource extraction such as quarries.

As a result of its incompatibility, Staff are recommending the denial of the redesignation of the subject property to Stable Area and Rural Residential and the rezoning to Rural Residential.

ENGAGEMENT**Public**

On October 28, 2024, notice of the public presentation for the Municipal Plan Amendment and associated 30-day comment period was posted on the City's website. Notice of the Public Hearing will be posted on the City of Saint John website on or before February 7, 2025.

In accordance with the Committee's Rules of Procedure, notification of the application was sent to landowners within 100 metres of the subject property on February 10, 2025.

APPROVALS AND CONTACT

Author	Manager	Director	Commissioner
Thomas Lewallen	Jennifer Kirchner MCIP, RPP	Pankaj, Nalavde MCIP, RPP	Amy Poffenroth

Contact: Thomas Lewallen
Telephone: (506) 977-00274
Email: thomas.lewallen@saintjohn.ca
Application: 24-0209

APPENDIX

Map 1: **City Location**

Map 2: **Aerial Photography**

Map 3: **Future Land Use**

Map 4: **Proposed Future Land Use**

Map 5: **Zoning**

Map 6: **Proposed Zoning**

Attachment 1: **Site Photography**

Attachment 2: **Municipal Plan Policy and Provincial Statement of Public Interest Review**

Attachment 3: **Department of Environmental and Local Government Letter**

Attachment 4: **Provincial Rock Quarry Siting Standards**


Submission 1: **Well Capacity Letter**

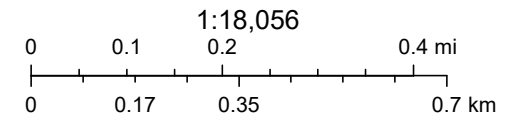
Submission 2: **Site Plan**

Aerial Photo - 0 Bayside Drive (PID 55228134)



07/01/2025, 10:26:25

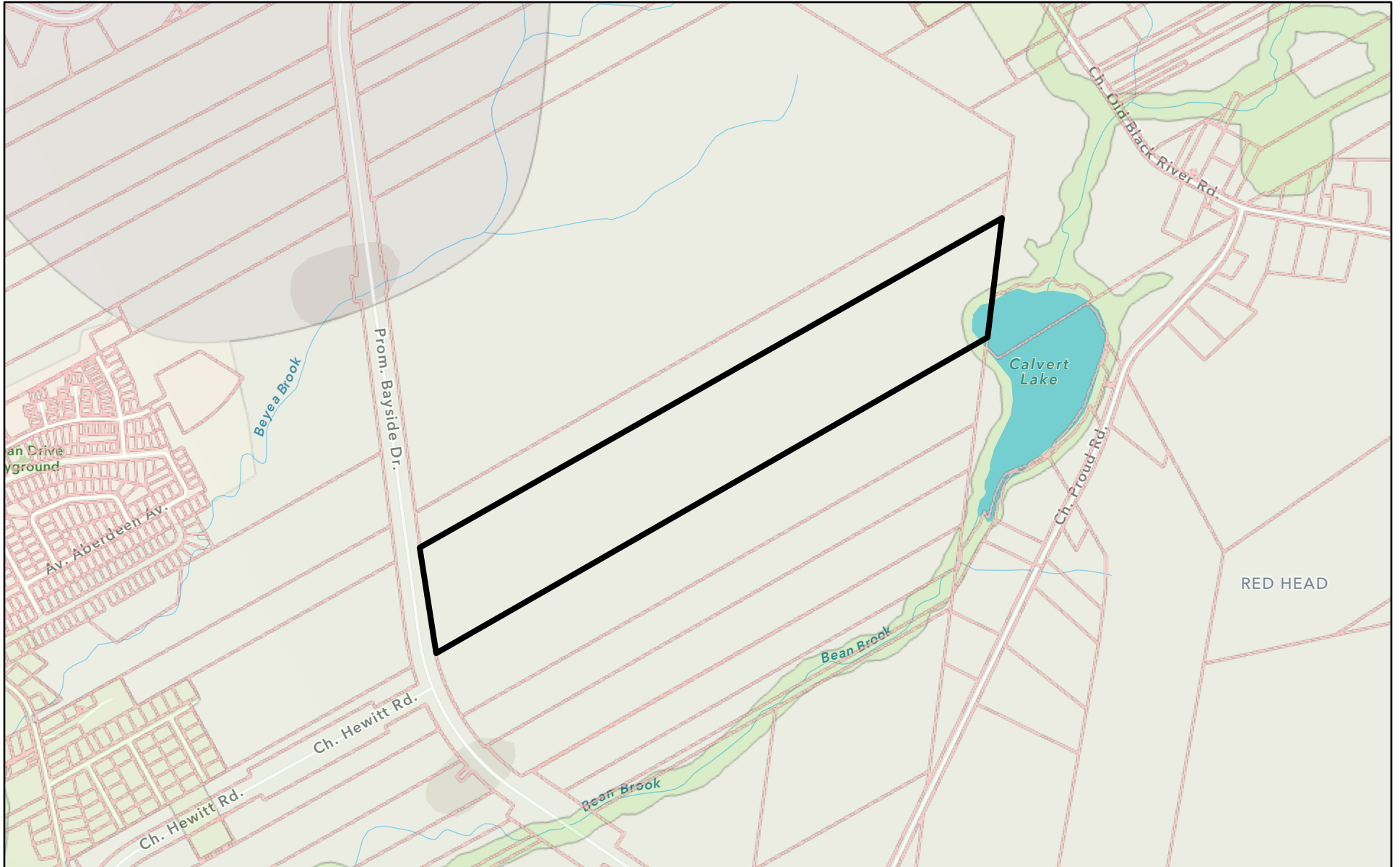
 Subject Site




Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, The City of Saint John, Service

GIS Viewer
(C) City of Saint John







Future Land Use - 0 Bayside Drive (PID 55228134)

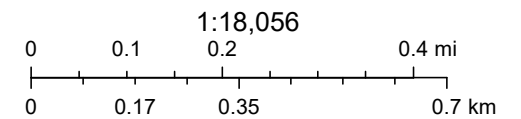


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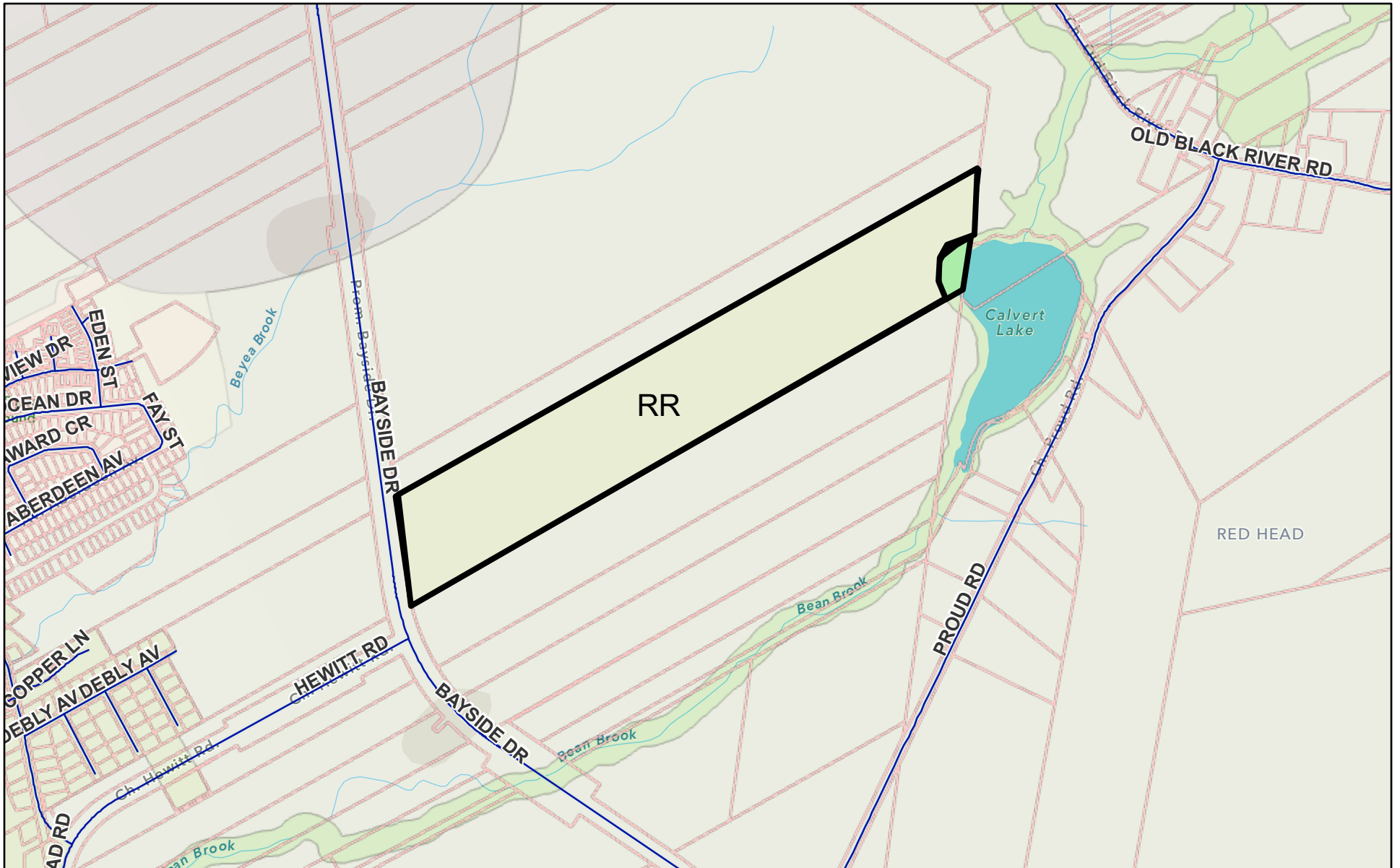
Future Land Use

- | | |
|---|--|
|  Rural Residential |  Urban Reserve |
|  Park and Natural Area |  Heavy Industrial |
|  Stable Residential |  Rural Resource |




Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community







Proposed Future Land Use - 0 Bayside Drive (PID 55228134)

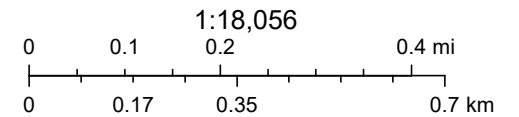


07/01/2025, 14:06:53

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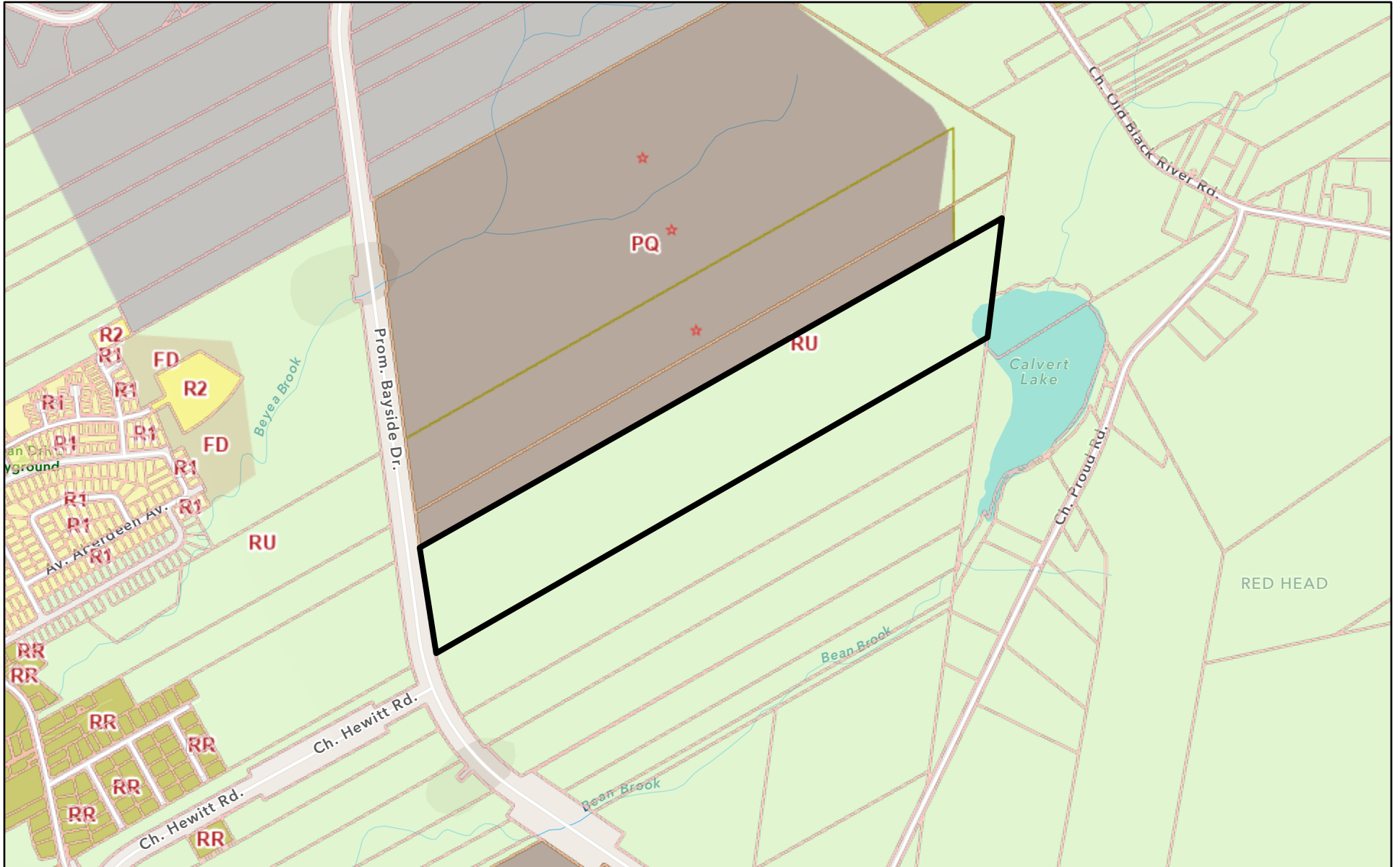
Future Land Use

- | | |
|---|--|
|  Rural Residential |  Urban Reserve |
|  Park and Natural Area |  Heavy Industrial |
|  Stable Residential |  Rural Resource |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

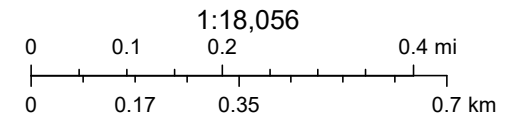
Zoning - 0 Bayside Drive (PID 55228134)



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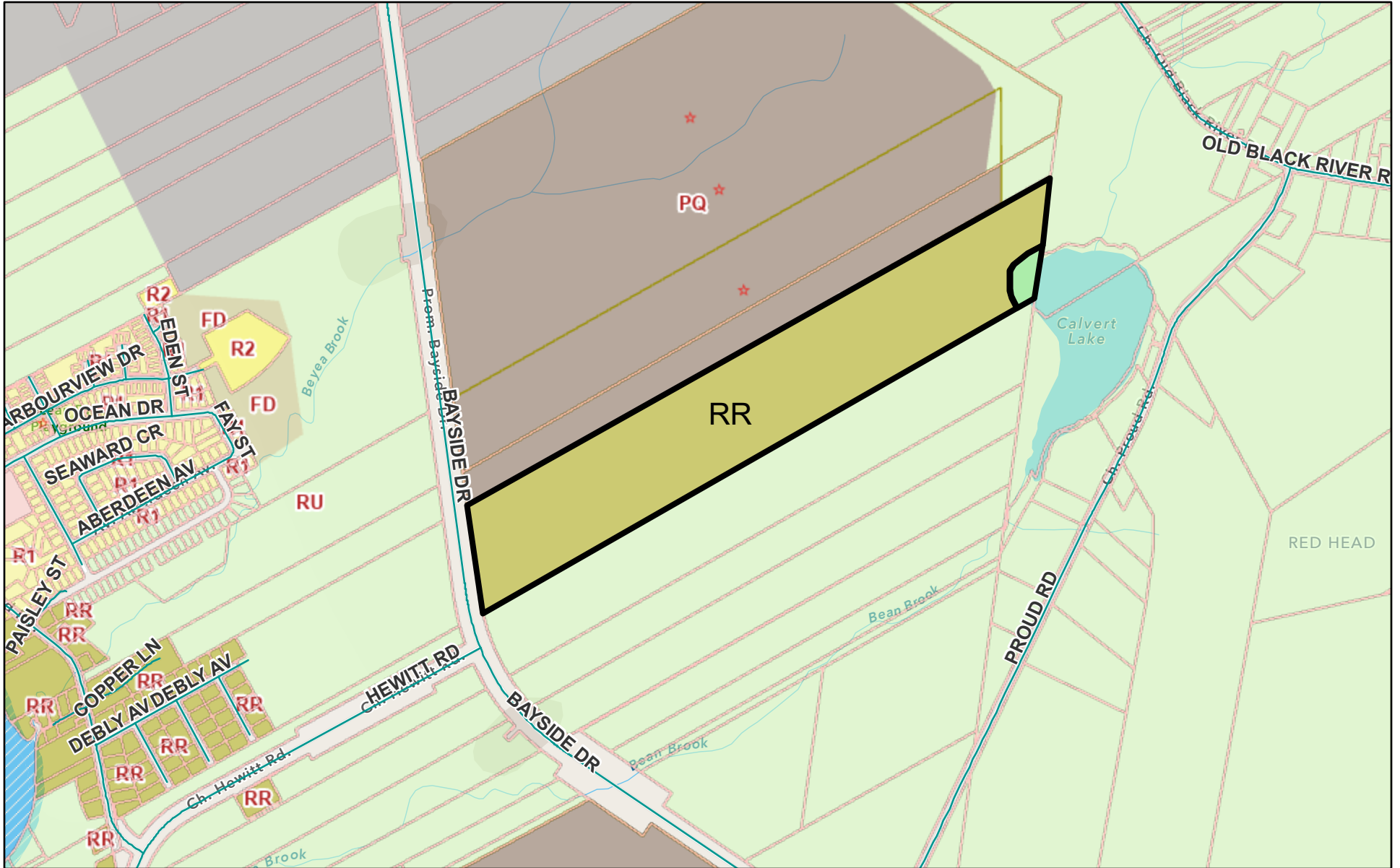
- Subject Property
- ★ Conditional Zoning

Zoning	
	Two-Unit Residential (R2)
	One-Unit Residential (R1)
	Rural Residential (RR)
	Medium Industrial (IM)
	Pit and Quarry (PQ)
	Future Development (FD)
	Rural (R)












Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

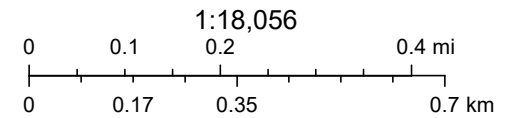
Proposed Zoning - 0 Bayside Drive (PID 55228134)



07/01/2025, 13:51:08

-  Subject Property
-  Conditional Zoning

Zoning	
	Two-Unit Residential (R2)
	One-Unit Residential (R1)
	Rural Residential (RR)
	Medium Industrial (IM)
	Pit and Quarry (PQ)
	Future Development (FD)
	Rural (R)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Site Photos - 0 Bayside Drive PID 55228134



Quarry access (left) and Subject Site Access (right)



Subject Site Access

Municipal Plan Policy	Assessment
<p>Policy LU-4 Not consider changing the designation of lands on the Future Land Use map (Schedule B) through a Municipal Plan amendment, unless the proposal:</p> <ul style="list-style-type: none"> a. Is consistent with the general intent of the Municipal Plan and further advances the City Structure; b. Is necessary by virtue of a lack of supply of quality land already designated in the Municipal Plan to accommodate the development; c. Enhances the community and the quality of life offered to residents of the City; d. Efficiently uses available infrastructure; e. Does not negatively impact the use and enjoyment of adjacent lands and neighbourhoods; f. Is an appropriate use within the land use designation being sought for the property, and the proposal is consistent with the specific policies regulating development in the designation; and g. Adequately addresses and mitigates any significant environmental impacts. 	<ul style="list-style-type: none"> a. The closest instance of Rural Residential designation is located 560 metres from the subject property. The surrounding properties to the subject site are designated Rural Resource which are to be used for resource-based development including agriculture, fisheries, forestry and resource extraction. b. The extent with which the Rural Residential designation is utilized in the Red Head neighbourhood, and the other rural neighbourhoods of the City, are fixed in nature as mandated in the Municipal Plan. The Municipal Plan directs that the Rural Residential designation is not used to establish new residential development in our rural areas. c. The redesignation could potentially improve the quality of life to those seeking a rural style subdivision neighbourhood, however, it would introduce a land use that is not compatible with the neighbouring quarry operation, which is located within 90m of the proposed residential development. d. The proposed development would require the development of a new private street and would be unable to connect to City water and sanitary services. e. The proposed development would be within 90m of the neighbouring quarry operation. This would place residential within the mandated 200m setback, possibly limiting the operation and possible expansions of the quarry. f. The Rural Residential designation is intended for rural style residential development within the City, however, the policies associated with the designation does not permit the expansion to incorporate new development. g. N/A

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

<p>Policy LU-105 Not permit the expansion of Rural Residential development to lands not currently designated for this form of development. Council therefore shall not consider applications to re-designate lands to the Rural Residential Area designation except where such an application is necessary to recognize an unintentionally omitted existing or approved legal land use.</p>	<p>The proposed development would require the change from the Rural Resource designation to the Rural Residential designation. The closest Rural Residential designation is over 500m away and there are no existing residential buildings on the subject property. The redesignation of lands to this designation is only intended to incorporate existing land uses, and therefore the proposal does not align with the policy direction.</p>
<p>Policy LU-106 Permit the creation of new lots that have a minimum lot area of less than four (4) hectares (40,000 square metres) in the Rural Residential Area subject to compliance with the provisions in the Zoning Bylaw and in keeping with the rural character of the area. Council shall permit the creation of no more than two (2) new lots from a host parcel and will not permit the creation of any more than one (1) new access driveway per lot to a collector or arterial roadway as a result of such subdivisions, except where approved by Council prior to the adoption of the Municipal Plan.</p>	<p>The proposed development does not align with the policy direction as it would exceed the development allowances for the designation which includes limiting the development to no more than two lots from a host parcel.</p> <p>The proposed development would include the creation of 8 lots and 9 part lots in phase 1, along with a private road. This is in contradiction to this policy.</p>
<p>Policy LU-110 Council intends that the Park and Natural Areas designation will permit a range of conservation and appropriate recreational land uses permitted in the City’s major regional and community parks, environmentally sensitive or significant areas, lands that are located adjacent to watercourses, lands adjacent to the City’s coastlines, estuarine areas, significant archaeological and geological sites, historic sites, designated heritage places and cemeteries.</p>	<p>Existing wetlands, watercourses, and coastlines within the proposed development area are currently designated as Park and Natural Area and would retain this designation.</p>
<p>Policy NE-8 Limit unserviced development to protect groundwater for existing well users and to promote more compact urban settlement.</p>	<p>All 8 proposed lots would require private well and septic systems. This is in contradiction to this policy.</p>

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

<p>Policy NE-11 Protect environmentally sensitive areas, including watercourses and wetlands, riparian areas, and floodplains and appropriately restrict development near these features.</p>	<p>Existing wetlands, watercourses, and coastlines within the proposed development area are currently designated as Park and Natural Area and would retain the designation.</p>
<p>Policy I-2 In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, in addition to all other criteria set out in the various policies of the Municipal Plan, have regard for the following:</p> <ul style="list-style-type: none"> a. The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws. b. The proposal is not premature or inappropriate by reason of: <ul style="list-style-type: none"> i. Financial inability of the City to absorb costs related to development and ensure efficient delivery of services, as determined through Policy I-7 and I-8; ii. The adequacy of central wastewater or water services and storm drainage measures; iii. Adequacy or proximity of school, recreation, or other community facilities; iv. Adequacy of road networks leading to or adjacent to the development; and v. Potential for negative impacts to designated heritage buildings or areas. c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of: <ul style="list-style-type: none"> i. Type of use; ii. Height, bulk or appearance and lot coverage of any proposed building; iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site; iv. Parking; v. Open storage; 	<p>The proposed development of 4 single-family homes and 4 duplexes along a private road would be located less than 90m from a permitted Quarry.</p> <p>Within the Pit and Quarry (PQ) zone, a quarry cannot operate within 200m of a residentially zoned lot and a pit cannot operate within 150m of a residentially zoned lot. The proposed development would establish a conflict between the proposed residential development and the existing quarry. By this, the quarry would no longer conform to the setback requirements established within the Zoning By-Law and may impact the operation of the quarry in the future.</p> <p>As identified, the Rural Residential designation is intended to be used to support existing rural residential development and not be used for the establishment of new residential development within the rural area, where there would be potential for land use conflicts with existing rural resource-based land uses.</p>

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

<ul style="list-style-type: none"> vi. Signs; and vii. Any other relevant matter of urban planning. d. The proposed site is suitable in terms of steepness of grade, soil and geological conditions, locations of watercourses, wetlands, and susceptibility of flooding as well as any other relevant environmental consideration. e. The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development; and the proposal meets all necessary public health and safety considerations. 	
<p>Policy MS-5 Limit unserviced development in the City, shifting the priority for new development to be fully serviced with municipal services, and to take place within the Primary Development Area.</p>	<p>The property is located outside of the Primary Development Area, where the City has established as the priority for residential development. Residential development outside the PDA is meant to be focused to the existing rural settlement areas and to not establish new standalone residential development within the rural context.</p>

Provincial Statement of Public Interest	Assessment
Settlement Patterns	
<p>SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term.</p>	<p>The proposed development is to create 4 single-family homes and 4 duplexes on a new rural subdivision. The proposed development is located outside the City’s growth boundary (PDA) within the rural resource area and is not an extension of an existing settlement pattern. The development would require the creation of a new private road and the use of private services.</p> <p>This does not align with the policy direction.</p>
<p>SP.2 Promote a range of housing options such as size, type, density and design throughout communities.</p>	<p>The proposed development would create new low-density residential development in a rural context.</p>
<p>SP.3 Support the provision of a range of affordable housing options throughout communities.</p>	<p>The proposed development would create new low-density residential development.</p>

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

<p>SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.</p>	<p>The proposed development of 4 single-family homes and 4 duplexes is not located near environmentally sensitive areas and does not include excessive clear cutting.</p> <p>The site is located within 90m of an active quarry operation, which contradicts the established setback requirements in the City’s Zoning By-Law. This setback is to maintain separation distances between resource-extraction and residential uses, to reduce the land use conflict potential and any potential health or safety issues related to proximity including noise, dust, etc.</p> <p>The proposed development does not align with the policy direction.</p>
<p>SP.5 With respect to development that occurs in a community with existing or planned public infrastructure and services, promote development in locations where the public infrastructure and services are or are planned to be available.</p>	<p>The proposed development is located outside the City’s Primary Development Area and is not located near existing municipal water or sewer servicing. The proposed development does not align with the City’s Municipal Plan policies associated with limiting development in rural areas not connected to public infrastructure.</p> <p>This proposed development does not align with the policy direction.</p>
<p>SP.6 With respect to development that occurs in a community with no existing or planned public infrastructure or services, promote development in locations with previously constructed and actively maintained roads.</p>	<p>This policy is not applicable.</p>
<p>SP.7 Promote a range of transportation options, including public, regional and active transportation.</p>	<p>The proposed development is located in a rural area of the City and would rely on the use of private vehicles as the key transportation mode.</p> <p>This proposed development does not align with the policy direction.</p>
<p>SP.8 Promote the use of green infrastructure, including climate resilient lands.</p>	<p>This policy is not applicable.</p>
<p>SP.9 Promote development in downtowns and urban cores through increased density, infill, and brownfield development.</p>	<p>The proposed development is located outside the City’s PDA which established the growth area for the City including 95% of all residential development.</p> <p>This proposed development does not align with the policy direction.</p>

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

Agriculture	
AA.1 Identify prime agricultural areas and prioritize them for agricultural uses and other compatible uses.	This policy is not applicable.
AA.2 Identify current and future areas for fishery use and aquaculture use and prioritize them for those uses and other compatible uses.	This policy is not applicable.
AA.3 Consider set-backs, including reciprocal setbacks if appropriate, between areas with an agricultural use, fishery use or aquaculture use and areas used for incompatible purposes.	This policy is not applicable.
Climate Change	
CC.1 Promote energy conservation and efficiency, improved air quality, climate change mitigation and climate change adaptation through development and land use patterns.	The proposed development is located in the rural area and would not represent an expansion to existing settlement and land use patterns.
CC.2 Consider how the siting and design of infrastructure can improve air quality and energy conservation and efficiency, minimize the health and public safety impacts of climate change and increase climate resiliency.	The proposed development is located in the rural area and would require the use of private servicing including water and sanitary.
Flood And Natural Hazard Areas	
FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.	The subject site is not expected to be impacted by flooding.
FH.2 Promote land use and development in areas other than flood and natural hazard areas.	The subject site is not expected to be impacted by flooding.
FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.	The subject site is not expected to be impacted by flooding.
FH.4 Promote land use and development that incorporate mitigation measures with respect to flooding and natural hazards or that are appropriate for areas subject to natural hazards.	The subject site is not expected to be impacted by flooding.
Natural Resources	
NR.1 Identify natural resource development areas and environmentally sensitive areas.	The subject site is located within 90 metres of a quarry operation and within the broader Rural Resource designated area. The addition of new residential development within this area would impact the potential development of natural resource development on surrounding properties including the operations of the existing quarry.

Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

	<p>This proposed development does not align with the policy direction.</p>
<p>NR.2 Prioritize natural resource development areas for natural resource extraction and development.</p>	<p>The subject site is located within 90 metres of a quarry operation and within the broader Rural Resource designated area. The addition of new residential development within this area would impact the potential development of natural resource development on surrounding properties including the operations of the existing quarry.</p> <p>This proposed development does not align with the policy direction.</p>
<p>NR.3 Prioritize environmentally sensitive areas for conservation and protection.</p>	<p>The proposed rezoning and redesignation would not affect any environmentally sensitive areas.</p>
<p>NR.4 Consider setbacks, and reciprocal setbacks if appropriate, between natural resource development areas or environmentally sensitive areas and areas used for incompatible purposes.</p>	<p>The City’s Zoning By-Law established setback criteria for quarry operations, requiring they be 200m from residentially zoned land and any dwelling.</p> <p>The subject site is located within 90 metres of an existing quarry operation and within the established setback buffer. The addition of new residential development within this area would impact the operations of the existing quarry and would establish direct land use conflicts between the residential and resource development uses, which are meant to be buffered through the setback.</p> <p>This proposed development does not align with the policy direction.</p>

RE: Rezoning / Municipal Plan Amendment Application - 0 Bayside Drive

From Glynn, Mark (ELG/EGL) <Mark.Glynn@gnb.ca>

Date Thu 2025-02-06 14:20

To Lewallen, Thomas <Thomas.Lewallen@saintjohn.ca>

Cc

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact the IT Service Desk.**

Hi Thomas,

I'm not sure if a decision has been made yet regarding this rezoning request but we also wanted to point out that there is an existing quarry operating in close proximity (on PID 55239131) to this proposed subdivision. The existing quarry has an Approval to Operate from DELG. And we received an application for another quarry on the adjacent property (PID 55188353), which is currently being processed.

We have siting guidelines for quarries with setbacks from houses, drinking water wells, etc. Here is a link to the guidelines: [Document Header](#)

Where there is currently no residential subdivision on PID 55228134, the existing quarry on PID 55239131 and the proposed quarry on PID 55188353 meet the required setbacks in our siting guidelines.

Having a residential subdivision built adjacent to quarries does not seem compatible from our perspective.

Regards,

Mark

Mark Glynn, P. Eng./ing.

Manager, Permitting South / Gestionnaire, Permis Sud

Authorizations Branch / Direction des Autorisations

Department of Environment and Local Government / Ministère de l'Environnement et Gouvernements locaux

Tel: 506-453-4463

E-mail/Courriel : mark.glynn@gnb.ca

Department of Environment and Local Government

Rock Quarry Siting Standards

The objective of this document is to ensure that proposed rock quarries are established in a location that will minimize their potential environmental impacts, and that the further development of existing rock quarries is controlled. The setback criteria contained herein applies to all rock quarries in the Province of New Brunswick.

Definitions:

Final Operational Perimeter: the final footprint of the Facility, as approved by the Department of Environment and Local Government (the Department). This includes, but is not limited to, all areas from which rock has been or will be removed, as well as stockpiles and equipment footprints.

Rock Quarry the extraction of consolidated rock with the use of explosives and may include aggregate processing, but is not considered a construction blast

Setbacks:

The boundary of the final operational perimeter of a proposed rock quarry shall not be located within the setback distances specified below:

- a) 30 metres of the right-of-way boundary of a public highway, unless with the written permission of the Department of Transportation;
- b) 10 metres of an existing road or trail on crown land being utilized by any motorized vehicle. Note that, in some cases, this setback could be reduced or removed upon consultation with the Department of Natural Resources;
- c) 100 metres of any public highway structure, unless with the written permission of the Department of Transportation;
- d) 60 metres of the bank or the ordinary high water mark of any watercourse or regulated wetland;
- e) 30 metres of the boundary of any existing area which has been designated as a Natural Protected Area under the *Protected Natural Areas Act*. Note that this is the minimum setback distance and any new quarry development will require a consultation with the Department of Natural Resources to determine if more stringent setbacks are required.
- f) 100 metres of the foundation of a residential, industrial, institutional, or commercial structure unless written permission of the structure owner(s) is obtained and submitted to the

Department for acceptance. For some structures (ex; wind turbines, oil and gas pipelines, etc.) additional information may be required during the application review process;

- g) 30 metres from the boundary of a wellfield protected area designated under the *Wellfield Protected Area Designation Order – Clean Water Act* as a source of water for a public water supply system;
- h) 30 metres from Protected Area B as designated under the *Watershed Protected Area Designation Order – Clean Water Act*. Quarrying activity within Protected Area C required an exemption from the Department of Environment and Local Government. Note that no quarrying activity is allowed in Protected Areas A and B;
- i) 30 metres from any adjacent residential property boundary;
- j) 30 metres from any adjacent non-residential property boundary, unless with the written permission of the property owner; and
- k) 600 metres from any drinking water supply well, unless the written permission of the well owner(s) within the 600 metres is obtained and submitted to the Department for acceptance. Written permission must be submitted to the Department, on a form provided by the Department, and be notarized. Additional information may be required during the application review process if the proposed rock quarry includes a final operational perimeter having setbacks less than 600 metres from a well.

Previously approved final operational perimeters of quarries operating under a valid approval from the Department shall not be affected by this standard. However, in cases where perimeters have proceeded beyond one or more of the above-noted setbacks, no further encroachment is permitted.

Inquires:

For further information, please contact the nearest Department of Environment and Local Government Regional Office.



Phone: 832-7017
41 Meahan Crescent
Saint John NB E2N 0B2
www.shortswelldrilling.com

June 15th, 2024

To Whom It May Concern,

The purpose of this letter is to provide some background information regarding potential well drilling on the portion of the Bayside Drive property (PID 55228134) as indicated in the Phase I diagram subdivision proposal. This parcel of land is owned by Mr. John Debly of 264 French Village Road in Quispamsis, NB.

Short's Well Drilling has been in business since 1983 and has drilled hundreds of wells in southern New Brunswick. In particular, pertaining to Mr. Debly's Bayside Drive property, the Red Head area, we have drilled wells the length of the Red Head Road to Mispec. All the wells that we have drilled were successful and met all water flow requirements.

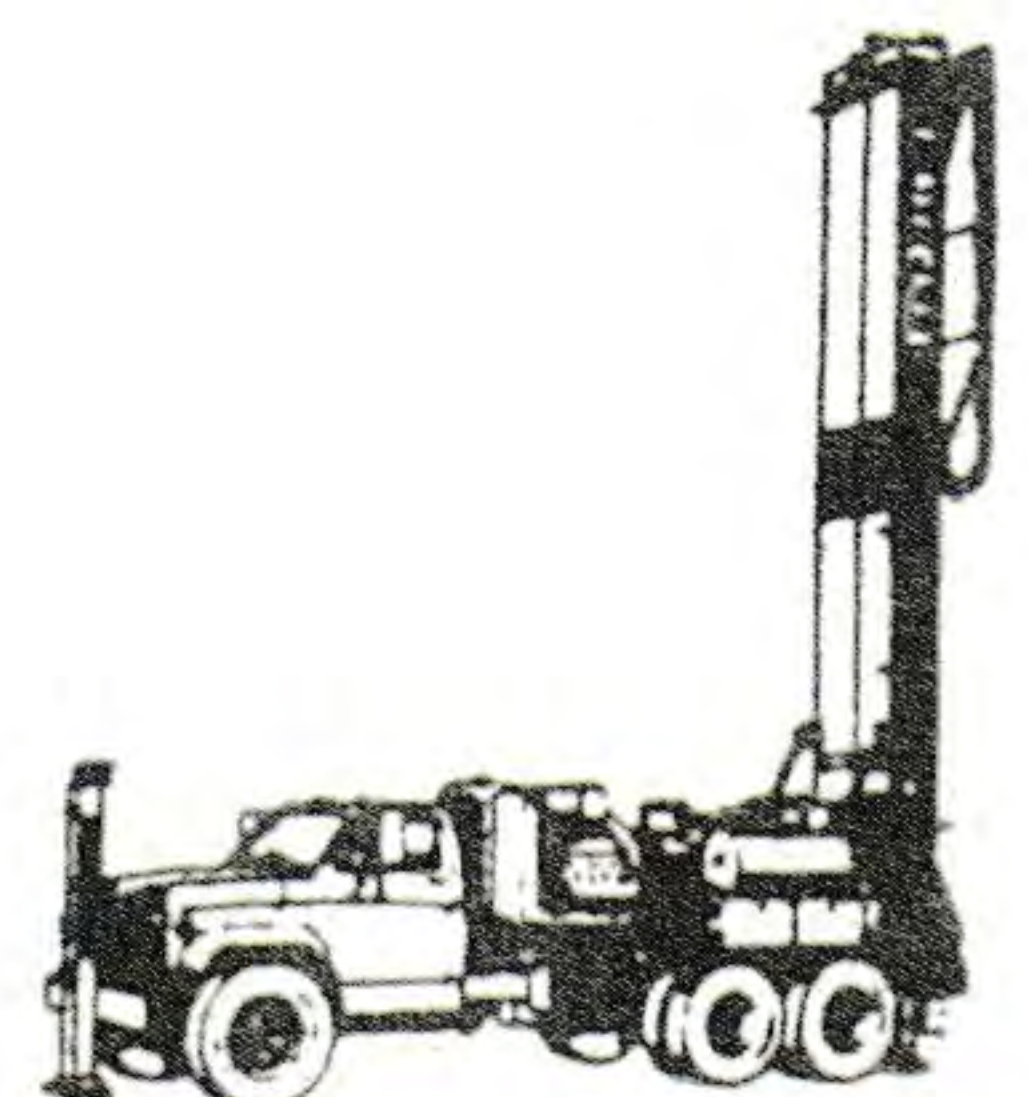
After looking at the property with Mr. Debly, our opinion at this point is that we do not find that there are any major concerns or barriers for drilling wells at his proposed subdivision location on Bayside Drive. Overall, we find this is a good area for us to carryout the well drilling. The terrain is uniform with a gentle up-slope and will be ideal for our rigs to access. The natural overburden and the rock formation is such that secure casing instalment is straightforward regarding NB environmental standards compliance.

In conclusion, based on our previous experience in the area and an inspection of the property, we believe that this would be an favourable location to drill the eight wells required for Phase I of Mr. Debly's subdivision plan. If you have any questions, please contact me.

Sincerely,

Jim Short

- 💧 WATER WELLS & PUMPS
- 💧 NB LICENSED DRILLERS
- 💧 ALL WORK GUARANTEED
- 💧 RESIDENTIAL
- 💧 COMMERCIAL
- 💧 INDUSTRIAL



Notes:

PRELIMINARY ONLY
 DATE PLOTTED: MAY 24, 2024
 NOT TO BE USED FOR CONSTRUCTION



LOT 1-01
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 355+/-' (108+/-m)
 LOT AREA: 57,600 SF (5,351m)

LOT 1-02
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 355+/-' (108+/-m)
 LOT AREA: 57,671 SF (5,358m)

LOT 1-03
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 355+/-' (108+/-m)
 LOT AREA: 66,382 SF (6,167m)

LOT 1-04
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 355+/-' (108+/-m)
 LOT AREA: 68,602 SF (6,373m)

LOT 1-05
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 355+/-' (108+/-m)
 LOT AREA: 68,471 SF (6,361m)

LOT 1-06
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 353+/-' (108+/-m)
 LOT AREA: 93,252 SF (8,663m)

LOT 1-07
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 353+/-' (108+/-m)
 LOT AREA: 68,471 SF (6,361m)

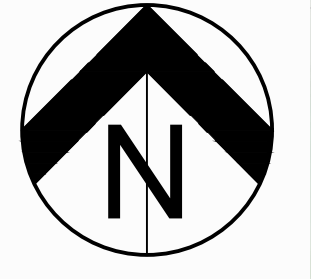
LOT 1-08
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 353+/-' (108+/-m)
 LOT AREA: 68,471 SF (6,361m)

LOT 1-09
 ZONE: RURAL RESIDENTIAL (RR)
 LOT FRONTAGE: 197' (60m)
 LOT DEPTH: 353+/-' (108+/-m)
 LOT AREA: 68,471 SF (6,361m)

PROPOSED ROAD
 TYPE: RURAL
 ROW: 79'-0" (24m +/-)
 STREET WIDTH: 24'-0" (7.4m +/-)
 DRAINAGE DITCH: YES
 GRAVEL SHOULDER: YES
 PAVEMENT: TO COMPLY WITH THE CITY'S RURAL STREET DESIGN STANDARD

PARENT LOT INFORMATION
 ZONE: RC (CURRENT)
 ZONE: RR (PROPOSED REZONE)
 PID: 55228134
 90.19+/- ACRES
 364,996.55+/- SQ.M.
 3,928,790.15+/- SQ.FT.

NOTE:
 PROPERTY BOUNDARY, WETLAND LIMITS, AND ELEVATION CONTROURS OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY.



No.	Revision	Date
1	Preliminary	240524

Project: BAYSIDE DRIVE
 PID: 55228134

SAINT JOHN, NEW BRUNSWICK
 Drawing:
PRELIMINARY SUBDIVISION PLAN - PHASE I
 FOR REZONING APPLICATION

Drawn By: T. LACKIE
 Scale: 1/64" = 1'-0"
 Date: MAY 24, 2024
 Dwg No:

SP-3