



**City of Saint John
Common Council Meeting
AGENDA**

Monday, August 18, 2025

6:00 pm

2nd Floor Common Council Chamber, City Hall

An Electronic means of communication will be used at this meeting. The public may attend the meeting in person in the Council Chamber or view the meeting on the City's Website (www.saintjohn.ca) or on Rogers TV.

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17. Committee of the Whole

18. Adjournment



**City of Saint John
Common Council Meeting
Monday, August 18, 2025**

Committee of the Whole

1. Call to Order

Si vous avez besoin des services en français pour une réunion de Conseil communal, veuillez contacter le bureau du greffier communal au 658-2862.

Each of the following items, either in whole or in part, is able to be discussed in private pursuant to the provisions of subsection 68(1) of the Local Governance Act and Council / Committee will make a decision(s) in that respect in Open Session:

4:30 p.m., 2nd Floor Boardroom, City Hall

- 1.1 Approval of Minutes 68(1)
- 1.2 Legal Matter 68(1)(f)
- 1.3 Land Matter 68(1)(d)
- 1.4 Financial Matter 68(1)(c)
- 1.5 Financial Matter 68(1)(c)
- 1.6 Legal Matter 68(1)(g)
- 1.7 Legal Matter 68(1)(g)



The City of Saint John

MINUTES – REGULAR MEETING
COMMON COUNCIL OF THE CITY OF SAINT JOHN
JULY 28, 2025, AT 6:00 PM
2ND FLOOR COMMON COUNCIL CHAMBER, CITY HALL

An Electronic means of communication will be used at this meeting. The public may attend the meeting in person in the Council Chamber or view the meeting on the City's Website (www.saintjohn.ca) or on Rogers TV.

Present: Mayor Donna Noade Reardon
Deputy Mayor John MacKenzie
Councillor-at-Large Gary Sullivan (virtual attendance)
Councillor-at-Large Brent Harris
Councillor Ward 1 Greg Norton
Councillor Ward 1 Joanna Killen
Councillor Ward 2 Barry Ogden
Councillor Ward 3 Gerry Lowe
Councillor Ward 3 Mariah Darling
Councillor Ward 4 Paula Radwan
Councillor Ward 4 Greg Stewart

Also Present: Commissioner of Utilities and Infrastructure I. Fogan (Acting CAO)
General Counsel M. Tompkins
Fire Chief R. Nichol
Commissioner Growth & Development A. Poffenroth
Commissioner Human Resources S. Hossack
Director External Relations L. Kennedy
Director Audit and Financial Services J. Forgie
Director Parking, Parks, and Recreational Facilities M. Dionne
City Clerk J. Taylor
Deputy City Clerk A. McLennan

1. Call to Order

1.1 Land Acknowledgement

Councillor Norton read aloud the Land Acknowledgement and called for a moment of reflection.

“The City of Saint John/Menahesk is situated is the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their Indigenous Neighbours, the Mi’kmaq/Mi’kmaq and Passamaquoddy/Peskotomuhkati signed Peace and Friendship Treaties with the British Crown in the 1700s that protected their rights to lands and resources.”

1.2 National Anthem

2. Approval of Minutes

2.1 Minutes of July 7, 2025

Moved by Councillor Killen, seconded by Councillor Darling:
RESOLVED that the minutes of July 7, 2025, be approved.

MOTION CARRIED.

2.2 Minutes of July 15, 2025

Moved by Councillor Stewart, seconded by Deputy Mayor MacKenzie:
RESOLVED that the minutes of July 15, 2025, be approved.

MOTION CARRIED.

3. Approval of Agenda

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:
RESOLVED that the agenda of July 28, 2025, be approved with the addition of Item 17.1 Termination of Lease: Java Moose; 17.2 City Market – New Lease Bagel Artist; 17.3 City Market – Kim’s Korean New Space Lease; 17.4 City Market – Market Street Kitchen Lease; 17.5 Update on 2025 PMHP Allocation; and 17.6 Barack Green Residence Project – Status Report.

MOTION CARRIED.

4. Disclosures of Conflict of Interest

No disclosures were declared.

5. Consent Agenda

5.1 Refer to Item 14.1.

5.2 RESOLVED that as recommended in the submitted report *M&C 2025-194: By-Law Enforcement Services – Award of Contract*, Common Council award the By-Law Enforcement Services contract to the Canadian Corps of Commissionaires NB & PEI at

an estimated annual cost of \$85,436 plus HST, with the option to renew for up to three, twelve-month extensions, and that the Mayor and Common Clerk be authorized to execute the necessary contract documents.

5.3 RESOLVED that as recommended in the submitted report *M&C 2025-184: Community Development Fund Agreement: Arenas Equipment Upgrades*, the City enter into an Agreement with the Regional Development Corporation (RDC) for funding under the Province of New Brunswick Community Development Fund for the following project: Peter Murray and Hurley Arenas Equipment Upgrades, Project No. 18,373, in the form and upon the terms and conditions as submitted; and that the Mayor and City Clerk be authorized to execute the said Agreement.

5.4 RESOLVED that as recommended in the submitted report *M&C 2025-185: Green and Inclusive Community Buildings (GICB) Program First Amending Agreement – Carnegie Building HVAC and Lighting Upgrade*, Common Council approve the First Amending Agreement under the Green and Inclusive Community Buildings Program for the Carnegie Building HVAC and Lighting Upgrade in the form and upon the terms and conditions as submitted, and that the Mayor and City Clerk be authorized to execute the said Amending Agreement.

5.5 RESOLVED that as recommended in the submitted report *M&C 2025-193: Street Naming – Roxbury Drive Developments*, Common Council amend the list of Official Street Names and approve the following changes:

1. Add the name “terrasse Marion Jack Terrace”.
2. Add the name “terrasse Anne Chisholm Terrace”.

5.6 RESOLVED that as recommended in the submitted report *M&C 2025-187: P.R.O. Kids RBC Shares*, Common Council direct the Common Clerk, Mayor and Chief Financial Officer to execute documents required to allow for disposal of shares upon request of the P.R.O. Kids Advisory Board.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Lowe:
RESOLVED that the recommendation set out in each consent agenda item respectively, with the exception of Item 5.1 which has been referred to Item 14.1, be adopted.

MOTION CARRIED UNANIMOUSLY.

6. Members Comments

Members commented on various local events.

7. Proclamation

8. Delegations / Presentations

8.1 Alchemia Art Workshop

Christopher Quigley reviewed the submitted presentation entitled “Alchemia Art Workshop: Transformation of Dangerous Spaces”.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:
RESOLVED that the Mayor be directed to provide a letter of support for the Alchemia Art Workshop 'Transformation of Dangerous Spaces' public art installation.

MOTION CARRIED.

8.2 Saint John Energy

Saint John Energy Chair Colleen d'Entremont provided an introduction.

Saint John Energy CEO Ryan Mitchell reviewed the submitted presentation entitled "Saint John Energy: Presentation to Common Council – July 28, 2025" and advised town hall sessions will be held by Saint John Energy.

Moved by Councillor Harris, seconded by Councillor Stewart:
RESOLVED that the presentation from Saint John Energy be received for information.

MOTION CARRIED.

9. Public Hearings – 6:30 p.m.

10. Consideration of By-Laws

10.1 Public Presentation – Proposed Municipal Plan Text Amendment for Solar Energy Development

Commissioner Poffenroth gave notice of the Public Presentation which would permit solar energy development within additional zones in the City's Rural areas as requested by Saint John Energy. Written objections to the proposed amendment will be received until Wednesday, August 27, 2025.

(Having been absent for the Public Hearings held on July 7, 2025, Councillor Norton withdrew for Items 10.2 through 10.5 inclusive and re-entered the meeting after Item 10.5.)

(Having been absent for a portion of the Public Hearings held on July 7, 2025, Councillor Lowe withdrew from the meeting for Items 10.2 and 10.5 and re-entered the meeting after Item 10.2 and after 10.5.)

10.2 Municipal Plan Amendment, Zoning By-Law Amendment and Section 59 Conditions – 1384 Latimore Lake Road (3rd Reading)

Commissioner Poffenroth provided an overview of the item.

Moved by Councillor Harris, seconded by Councillor Darling:
RESOLVED that the by-law entitled "By-Law Number C.P. 106-40 A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road, also identified as part of PID 55203095, from Rural Resource Area to Stable Area; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road,

also identified as a part of PID 55203095, from Rural Resource to Rural Residential, be read.

MOTION CARRIED.

The by-law entitled "By-Law Number C.P. 106-40 A Law to Amend the Municipal Plan By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Darling, seconded by Deputy Mayor MacKenzie:

RESOLVED that the by-law entitled "By-Law Number C.P. 106-40 A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road, also identified as part of PID 55203095, from Rural Resource Area to Stable Area; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource to Rural Residential, be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law Number C.P. 106-40 A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Councillor Stewart, seconded by Councillor Killen:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-203 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 3.9 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP), be read.

MOTION CARRIED.

The by-law entitled "By-Law Number C.P. 111-203 A Law to Amend the Zoning By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Darling, seconded by Councillor Radwan:

RESOLVED that Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 3.9 hectares, located at 1384 Latimore Lake, also identified as a portion of PID Number 55203095:

- a) No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road.
- b) "No Parking" signage meeting the Manual of Uniform Traffic Control Devices for Canada (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.

MOTION CARRIED.

Moved by Councillor Harris, seconded by Councillor Darling:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-203 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 3.9 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law Number C.P. 111-203 A Law to Amend the Zoning By-Law of The City of Saint John."

10.3 Municipal Plan Amendment, Zoning By-Law Amendment, Recission of previous Section 59 Conditions, Section 59 Conditions, Section 59 Agreement and Section 131 Agreement – 500 Pelton Road (Ethos Ridge) (3rd Reading)

Commissioner Poffenroth provided an introduction.

Director Community Planning and Housing P. Nalavde outlined Section 59 conditions.

Moved by Councillor Harris, seconded by Councillor Darling:

RESOLVED that the by-law entitled "By-Law Number C.P. 106-41 A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility to Stable Residential, be read.

MOTION CARRIED with Councillors Radwan and Ogden voting nay.

The by-law entitled "By-Law Number C.P. 106-41 A Law to Amend the Municipal Plan By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Harris, seconded by Deputy Mayor MacKenzie:

RESOLVED that the by-law entitled "By-Law Number C.P. 106-41 A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility to Stable Residential, be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED with Councillors Radwan and Ogden voting nay.

Read a third time by title, the by-law entitled "By-Law Number C.P. 106-41 A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-204 A Law to Amend the Zoning By-Law of the City of Saint John" amending Schedule "A", the Zoning Map of The

City of Saint John, by rezoning land having an area of approximately 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility (CFM) to Low-Rise Residential (RL), be read.

MOTION CARRIED with Councillors Radwan and Ogden voting nay.

The by-law entitled "By-Law Number C.P. 111-204 A Law to Amend the Zoning By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Harris, seconded by Councillor Darling:

RESOLVED that Common Council rescind the Section 59 conditions imposed on the April 6, 2021, rezoning of the property located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471.

MOTION CARRIED with Councillor Ogden voting nay.

Moved by Councillor Harris, seconded by Councillor Killen:

RESOLVED that Common Council impose the following conditions on land having an area of 8.46 hectares, located at 500 Pelton Road, also identified as PID Number 55238471 pursuant to section 59(1)(a)(ii) of the New Brunswick *Community Planning Act*:

- a. The developer's obligation, at its own cost, to upgrade the existing municipal infrastructure required to service the proposal, which comprise the extension of water and sewer, and the restoration of the street;
- b. Following the extension of municipal services on Sandy Point Road, the developer is to restore the east side of the street from the subject property to the Westmount Drive intersection to include an asphalted and delineated pedestrian walking surface;
- c. All dwellings within the proposed development shall incorporate the use of a residential sprinkler system to the extent necessary for compliance with the National Building Code of Canada, Latest Edition which shall be reflected in all future Permit applications;
- d. That within 5 years of the date the rezoning came into effect, a building permit shall have been issued for one dwelling unit. If the building permit has not been issued, Council may take steps to cancel the resolution and repeal the rezoning pursuant to Section 59(5) and 59(6) of the New Brunswick *Community Planning Act*.
- e. There shall be no vehicular access to the development off Pelton Road. All vehicular access, including construction traffic, shall be from Sandy Point Road.

MOTION CARRIED with Councillor Ogden voting nay.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Darling:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-204 A Law to Amend the Zoning By-Law of the City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 8.46 hectares,

located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility (CFM) to Low-Rise Residential (RL), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED with Councillor Ogden voting nay.

Read a third time by title, the by-law entitled "By-Law Number C.P. 111-204 A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Stewart, seconded by Councillor Lowe:
RESOLVED that:

1. The City, upon third reading at Common Council, pursuant to the provisions of Section 59(6) of the Community Planning Act, cancel the existing agreement with the developer of the parcel of land having an area of approximately 8.57 hectares, located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471.
2. That the City, upon third reading at Common Council, pursuant to the provisions of Section 59(1)(b) of the Community Planning Act, enter into an agreement with the developer of the parcel of land having an area of approximately 8.46 hectares, located at 500 Pelton Road, also identified as PID Number 55238471 respecting the following:
 - a. The developer's obligation, at its own cost, to upgrade the existing municipal infrastructure required to service the proposal, which comprise the extension of water and sewer, and the restoration of the street; and
 - b. Following the extension of services on Sandy Point Road, the developer is to restore the east side of the street from the subject property to the Westmount Drive intersection to include an asphalted and delineated pedestrian walking surface.
 - c. All dwellings within the proposed development shall incorporate the use of a residential sprinkler system to the extent necessary for compliance with the National Building Code of Canada, Latest Edition which shall be reflected in all future Permit applications.

MOTION CARRIED with Councillor Ogden voting nay.

Moved by Councillor Killen, seconded by Deputy Mayor MacKenzie:

RESOLVED that the City, upon third reading at Common Council, pursuant to the provisions of Section 131(1) of the *Community Planning Act*, discharge the existing agreement with the developer of the parcel of land having an area of approximately 8.57 hectares, located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471.

MOTION CARRIED with Councillor Ogden voting nay.

10.4 Zoning By-Law Amendment – 224 Anthonys Cove Road (3rd Reading)

Commissioner Poffenroth provided an overview of the item.

Moved by Councillor Darling, seconded by Deputy Mayor MacKenzie:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-205 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 10,869 square metres, located at 224 Anthony's Cove Road, also identified as PID 00336339, from Rural Residential (RR) to Rural General Commercial (CRG), be read.

MOTION CARRIED.

The by-law entitled "By-Law Number C.P. 111-205 A Law to Amend the Zoning By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Harris, seconded by Councillor Radwan:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-205 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 10,869 square metres, located at 224 Anthony's Cove Road, also identified as PID 00336339, from Rural Residential (RR) to Rural General Commercial (CRG), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law Number C.P. 111-205 A Law to Amend the Zoning By-Law of The City of Saint John."

10.5 Zoning By-Law Amendment, Section 59 Conditions, Amend list of Official Street Names, Investigation of Intersection and Citizen Concerns in area – 859 Sand Cove Road (3rd Reading)

Commissioner Poffenroth provided an introduction.

Planner Y. Mattson provided an overview of Section 59 conditions.

Director Public Works T. O'Reilly spoke to traffic concerns in the area.

Moved by Councillor Radwan, seconded by Councillor Harris:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-206 A Law to Amend the Zoning By-Law of The City of Saint John", amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809, from Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read.

MOTION CARRIED.

The by-law entitled "By-Law Number C.P. 111-206 A Law to Amend the Zoning By-Law of The City of Saint John" was read in its entirety.

Moved by Councillor Harris, seconded by Councillor Radwan:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-206 A Law to Amend the Zoning By-Law of The City of Saint John", amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809, from Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law Number C.P. 111-206 A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Darling, seconded by Councillor Stewart:

RESOLVED that Common Council amend the list of Official Street Names and approve the following changes:

- a. Add the name "place Tranquility Place".

MOTION CARRIED.

Moved by Councillor Killen, seconded by Councillor Radwan:

RESOLVED that Common Council direct staff to investigate infrastructure at the intersection of Bleury Street, Sand Cove Road, and direct the Parking department to investigate the concerns of residents on Duck Cove Lane.

MOTION CARRIED.

11. Submissions by Council Members

11.1 Notice of Motion – Enforcement Options regarding the Keeping of Animals (Deputy Mayor MacKenzie)

Deputy Mayor MacKenzie read aloud a Notice of Motion re: Enforcement Options regarding the Keeping of Animals. In accordance with the Procedural By-Law section 16.27 the motion is deferred to the next meeting of Council, August 18, 2025, for discussion and vote.

12. Business Matters – Municipal Officers

12.1 Housing for All Strategy Update

Manager Community Development G. Cutler reviewed the submitted presentation entitled "Housing for All Strategy: Phase 1 Update".

Moved by Councillor Darling, seconded by Deputy Mayor MacKenzie:

RESOLVED that the Housing for All Strategy update be received for information.

MOTION CARRIED.

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

14.1 Establishment of the City of Saint John Medical Education Scholarship in partnership with the New Brunswick Medical Education Foundation (Recommendation in Report)

Moved by Councillor Stewart, seconded by Deputy Mayor MacKenzie:

RESOLVED that as recommended in the submitted report *M&C 2025-186: Establishment of the City of Saint John Medical Education Scholarship in partnership with the New Brunswick Medical Education Foundation*, the City enter into the Scholarship Agreement with the New Brunswick Medical Foundation in the form as generally attached to M&C 2025-186, for the purpose of establishing “The City of Saint John Medical Education Scholarship” commencing in 2026, and that the Mayor and Clerk be authorized to execute the said Scholarship Agreement and any other documents ancillary thereto.

MOTION CARRIED with Councillor Radwan voting nay.

15. General Correspondence

15.1 Spruce Lake Industrial Park Expansion: Citizen Letters received subsequent to Public Hearing (per 10.4 of Procedural By-Law) (Recommendation: Receive for Information)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Darling:

RESOLVED that the citizen letters regarding the Spruce Lake Industrial Park Expansion received after the public hearing be received for information.

MOTION CARRIED.

15.2 Usher Syndrome Awareness Day – Request for Proclamation (Recommendation: Refer to Clerk to prepare the proclamation)

Moved by Councillor Stewart, seconded by Councillor Lowe:

RESOLVED that the Usher Syndrome Awareness Day proclamation request be referred to the City Clerk to prepare the proclamation.

MOTION CARRIED.

15.3 N. Clarke: Wharf Upgrades (Recommendation: Receive for Information)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Darling:

RESOLVED that the correspondence from N. Clarke regarding Wharf Upgrades, be received for information.

MOTION CARRIED.

15.4 S. Winchester: Concerns on Somerset Street (Recommendation: Receive for Information)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Radwan:

RESOLVED that the correspondence from S. Winchester regarding concerns on Somerset Street, be received for information.

MOTION CARRIED.

15.5 Stevie Go Go: Request to Present (Recommendation: Refer to Public Safety Committee for a presentation)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Stewart:

RESOLVED that the request to present from Stevie Go Go be referred to the Public Safety Committee for a presentation.

MOTION CARRIED.

15.6 A. Pottle: Lack of sidewalk on Broadview Avenue (Recommendation: Receive for Information)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Stewart:

RESOLVED that the correspondence from A. Pottle re: Lack of sidewalk on Broadview Avenue be received for information.

MOTION CARRIED.

16. Supplemental Agenda

17. Committee of the Whole

17.1 Termination of Lease: Java Moose

Moved by Councillor Killen, seconded by Deputy Mayor MacKenzie:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, the City consent to the termination of the Lease between the City and Boys Own Inc. dated May 29, 2024, effective February 29, 2025, on the conditions outlined to Committee of the Whole at its meeting held July 28, 2025; and that the Mayor and City Clerk be authorized to execute all such documents necessary to effect the said termination.

MOTION CARRIED.

17.2 City Market – New Lease Bagel Artist

Moved by Councillor Killen, seconded by Deputy Mayor MacKenzie:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, the City enter into a lease generally in the form as attached to M&C 2025-190 for stall “9” and ancillary spaces in the City Market with Angeli Silva Barbosa, dba Bagel Artist; and that the Mayor and City Clerk be authorized to execute any necessary documents.

MOTION CARRIED.

17.3 City Market – Kim’s Korean New Space Lease

Moved by Councillor Killen, seconded by Councillor Darling:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, the City enter into the Lease and Termination Agreement with 690045 N.B Ltd. dba Kim's Korean Food, generally in the form attached to M&C 2025-182, for the purpose of relocating the tenant's current operations from Stall "C-1" to stalls "16 & 17" of the City Market; and that the Mayor and City Clerk be authorized to execute the said Lease and Termination Agreement and any other documents ancillary to this transaction.

MOTION CARRIED.

17.4 City Market – Market Street Kitchen Lease

Moved by Councillor Lowe, seconded by Councillor Stewart:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, the City enter into a lease for stall 60 and ancillary spaces in the City Market with 505709 N.B. Ltd. dba Market Street Kitchen, under the terms and conditions as set out in the lease submitted with M&C 2025-183; and that the Mayor and City Clerk be authorized to execute any necessary documents.

MOTION CARRIED.

17.5 Update on 2025 PMHP Allocation

Moved by Councillor Killen, seconded by Deputy Mayor MacKenzie:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, Common Council endorse a request to reallocate surplus PMHP funds for 2025 to support resurfacing of additional provincial-municipal highways, and towards the detailed design of the Rothesay Road/Ashburn Road roundabout. Furthermore, Council direct the Mayor to send a letter to the Minister of Transportation & Infrastructure requesting a partnership to fund the Loch Lomond/Airport Arterial roundabout in 2026.

MOTION CARRIED.

17.6 Barrack Green Residence Project – Status Report

Moved by Councillor Darling, seconded by Councillor Norton:

RESOLVED that as recommended by the Committee of the Whole, having met on July 28, 2025, Common Council adopt the following resolution:

1. The City waive condition 9.2(o)(iii) of the Contribution Agreement, as part of the conditions precedent to the next progress advance, regarding the reasonable expectation that Substantial Completion of the Barrack Green Residence project will be achieved no later than October 31, 2025, on the following conditions:
 - a. That the CMHC agree to an extension of the Substantial Completion date in its agreement with the City *or* to not exercising its claw-back remedy for the City's failure to achieve Substantial Completion by October 31, 2025; and

- b. That the Contribution Agreement between the City and Kaleidoscope be amended to reflect a revised Substantial Completion date approved by the CMHC or a date that is no later than January 31, 2026.
2. The Mayor and City Clerk be authorized to execute the said amendment to the City's Contribution Agreement with Kaleidoscope Social Impact Inc. and any necessary amendment to the City's Rapid Housing Agreement with the CMHC, as well as any documents ancillary thereto.

MOTION CARRIED.

18. Adjournment

Moved by Councillor Lowe, seconded by Deputy Mayor MacKenzie:

RESOLVED that the meeting of Common Council held on July 28, 2025, be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 7:55 p.m.

Council Community Fund Application FORM A

The Information you provide on this form will be used to assess eligibility and consideration for the award of funds at a Common Council meeting.

Program Description

Through the Council Community Fund Policy (the Fund) Council Members may apply for funding for projects or events that enhance the vibrancy and wellbeing of the residents of the City or minor capital expenditures to improve infrastructure. The Fund supplements Council's existing Community Grants program, allowing a timely and flexible approach to requests for smaller initiatives that align with Council priorities that would not otherwise coincide with the timing of the Community Grants Program.

Successful projects will advance one of Council's five priority areas **Grow, Green, Belong, Move and Perform.**



Application and Eligibility for Community-Based Organizations

Applications must comply with the City of Saint John **Council Community Fund Policy**. For a complete description of application and eligibility criteria please review the Council Community Fund Policy.

Applications are always open for submissions during the calendar year.

Community-Based Organizations (CBOs) must be a registered non-profit or registered charitable organization holding its principal activities within the City of Saint John.

Application must also demonstrate that your proposal:

- is based in the City of Saint John
- will spend the funding within the financial year in which it is awarded.

Applications have a funding limit of **\$1500** per Council Member.

FORM A.

Name of the Council Member submitting this application:

Brent Harris

Name of Community-Based Organization:

Saint John Trojans R.F.C INC.

Non-profit status: (registered non-profit number, registered charitable organization number)

non-profit - 789386885NP0001

Name and Title of CBO individual responsible for the management of the Funds

Dave McGowan Jr.

Phone Number:

506-645-9722

Email Address:

Dmacgowan@kpmg.ca

Address:

353 Dwyer Rd., Saint John, NB E2M 4T6

Tell us a bit about your group (what does your group do?)

Rugby sports programming and operator of a community center in Crescent Valley

Tell us about what you want to do (describe the project / event / and any small capital asset request to support the project/event)

Equipment required to run youth programming and allow for tutoring services in the facility

Where is the location of your project / event?

476 Sandy Point Rd., Saint John, NB

--

What do you think the benefits will be to people living in the city?

More community programming in the Crescent Valley area which is priority neighborhood

How does your project / event contribute to addressing the priorities of Common Council?

Assisting citizens in a priority neighborhood that will combat generational poverty

How much will your proposal cost?

What do you need to carry out your project or event what is the estimated cost?

Breakdown of costs	Amount
2025 Capital Cost shortfall	\$1500
TOTAL:	\$1500

Please confirm the amount of funds you are requesting: \$1500

Estimated completion date:

Will you be able to complete the project / event and obtain any small capital assets within the financial year in which it is requested?	Yes / No
Estimated completion date:	2025

To Be Acknowledged by the individual responsible for managing the Funds for the Community-Based Organization named above.

Accountability:

X	I acknowledge that if funds are provided by the City of Saint John, I will accept responsibility that the funds will be used for the stated purpose and within the timeline stated above.
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☒

I acknowledge that I will be responsible for keeping all receipts and/or invoices relating to the project or event above and completing an **Outcome Report** within 45 days of the project or event completion date.

Liability Waiver for Community Based Organization Fund Recipients

By submitting this application, I hereby acknowledge and agree that neither the City, its council, nor any of its members, agencies, officers, employees, or agents shall be held liable or responsible for any injury, including death to any person or for any claims, damages, liabilities, losses, costs, or expenses, including legal fees, arising out of or in connection with the use, allocation, distribution, or expenditure of the Council Members Discretionary Community Fund.

I, as an authorized signatory or representative who has legal authority to bind the Community-Based Organization, agree to indemnify and hold harmless the aforementioned entities from all claims, damages, liabilities and losses incurred in relation to or resulting from the use of the allocated funds.

David MacGowan

Printed name of authorized signatory

David MacGowan

Signature of authorized signatory

November 19, 2024

Date

Your privacy:

We will use the information you provide on this form for the award of funds. The award of funds is reported publicly. All information held by us is liable to disclosure under the Right to Information and Protection of Privacy Act unless it is exempt.

City Clerk acknowledgement: (To be completed by City Clerk or their designate)

☒

I acknowledge that the proposal described above meets the eligibility requirements of the *Council Community Fund Policy (CCFP)* and may proceed to the next public meeting of Common Council.

COMMON COUNCIL REPORT

M&C No.	2025-197
Report Date	August 13, 2025
Meeting Date	August 18, 2025
Service Area	Public Works and Transportation Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT : AED Purchase for the Lorneville Community Center

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Marc Dionne	Michael Hugenholtz/Marc Dionne	J. Brent McGovern

RECOMMENDATION

It is recommended that the City accepts the terms of the Disclaimer with the New Brunswick Heart & Stroke Foundation as attached to this M&C 2025-197, and that the Mayor & Clerk be authorized to execute the said Disclaimer and any other documents necessary to facilitate the acquisition of an AED for the Lorneville Community Center.

EXECUTIVE SUMMARY

The Lorneville Community Center made a request of the City of Saint John to assist them in acquiring an Automated External Defibrillator (AED). The presence of AED devices in New Brunswick has been attributed to saving several lives. The availability of AEDs in Saint John facilities and Community Centers provides another level of care and attention to the community's needs. By leveraging the Heart and Stroke Foundations "Restart a Heart Subsidy Program", the City has an opportunity to assist the Lorneville Community Center in obtaining both the AED device and the required training.

PREVIOUS RESOLUTION

None

REPORT

In Canada, 60,000 sudden cardiac arrests occur each year – that's one every 8.5 minutes. In New Brunswick alone, approximately 1200 people will experience a cardiac arrest this year. Currently, only one in ten people survive out of hospital cardiac arrests. Thankfully, when Cardiac Arrest strikes, an AED can help. When CPR and AED are used the right way, the chances of survival double.



Since 2008, the Heart and Stroke Foundation of New Brunswick, through the Restart a Heart Program, have assisted in distributing more than 540 AEDs throughout the province, saving 25 New Brunswick lives so far.

This program covers 75%, up to a maximum of \$3,500 for eligible costs. This monetary assistance will aid in breaking down cost barriers and empowering organizations to acquire needed AEDs within their communities.

Currently, the Lorneville Community Center does not have an AED. The Community Center hosts many community events and operates a sports field. In the unfortunate event a medical emergency may occur, the presence of an AED could prove to be lifesaving. Representatives from the Community have requested assistance from the city in providing such an AED.

Through the use of the aforementioned Restart a Heart Program, the City can assist in the application for the requested AED, as well as facilitate the required training CPR and AED training (1hr, No Certification Training).

The City is willing to invest in the purchase of the AED unit and cover the expenses for the required training. After which, they will apply for the subsidy through the Restart a Heart Program.

STRATEGIC ALIGNMENT

The acquisition of an AED, through the Heart and Stroke Restart a Heart Subsidy Program, aligns with Council priority of BELONG and PERFORM.

An on-site AED will enhance the social well-being of the Community and promote a safer environment. Our assistance will strengthen the neighborhood group and add the availability of an important lifesaving device that will be available to all of the community center patrons.

In providing financial assistance to the Lorneville Community Center and making use of the Restart a Heart Subsidy Program, the City is engaging in an available cost sharing program that aids the City in both providing a service to the community while also being fiscally responsible.

SERVICE AND FINANCIAL OUTCOMES

Financial assistance from the City of Saint John, in acquiring an AED for the Lorneville Community Center, could prove to be lifesaving, an investment in a community's peace of mind. Pre-approval from the Heart and Stroke Foundation has been acquired and if participation is granted via Council, the City will apply for the subsidy to offset any costs the City may incur.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Name of Service Area/Stakeholder	Name of Staff Person
General Counsel Office	<i>Jacqueline Boucher</i>



ATTACHMENTS

Disclaimer from Heart & Stroke Foundation

July 14, 2025

City of Saint John
15 Market Square,
Saint John, N.B. E2L 1E8
Attention: Marc Dionne

Dear Mr. Dionne,

On behalf of the Heart and Stroke Foundation of New Brunswick (Heart & Stroke NB), I am delighted that you have chosen to invest an Automated External Defibrillator (AED) for the City of Saint John .

In Canada, 60,000 sudden cardiac arrests occur each year – that's one every 8.5 minutes! In New Brunswick alone, approximately 1200 people will experience a cardiac arrest this year. Currently, only one in ten people survive out of hospital cardiac arrests. Thankfully, defibrillation when used with CPR can double the odds of survival. In a situation like cardiac arrest – seconds matter. Thank you for choosing to have an AED, so that bystanders can provide the individual with their best chance of survival.

The goal of the Restart a Heart-Restart a Life initiative is to help improve the survival rate of sudden cardiac arrests in New Brunswick by increasing the number of publicly available AEDs, and providing additional training to help individuals feel confident and prepared if they ever need to use them. We know that the more AEDs that are made available, the more lives are saved as a result.

This AED is incumbent upon you signing the attached disclaimer and returning it to our office at your earliest convenience. If you would like more information, please do not hesitate to contact me at 506-271-6227 or e-mail at jcoulombe@hsf.nb.ca

Sincerely,



Jasmine Coulombe
Resuscitation Program Manager

Disclaimer

It is the responsibility of City of Saint John :

- to maintain the AED and supplies in accordance with the manufacturer's guidelines.
- City of Saint John will take all reasonable steps to safeguard the equipment and protect it from damage.
- City of Saint John assumes all risk of loss or damage occurring to the equipment.
- City of Saint John will check the equipment as per manufacturers' recommendations to ensure that it is in good working order and will promptly notify the manufacturer and remove the equipment from service in the event of any indication of defective operation of the equipment.
- Repairs or alterations to the equipment shall only be made by the manufacturer at the expense of City of Saint John.
- The equipment will receive regular preventative maintenance as scheduled by the manufacturer. City of Saint John will pay for all scheduled preventive maintenance, including replacement of batteries and electrodes. City of Saint John will pay for all repairs and maintenance as required.
- City of Saint John agrees to indemnify and save harmless Medavie Health Services and Heart & Stroke NB from and against any and all claims, demands, actions, suits and liabilities whatsoever, for any and all damage, loss or injury suffered at any time due to or as a result of the use of the equipment.
- City of Saint John and the Medavie Health Services PAD Coordinator will agree upon the location of the AEDs within the facilities. The exact location of the AEDs will be entered into the Computer Aided Dispatch (CAD) system at the NBEMS Medical Communication Management Center (MCMC). Removal of the AEDs from the specified area or site is prohibited unless agreed upon by both City of Saint John and Medavie health Services and MCMC notification of the change has been verified.

I give permission for Heart & Stroke NB to share AED placement for tracking, promotional purposes, and emergency response.

_____ Yes _____ No

On behalf of City of Saint John, I have read the enclosed letter and the above disclaimer and hereby agree to the terms within.

Signed, this the _____ day of _____, 2025

Jonathon Taylor
City Clerk

Donna Noade Reardon
Mayor

COMMON COUNCIL REPORT

M&C No.	2025-202
Report Date	August 06, 2025
Meeting Date	August 18, 2025
Service Area	Public Works and Transportation Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Tree Planting – Award of Contract

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Barb Crawford	Michael Hugenholtz / Marc Dionne	J. Brent McGovern

RECOMMENDATION

It is recommended that Common Council award the tender for Tree Planting to Ayles Natural Landscaping Ltd. at a total cost of \$255,780.00 plus HST.

EXECUTIVE SUMMARY

The City of Saint John is investing in green infrastructure through an urban forestry initiative to plant and maintain 1150 trees across public spaces. Supported by the Natural Infrastructure Fund (NIF), this initiative strengthens climate resilience, biodiversity and environmental quality.

This tender award covers the second major phase: 250 trees, following the 132 already planted. A qualified contractor will supply, plant and maintain the trees for 12 months, with responsibilities including watering, pest inspection and replacing any that fail to thrive.

Tree species and locations are preselected, with strict compliance to planting standards. Reporting and City oversight will ensure accountability through progress logs and site inspections.

This project brings lasting ecological, social, and visual benefits to Saint John communities.

PREVIOUS RESOLUTION

Not Applicable

REPORT

The City of Saint John is advancing a major urban forestry initiative to enhance green infrastructure through the planting and care of 1150 trees in key public spaces. This effort supports the City's overarching goals of expanding urban canopy cover, improving environmental quality and reinforcing long-term resilience of its natural assets.



This tender is for the second major installment under the City's Natural Infrastructure Fund (NIF) agreement, covering the planting and maintenance of 250 trees. To date, 132 trees have already been planted as part of the broader program. These additional 250 trees will further contribute to climate adaptation, biodiversity and equitable access to nature for all residents.

The NIF funding empowers the City to invest in sustainable, nature-based solutions that deliver lasting ecological, social and aesthetic value.

Tree Supply and Planting

The qualified contractor will be responsible for the supply, planting and establishment of the trees. The contractor is required to follow City specifications, including calling for utility locates, using proper planting techniques and ensuring all planting debris is removed. Tree species and planting locations were predetermined and mapped in advance.

Maintenance Responsibilities

Following planting, the contractor will be responsible for a comprehensive 12-month maintenance program. This includes consistent watering and maintenance. Trees will also be inspected regularly for pests and disease, with appropriate treatments applied. Any tree that fails to thrive during the maintenance period must be replaced at the contractor's expense.

Reporting and Oversight

To ensure accountability, the contractor must submit a Planting Completion Report listing each tree's ID, species, location and planting date. Ongoing maintenance activities must be documented in a Maintenance Log. City staff will conduct site inspections to confirm compliance and track progress.

This project represents a proactive investment in the City's natural environment, delivering long-term ecological, social and aesthetic benefits.

STRATEGIC ALIGNMENT

The proposed recommendation aligns with Common Council's priorities of GREEN, GROW and BELONG.

GREEN: *We value the environment.*

Trees absorb carbon dioxide, improve air quality, and help reduce urban heat. They also support stormwater management and enhance resilience to climate impacts. This initiative aligns with Saint John's climate action goals while promoting biodiversity by creating habitats for local wildlife.

GROW: *We value smart growth.*

A greener city strengthens Saint John's image as a sustainable and livable place, attracting residents and businesses.



BELONG: *We value a welcoming community.*

Trees beautify public spaces, bringing character and warmth that foster a strong sense of community pride and togetherness. Green areas offer more than just visual appeal, they support mental wellness, invite outdoor activity, and create peaceful, welcoming places for all. By planting in priority neighbourhoods, the initiative ensures equitable access to nature's benefits, including cleaner air, shade and a healthier environment for every resident.

SERVICE AND FINANCIAL OUTCOMES

This contract will be paid for through the NIF grant received from the federal government. 80% of these funds are recoverable with the remainder budgeted as a planned expense in the Parks & Recreational Facilities operating budget.

INPUT FROM OTHER SERVICE AREAS

Supply Chain Management facilitated the Tender process to solicit prices for Tree Planting Services. As such the tender closed on August 5, 2025 with the following results:

COMPANY NAME	BID AMOUNT BEFORE TAX
All Terrain Enterprises LTD	\$450,000.00
Maritime Hydroseed (1988) Ltd.	\$319,750.00
TerraEx Inc.	\$478,625.00
Ayles Natural Landscaping Ltd.	\$255,780.00

Supply Chain Management and Public Works & Transportation Services staff have reviewed the tenders and found them to be complete and formal in every regard. Staff believe that the low tenderer has the necessary resources and expertise to perform the work. The above process is in accordance with the City's Strategic Procurement Policy and Supply Chain Management supports the recommendation being put forth.

Name of Service Area/Stakeholder	Name of Staff Person
Supply Chain Management	Chris Roberts

ATTACHMENTS

None

COMMON COUNCIL REPORT

M&C No.	2025-198
Report Date	August 12, 2025
Meeting Date	August 18, 2025
Service Area	Utilities and Infrastructure Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Tender 2025-681001T- Phosphates for Corrosion Control

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
<i>Dean Price</i>	<i>Ian Fogan</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

It is recommended that the tender for the establishment of a supply agreement for Phosphate for Corrosion Control for the Loch Lomond Drinking Water Treatment Facility and the Spruce Lake Water Treatment Facility be awarded to the lowest compliant bidder, Shannon Chemical Corporation, for a one-year term.

EXECUTIVE SUMMARY

With the commencement of City's new Loch Lomond Drinking Water Treatment Facility and the thirty (30) year operation and maintenance agreement with Port City Water Partners, the City is responsible for the procurement of a corrosion inhibitor throughout the duration of the operating period as defined in the agreement.

In early 2021 Saint John Water commissioned a new orthophosphate batching system at the Spruce Lake Water Treatment Facility. This new batching system allowed staff to switch from the existing liquid orthophosphate solution to the dry product utilized at the Loch Lomond Drinking Water Treatment Facility. The dry orthophosphate is more cost effective than the liquid solution, therefore, this change offers an ongoing operational cost saving.

A public tender call for the supply of Phosphates for corrosion control was issued on April 2, 2025 and closed on April 29, 2025. Shannon Chemical Corporation had the lowest compliant bid and Supply Chain Management supports the recommendation in this report.

PREVIOUS RESOLUTION

M&C 2022-152 Common Council RESOLVED that the tender for the establishment of a supply agreement for Phosphate for Corrosion Control for the Loch Lomond Drinking Water Treatment Facility and the Spruce Lake Water Treatment Facility be awarded to the lowest compliant bidder, Brenntag Canada Inc., for a one-year term.

M&C 2023-118 Common Council RESOLVED that the tender for the establishment of a supply agreement for Phosphate for Corrosion Control for the Loch Lomond Drinking Water Treatment Facility and the Spruce Lake Water Treatment Facility be awarded to the lowest compliant bidder, Shannon Chemical Corporation, for a one-year term.

M&C 2024-116 Common Council RESOLVED that the tender for the establishment of a supply agreement for Phosphate for Corrosion Control for the Loch Lomond Drinking Water Treatment Facility and the Spruce Lake Water Treatment Facility be awarded to the lowest compliant bidder, Brenntag Canada Inc., for a one-year term.

STRATEGIC ALIGNMENT

This report aligns with Council's Priority to **Perform** by investing in sustainable City services and municipal infrastructure while supporting the City's commitment to providing safe, clean drinking water.

REPORT

The purpose of this report is to inform Council of the results of the tender issued for the procurement of a corrosion inhibitor to be used at the Loch Lomond Drinking Water Treatment Facility and the Spruce Lake Water Treatment Facility.

Under the Safe, Clean Drinking Water Project and the thirty (30) year operation and maintenance Contract with Port City Water Partners (PCWP), the City, at its sole discretion, may direct Project Co (PCWP) to make the following chemical feed changes that impact the distribution system water quality and operation:

1. Secondary chlorine residual
2. Finished water pH
3. Corrosion inhibitor type
4. Corrosion inhibitor and dose.

As per condition 3 above, the City is responsible for the selection and procurement of a corrosion inhibitor to be used at the water treatment facility.

The treatment of the water with a corrosion inhibitor has been part of the design of a new Water Treatment plant.

The orthophosphate batching system at the Spruce Lake Water Treatment Facility will utilize the same dry product as the Loch Lomond Drinking Water Treatment Facility. The dry orthophosphate is more cost effective than the liquid solution, therefore, this change will offer ongoing operational savings.

SERVICE AND FINANCIAL OUTCOMES

Based on the past twelve (12) months of operations and the unit price bid, the City will spend approximately \$300,000.00 annually to purchase bulk orthophosphate.

This is a budgeted expenditure and as such funds are provided in the annual Utility Operating Budget to fully cover this expense.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Both the Department of Environment and Local Government (Regulator) and the Department of Health had previously reviewed and approved the City's plan for the treatment of the drinking water with a corrosion inhibitor to control corrosion rates within the City's assets - the water distribution system.

Supply Chain Management:

A public tender call for the supply of Phosphates for corrosion control was issued on April 2, 2025 and closed on April 29, 2025. Two companies responded to the tender call by submitting bids. The results are as follows:

- | | |
|---------------------------------|------------|
| 1. Brenntag Canada Inc. | \$14.89/KG |
| 2. Shannon Chemical Corporation | \$13.77/KG |

Staff of Supply Chain Management have reviewed the tenders and have found them to be complete and formal in every regard. Staff believes that the low tenderer has the necessary resources and expertise to perform the work, and recommend acceptance of their tender.

The above process is in accordance with the City's Strategic Procurement Policy and Supply Chain Management supports the recommendation being put forth.

ATTACHMENTS N/A

COMMON COUNCIL REPORT

M&C No.	2025-176
Report Date	August 13, 2025
Meeting Date	August 18, 2025
Service Area	Strategic Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: 2025 Unidirectional Water System Flushing

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
<i>Michael Gray</i>	<i>Kendall Mason/Ian Fogan</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

It is recommended that the 2025 Unidirectional Water System Flushing be awarded to Aqua Data Atlantic for \$147,477.00 + HST.

EXECUTIVE SUMMARY

The purpose of this report is to request Common Council authorize staff to engage a Unidirectional Flushing agreement with Aqua Data Atlantic for two years starting in 2025 at the rates presented in their 2025 proposal.

PREVIOUS RESOLUTION

November 25, 2024; M&C 2024-309 2025 Utility Fund Operating Budget
May 15, 2023; M&C 2023-124 2023 Unidirectional Water System Flushing
June 28, 2021; M&C 2021-164 2021 Unidirectional Water System Flushing
April 16, 2019; M&C 2019-102 2019 Unidirectional Water System Flushing
April 09, 2018; M&C 2018-99 Unidirectional Water System Flushing
June 25, 2013; M&C 2013-141 Unidirectional Flushing

REPORT

Unidirectional flushing is a systematic method of flushing drinking water piping by strategically closing valves and opening hydrants to direct water at high velocities through targeted segments of pipe. The purpose of unidirectional flushing is to improve water quality by removing sediment. The key benefit of the unidirectional method is an efficient and effective use of water in comparison with the traditional flushing method.

Since 2005 Saint John Water has contracted Aqua Data Atlantic to design and execute a unidirectional flushing program for portions of the City's water distribution system. The 2012 unidirectional flushing program was the first year the entire water distribution system was flushed utilizing the unidirectional method. Since 2012, Aqua Data Atlantic has designed and executed a yearly

unidirectional flushing program of the City's water distribution system, similar to how other utilities in Atlantic Canada (Ex. Moncton, Fredericton, Dieppe, Miramichi, Bathurst, Rothesay, etc.) perform their water system flushing.

The City of Saint John is required to flush water mains annually as per the Approval to Operate issued to the City by the New Brunswick Department of Environment and Local Government. Unidirectional flushing is the maintenance method of choice for the regular cleaning of water pipes and is fully endorsed by the New Brunswick Department of Environment and Local Government. The unidirectional flushing program supports the goal of providing customers safe, clean drinking water.

The flushing time to achieve the water turbidity targets during the Unidirectional flushing program has decreased with the completion of the Safe Clean Drinking Water Project. As a result of these decreased flushing times, staff are of the opinion it is appropriate to flush the entire water distribution system on a two-year cycle compared to every year before the Safe Clean Drinking Water Project completion. In 2024, unidirectional flushing was completed west of Reversing Falls; in 2025 unidirectional flushing is planned for all areas east of Reversing Falls.

Unidirectional flushing utilizes specialized proprietary software to optimize flow velocities for cleaning distribution piping, yielding improved results. Data is collected by Aqua Data Atlantic throughout the program and a detailed report is submitted to the City upon the completion of the program. The data collected helps to reveal the condition of the water distribution infrastructure and supports decisions made on other programs such as pipe cleaning and lining.

STRATEGIC ALIGNMENT

This report aligns with Council's Priority for Valued Service Delivery, specifically as it relates to investing in sustainable City services and municipal infrastructure.

SERVICE AND FINANCIAL OUTCOMES

The 2025 Saint John Water Operating Budget includes funding for the engagement of a contractor to execute the 2025 Unidirectional Flushing Program. Funds are budgeted and available for this expenditure.

Please find below breakdown per deliverable:

- Unidirectional Watermain Flushing East- Field Execution - \$146,277.00
- Annual Report Preparation Incl. Data Processing - \$1,200.00

The total price proposed by Aqua Data Atlantic for the 2025 UDF program
\$147,477.00

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Name of Service Area/Stakeholder	Name of Staff Person
Supply Chain Management	Chris Roberts

ATTACHMENTS

None

COMMON COUNCIL REPORT

M&C No.	2025-206
Report Date	August 14, 2025
Meeting Date	August 18, 2025
Service Area	Utilities and Infrastructure Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Environmental Trust Fund Letter of Offer, Re: Saint John GUDI screening (Harbourview wellfield).

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Pierre LeBlanc</i>	<i>Ian Fogan/ Kendall Mason</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

It is recommended that:

The Mayor and Common Clerk be authorized to sign the attached Environmental Trust Fund Letter of Offer, Re: Saint John GUDI screening (Harbourview wellfield).

EXECUTIVE SUMMARY

The purpose of this report is to recommend that the Mayor and Common Clerk be authorized to sign the attached Environmental Trust Fund Letter of Offer for the GUDI Assessment for the Harbourview wellfield (Ocean drive and Seaward crescent Wells).

PREVIOUS RESOLUTIONS

November 25, 2024: M&C 2024-308– 2025 General Fund and Utility Fund Capital Budgets, approved.

November 25, 2024: M&C 2024-309– 2025 Utility Fund Operating Budget, approved.

REPORT

The City of Saint John operates 2 production wells as part of the Harbourview Wellfield (Ocean Drive and Seaward Crescent). Water quality from both

production wells are regularly tested and this water quality data is submitted to the New Brunswick Department of Environment and Local Government (NBDELG), as per the requirements of the Potable Water Regulation – Clean Water Act.

Groundwater under the direct influence (GUDI) of surface water refers to groundwater sources where conditions are such that microbial pathogens can travel from nearby surface water to the groundwater source. The New Brunswick Department of Environment and Local Government (NBDELG) has developed a protocol to determine whether a groundwater source is GUDI, defined as:

" any water beneath the surface of the ground with:

- Direct hydraulic connection to the surface or surface water by way of local geology and well construction; or
- Significant and relatively rapid shifts in water characteristic such as temperature, turbidity, conductivity, pH, and other parameters which closely correlate with climate or nearby surface waters; or
- Significant occurrence of insects or other macro-organisms, algae, organic debris, or micro-organisms including large-diameter pathogens such as *Giardia lamblia* or *Cryptosporidium*".

The objective of the groundwater source screening is to identify obvious non-GUDI or GUDI wells, and potentially GUDI wells that may require further assessment in the future. This screening includes an on-site inspection to evaluate the physical condition of the source and the source setting (location, land use, etc.), along with a review of available information such as: well construction details, well logs, water chemistry and related reports.

STRATEGIC ALIGNMENT

This report aligns with Council's Priorities for PERFORM and GREEN as it demonstrates environmental stewardship and leadership by protecting our natural environment while also being Financially Responsible by securing funding from other sources (Province).

SERVICE AND FINANCIAL OUTCOMES

The \$10,000 funding allocated through the Environmental Trust Fund is estimated to cover almost all the cost of the GUDI Assessment for Harbourview Wellfield with the remaining balance being included in the Saint John Water 2025 operating budget.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Legal has reviewed the Letter of Offer and has advised that they "do not see any issue from a legal perspective".

ATTACHMENTS

Environmental Trust Fund Letter of Offer, Re: Saint John GUDI Screening (Harbourview wellfield)

August 14, 2025

Pierre MK Leblanc
175 Rothesay Avenue Ave North
Saint John, NB E2J 2B4

Subject: Environmental Trust Fund Letter of Offer
Project Title: Saint John GUDI Screening (Harbourview Wellfield)
Project No.: 250345
Recipient: City of Saint John
Award Amount: \$ 10,000

I am pleased to extend this letter of offer to you for the above-mentioned project. The goals of this project are consistent with the Environmental Trust Fund (ETF) Priority Areas and as such will contribute to important environmental objectives. Designated staff within the Department of Environment and Local Government (ELG) will be following the project to ensure that the proposed project outcomes are achieved.

With respect to your application to the Environmental Trust Fund (ETF), an offer of financial assistance is hereby authorized by the Department of Environment and Local Government, hereafter referred to as the "Department" for the project herein contained subject to the following conditions.

For the purposes of this project, the project expenses and contract conditions are as follows:

Eligible Project Expenses and Contract Conditions:

- For activities as set forth in proposal.
- Must submit to the Healthy Environments Branch a written description of the treatment and disinfection processes and/or equipment in place at the drinking water facility.
- The final report must be sealed by a professional engineer or geoscientist registered with the Association of Professional Engineers and Geoscientists of New Brunswick.
- Must work closely with Department staff - Jennifer Bishop

Ineligible Project Expenses:

Environment and Local Government/ Environnement et Gouvernements locaux
P.O. Box 6000, Fredericton, New Brunswick E3B 5H1 / C.P. 6000, Fredericton, Nouveau-Brunswick E3B 5H1

GNB.CA

In addition to the foregoing, this offer is subject to the following terms and conditions:

1. This offer is governed by the laws of the Province of New Brunswick.
2. No contributions shall be made by the Department from the ETF with respect to any costs incurred other than the eligible project costs. The Department may approve eligible costs other than those set out above, but no costs except those specifically approved in writing by the Department will be considered eligible project costs for the purposes of this offer. The total Environmental Trust Fund contribution to the project will not exceed the original Environmental Trust Fund award.
3. No changes shall be made in the scope, specifications, and budget of the project without written consent from the Department.
4. If this project has Priority Area Measures, the attached form must be returned with the signed Letter of Offer. Financial claims will not be processed until the Priority Area Measures for this project have been submitted and approved by the Department.
5. Financial claims requesting re-imbursement for expenditures may be submitted as required. Each financial claim must be submitted using the claim portal at the following website: <https://www.elgegl.gnb.ca/ETF-FFE/en/Application/Index>. Copies of invoices/receipt and proof of payment, such as cancelled cheques or bank statements, must be attached in PDF format.
6. A 10% holdback of project funding will be applied until the final report, Priority Area Measures (if applicable) and all financial back-up, including proof of expenditures, have been received by the Department. Expenses incurred after **March 31, 2026** will not be reimbursed.
7. The final financial claim must be received by the Department no later **than March 17, 2026**.
8. A final report must be provided to **etf-ffe@gnb.ca** by **March 17, 2026**. The report must include a description of the project, how it was carried out, project outcomes and Priority Area Measure(s) delivered.
9. Any written material developed and printed for public distribution that promotes responsible environmental activities that may have regulatory requirements must be reviewed by the Department prior to publication.

10. In the event of an intentional breach of any of the terms and conditions of this Letter of Offer by the Recipient, no further contributions shall be made by the Department and all previous payments shall be returned to the Department within 30 days of written notification to that effect.
11. The New Brunswick Wordmark and the slogan “Your Environmental Trust Fund at Work” shall be displayed in a prominent location on all documents, signage and other printed media related to the project.
12. The project site shall be accessible to Departmental staff on a continuing basis. Project records shall be made available to the Department for the purposes of auditing the financial records at a time mutually agreed upon. All records must be retained for audit purposes for a period of seven years following final payment on the project.
13. The Recipient must receive prior approval for any public announcement concerning the project, from the Department of Environment and Local Government.
14. The Recipient will at all times indemnify and save harmless New Brunswick, its officers, servants, employees, or agents, from and against all actions, whether in contract, tort or otherwise, claims and demands, losses, costs, damages, suits or other proceedings by whomsoever brought or prosecuted in any manner based upon or occasioned by any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights caused by, in connection with or arising directly or indirectly from this contract, or a project, except to the extent to which such actions, claims, demands, losses, costs, damages, suits or other proceedings relate to the negligence or breach of this Agreement by an officer, servant, employee or agent of New Brunswick in the performance of his or her duties.
15. This offer is to remain open until **September 4, 2025**. To indicate your acceptance, please return this Letter of Offer, signed by an authorized person to ETF-FFE@gnb.ca. It is important to note that any form of conditional acceptance of this offer renders the offer null and void.

16. Is your organization eligible to receive an HST rebate from the Canadian Revenue Agency?

Yes_____ If yes, recoverable HST percentage:_____ No_____



Cynde Faulkner, Assistant Deputy Minister
Department of Environment and Local Government

This offer accepted this _____ day of _____ (month) _____ (year)

Signature of Recipient

Name and title of Recipient (please print)

Signature of witness

Name and title of witness (please print)

COUNCIL NOTICE OF MOTION

Received Date	07/23/2025
Meeting Date	07/28/2025
Open or Closed	Open Session

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT : Enforcement Options regarding the Keeping of Animals

Primary Author	Input from Council	Input from Staff
Deputy Mayor John MacKenzie	Mayor	Chris McKiel

PROPOSED MOTION:

That the CAO be directed to investigate and report back on potential enforcement options at the City's disposal to address the challenges associated with the keeping of wild, domestic and exotic animals.

BACKGROUND INFORMATION:

Section 9.10 of the City's Zoning By-Law provides for the keeping of chickens as a secondary use in one- or two-unit dwellings, semi-detached dwellings, or mini-homes. Section 10.10 also allows for the keeping of other animals, such as goats, horses, ponies, sheep or cows. The by-law provides detailed requirements for those who choose to house these animals on their property.

A recent complaint from a citizen concerning the on-going challenges caused by their neighbour's chickens has highlighted the need to explore potential enforcement tools that could be used by the City to address issues related to the keeping of animals.

I recommend that staff be directed to report back to Council on potential enforcement options, including fines, at the City's disposal to address the challenges associated with the keeping of animals.

STRATEGIC ALIGNMENT:

This aligns with the Council priority of Belong

SERVICE AND FINANCIAL OUTCOMES:

Enhanced by-law enforcement.

INPUT FROM OTHERS:

Input was received from Chris McKiel, Director of Development and Community Standards

ATTACHMENTS – N/A

COUNCIL NOTICE OF MOTION

Received Date	July 30, 2025
Meeting Date	August 18, 2025
Open or Closed	Open Session

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Proposed Changes to Composition of Common Council

Primary Author	Input from Council	Input from Staff
Councillor Harris		City Clerk

PROPOSED MOTION:

- To amend Sections 1 and 3 of the *Composition and Election of Common Council* bylaw to alter the size and composition of the Common Council to 1 councillor per ward, 2 councillors at large, and 1 mayor (no change to the deputy mayor appointment).
- To amend *A By-Law to Provide for Salaries to the Members of the Common Council of the City of Saint John* to allow all councillors to receive a salary of \$59,000 per year, for the deputy mayor to receive a salary of \$65,000 per year, and to leave the mayor's remuneration as it currently stands.
- To create a by-law amendment to require annual performance reviews by the Office of the Mayor as part of the requirements of a councillor's role. The performance review will be proposed by the incoming mayor and approved by the council, with any amendments required. The performance reviews will be based on clear metrics related to community engagement, council attendance, committee participation, and policy initiatives, as approved by the council.
- To repeal Section 17.6 of *A By-law Respecting the Procedures of the Common Council of The City of Saint John* to allow the mayor to vote on all motions at a Council Meeting.
- To finalize these changes when the next mayor and council are sworn in in 2026.

BACKGROUND INFORMATION:

This motion is aimed at reforming the arrangement and remuneration of the Saint John Common Council to pave the way for better representation and outcomes for the city. Currently, the majority of councillors are working full-time jobs and performing the duties of being an elected municipal official as best they can outside of work hours. By reducing the size of the council to 6



councillors and 1 mayor, we can provide a full-time salary to councillors to ensure they can focus on the work of the municipal council, community engagement, and committee work without significantly altering the current expenditures associated with the common council. This is needed to meet the demands of the moment we are currently facing as our country, province, and city undergo major transformations economically and possibly politically. We need to be able to govern at the speed of business and change to get the best results for Saint John.

Furthermore, by adding the requirement for councillors to receive annual performance reviews by the office of the mayor, we build in an expectation of work and outcomes that currently don't exist. The metrics for these reviews will be established by the council under the advice of the mayor and to be voted on by all in a regular session of the council. Finally, having a mayor that can vote on all matters of council will allow for a more transparent and intentional role for the mayor to run on a set of issues that they can provide active leadership on throughout their mandate by aligning their voting with their campaign commitments.

Justification

Municipalities in New Brunswick (including our own) are often overrepresented by elected municipal councillors. Nationally, the average municipal councillor represents a wide range of constituents of between 11,000 and 90,000 people per councillor. Currently, with a population of around 78,165 and 10 councillors, each councillor represents approximately 7,816.5 residents. Reducing the size of the council will not put us out of sync with the national reality. It also provides us with an opportunity to better engage with our constituents, committees, and staff overall.

Councillors receive approximately \$34,500 per year, have a community benefit fund to utilize of \$1500, have a professional development fund of \$5000, and have an event and tickets fund of \$1000, which means each councillor consumes approximately \$42000 (not including potential expenses for council business). By eliminating 4 councillors, we save approximately \$168,000. By increasing the pay of each councillor to what would qualify as a full-time salary, we accrue an additional cost of approximately \$266,000, an overall increase in cost of \$98,000.00.

Although there is an increased cost to the budget of the common council under these suggested changes, the result will be to ensure that each councillor can spend 40 hours per week on the work of engaging with the community, attending committee meetings, attending and preparing for common council meetings, and doing potential research to reform our policies, programs, and strategies. This will allow our councillors to be in a strong position to prepare and align our city with the changes that are coming as a result of new geopolitical and national challenges.



Currently, one of the challenges we face for our elected officials is a wide disparity between the output and engagements of councillors who are required to continue to work full-time and work their council business haphazardly and those councillors who are retired and can put in more work. All residents need to be able to envision themselves running for office and being able to provide equal attention to their role. It is difficult enough to imagine running for office, and made all the more difficult if the remuneration doesn't provide a full-time wage if one is successful in getting elected. This will fix this problem and provide a clear path for people to run for office, engage in that role, and provide value in that role.

Finally, the importance of campaigning on clear deliverables and commitments for the mayor and council can be supported by having a mayor who votes on all matters of the council. Currently, the mayor only votes in case of a tie, which can create a disconnect between what the majority of residents vote for in the election and the ability of the mayor to embody that throughout their mandate. Ensuring that the mayor has a vote and has a transparent role in providing leadership to councillors through performance reviews will result in better governance for Saint John.

Conclusion

In conclusion, these changes will improve representation, capacity, and engagement for our municipal government. With federal and provincial governments positioning substantial changes for our economy, potential major national industrial projects that could come to Saint John, and major changes to our housing system, Saint John needs to be ready for change, and we need to have a council that can meet the moment we now face.

STRATEGIC ALIGNMENT:

This aligns with the city's priority Perform. Councillors who are required to work additional full-time jobs lack the capacity to properly do the job of engaging with the city's business, residents, and doing broader research to ensure the city is making sound decisions considering external political, economic, and societal factors.

SERVICE AND FINANCIAL OUTCOMES:

The financial impact is outlined in the background. This will cost the city a minor increase in the overall budget to City Council, but it will greatly impact the level of service that city council provides to their community while increasing the efficiency and effectiveness of Meetings. More council members will mean more time needed for discussion, questions, and interactions without necessarily providing quality to the meeting.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS:

Clerk's office

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Monday, July 28, 2025 5:06 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Submission to Council Form

Submitted on Mon, 07/28/2025 - 17:05

Submitted by: Anonymous

Submitted values are:

About Person/Group Submitting

First name

Adam

Last name

Pottle

Mailing Address

Saint John, New Brunswick. E2L 1M7

Telephone

Email

If you do not wish to have your personal information (address, phone number, email) become part of the public record, please check this box.

No

About your Submission

Topic of submission

Tuktuks on Harbour Passage?

Purpose for submission (what is the ask of council):

Continue disallowing motor vehicles on Harbour Passage

Executive summary

Tuktuks (and ebikes/escooters) have no business on Harbour Passage. They pose a risk and a disruption to pedestrians for absolutely no reward. I trust Council will not allow what are basically small cars to operate on a pedestrian path.

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Tuesday, August 12, 2025 10:11 AM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Request to Present to Council Form

[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.**

Submitted on Tue, 08/12/2025 - 10:10

Submitted by: Anonymous

Submitted values are:

About Person/Group Presenting

First Name:

Greg

Last Name:

Cutler

Name of Organization/Group (where applicable):

P.R.O. Kids of Greater Saint John

Address:

15 Market Square
Saint John, New Brunswick. E2L4L1
Canada

Day Time Phone Number:

5066503763

Email

gregory.cutler@saintjohn.ca

If you do NOT wish to have your personal information (address, phone number, email) become part of the public record, please check this box.

No

About your Request

Topic of Presentation:

General Program Update - P.R.O. Kids

Purpose for Presentation (what is the ask of Council):

The goal of this presentation is for P.R.O. Kids staff to update Mayor, Councillors, and members of SLT regarding operations, fundraising, events, up to date statistics, general info and future direction.

We can join any of the upcoming council meetings and staff will forward along a short document (likely a one pager) to go along with the presentation.

Background Information:

Positive Recreation Opportunities for Kids (P.R.O. Kids) is a charitable service operated by the City of Saint John that matches children and youth (up to 18) in financial need, with organized, registered recreation activities. P.R.O. Kids assists families with the cost of registration fees, equipment and transportation for their children. Each year, hundreds of local kids are given the opportunity to participate in the sports, recreation, arts or culture activity of their choice.

P.R.O. Kids is a confidential service available to all children and youth in Saint John, Quispamsis, Grand Bay-Westfield and Rothesay. All administration costs are covered by these municipalities, allowing 100% of all donations to P.R.O. Kids to go directly to assisting the children and youth of our community.

Are you making a request for funding?

No

-----Original Message-----

From: AMY-JO MELANSON <amelanson0104@rogers.com>

Sent: Sunday, July 27, 2025 9:47 AM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>; gilles.lepage@gnb.ca; charbel.awad@gnb.ca; christie.ward@gnb.ca; courtney.johnson@gnb.ca; crystale.harty@gnb.ca; kbanks@dillon.ca; premier@gnb.ca; john.herron@gnb.ca; MacKinnon, Ian <Ian.MacKinnon@sjip.ca>
Subject: Spruce Lake Industrial Park expansion

[You don't often get email from amelanson0104@rogers.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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. **

Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed destruction of the old growth forest in Lorneville for the Spruce Lake Industrial Park expansion.

Destroying this unique natural area for industrial development is shortsighted and deeply irresponsible. Once it's gone, it's gone forever.

We need to protect what little old growth forest we have left—for biodiversity, for climate resilience, and for future generations.

I urge you to reconsider this plan and prioritize conservation over destruction.

Sincerely,
Amy Melanson
Saint John, NB
Ocean Westway/Spruce Lake Community

-----Original Message-----

From: irina str <str.irina@yahoo.ca>

Sent: Sunday, July 27, 2025 7:44 PM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>; gilles.lepage@gnb.ca; charbel.awad@gnb.ca; christie.ward@gnb.ca; courtney.johnson@gnb.ca; crystale.harty@gnb.ca; kbanks@dillon.ca; premier@gnb.ca; john.herron@gnb.ca; MacKinnon, Ian <Ian.MacKinnon@sjip.ca>
Subject: From a Young Canadian: Please Protect the Old-Growth Forest in Lorneville

[You don't often get email from str.irina@yahoo.ca. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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.**

Dear City and Provincial Officials,

I'm a Canadian in my 20s writing from Quebec. While I may not be a resident of New Brunswick, I care deeply about the natural heritage we all share across this country, and I hope to visit your beautiful province in the near future. I wouldn't travel to visit an industrial park, but I absolutely would to experience a rare, ancient forest.

The old-growth forest threatened by the proposed expansion of the Spruce Lake Industrial Park is a national treasure. As you know already, some of its red spruce trees have been dated to over 400 years old, making it the third-oldest documented forest in New Brunswick. Less than 1% of the province's forests qualify as old growth, so this is a truly irreplaceable ecosystem.

Destroying this forest for industrial development is not only heartbreaking, it is short-sighted. Because once it is gone, it is gone forever. Losing it would be a loss for all Canadians.

I understand the need for job creation and economic development, but I urge you to consider that protecting this forest can also support long-term, sustainable prosperity:

1. Eco-tourism is growing, and already contributes more than \$2 billion annually to New Brunswick's economy. Preserving rare forests like this one gives people a reason to visit, study, and celebrate your province. I personally, would absolutely come to Lorneville now that I discovered what precious natural beauty it has.

2. Climate resilience and biodiversity (the kind that old-growth forests uniquely provide) are becoming essential economic priorities across our country.

3. Conserving this forest can create jobs too. Education about conservation, scientific research, and sustainable recreation all offer economic value while protecting what makes New Brunswick unique.

You have an opportunity to make a lasting, visionary decision, especially now that this project is gaining more and more media attention online. By halting the rezoning of the Lorneville forest, Saint John and the Province of New Brunswick can demonstrate true leadership in conservation, climate responsibility, and intergenerational respect.

Please choose the path that benefits Lorneville residents and Canadians today and preserves this irreplaceable legacy for future generations.

Thank you for your consideration.

Sincerely,
Irina Stroica
Quebec
(514) 973 3798

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Wednesday, July 23, 2025 8:17 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Submission to Council Form

Submitted on Wed, 07/23/2025 - 20:16

Submitted by: Anonymous

Submitted values are:

About Person/Group Submitting

First name

Jeff

Last name

Brennan

Name of organization/group (where applicable)

Local residents nearest to 1384 Latimore lake

Mailing Address

Saint John, New Brunswick. E2N 2C5

Telephone

Email

If you do not wish to have your personal information (address, phone number, email) become part of the public record, please check this box.

No

About your Submission

Topic of submission

SUBJECT: Municipal Plan Amendment and Rezoning

1384 Latimore Lake Road

36,36,39.9 acers is not the purposed minihome park land development of approximately 3.9 hectares

Purpose for submission (what is the ask of council):

Local Residents to Latimore Lake watershed agree with Staff recommendations to DENY:

Staff are the subject experts, Not council members

1. That Common Council DENY the redesignation of Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource Area to Stable Area.
2. That Common Council DENY the redesignation of Schedule B of the Municipal Development Plan, a portion of land with an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural Resource to Rural Residential.
3. That Common Council DENY the rezoning of a portion of land with an approximate area of 39.9 ha, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP).

Executive summary

Staff are the Experts and not the Council members

36, 36, 39.9 hectares of land is not the purposed mini home park which is 9.x acres of land, not massive 36/39.9 hectares.

I hunt and fish, and the water in the purposed area runs down hill and directly to the ditch with a pipe directly to the watershed. Latimore Lake is the last water holding point of the Loch Lomond watershed before it is distributed to the City of Saint John.

I agree Strongly with Staff, I know the land/water flow

Quote from pages 219-220

"The proposal does not align with the guiding principles of the Municipal Plan, particularly policies intended to direct growth to serviced urban areas, preserve the rural character, PROTECT GROUND WATER, and SAFEGUARD DRINKING WATER SUPPLY WATERSHEDS. The limited extent of

existing Rural Residential designation on the site, combined with its PROXIMITY to a PROTECTED WATERSHED, further underscores the UNSUITABILITY of the subject lands for this scale and form of residential development.

STAFF does NOT SUPPORT the proposed redesignation and rezoning, as it conflicts with the long-term planning vision and environmental protection objectives of the Municipal Plan."

Document Uploads

[1384 Latimore Lake Application 24 0317.pdf](#) (2.51 MB)

PLANNING ADVISORY COMMITTEE

June 19, 2025

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councillors:

**SUBJECT: Municipal Plan Amendment and Rezoning
1384 Latimore Lake Road**



The City of Saint John

On June 16, 2025, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its June 17, 2025, meeting. Thomas Lewallen, Planner with Growth and Community Services, provided an overview of the application via a PowerPoint presentation.

The applicant, Tom Cole, described the proposal as a low-cost neighbourhood with shared on-site servicing, similar to a condominium model but within a gated community format. The applicant was accompanied by Brendan McClure. They noted the back portion of the site poses no concerns regarding watershed or drainage.

During Committee discussion Committee member Anne McShane inquired whether the proposal was intended as a long-term or short-term initiative. The applicants confirmed it would be a long-term development. McShane also asked if alternative serviced areas within the City had been considered. The applicants indicated that the proposed site was optimal in terms of size and location. While expressing support for the concept, McShane raised concerns over its distance from the Primary Development Area (PDA) and the risk of setting a precedent for large-scale developments in unserviced areas. Committee members reiterated the importance of understanding the PDA as the City's targeted serviced area for growth.

The applicants expressed that the location was chosen for its proximity to nature while remaining within municipal boundaries. Councillor Gary Sullivan asked whether the project was targeted to seniors. The applicants replied that it was not limited to seniors but could accommodate them. Brad Mitchell asked about the intended tenure. The applicants responded that the development would ideally offer both rental and ownership options, depending on market needs driven by high housing costs.

Committee perspectives varied with Councillor Sullivan stated support for the project concept but expressed concerns about the proposed location. Committee Chair Brad Mitchell indicated support and a willingness to vote in favour.

Committee member Peter Pappas inquired about potential watershed contamination. Municipal Engineer Jeremy Clack responded that the project posed no greater risk than any other comparable development.

Four Committee members voted against staff recommendation in favour of the proposal and two voted in favour of staff recommendation.

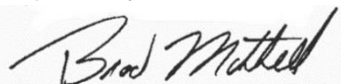
STAFF RECOMMENDATION:

1. That Common Council **deny** the redesignation of Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource Area to Stable Area.
2. That Common Council **deny** the redesignation of Schedule B of the Municipal Development Plan, a portion of land with an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural Resource to Rural Residential.
3. That Common Council **deny** the rezoning of a portion of land with an approximate area of 39.9 ha, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP).

COMMITTEE RECOMMENDATION:

1. That Common Council **approve** the redesignation of Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource Area to Stable Area.
2. That Common Council **approve** the redesignation of Schedule B of the Municipal Development Plan, a portion of land with an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural Resource to Rural Residential.
3. That Common Council **approve** the rezoning of a portion of land with an approximate area of 39.9 ha, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP).

Respectfully submitted,



Brad Mitchell
Chair
Attachments



The City of Saint John

Date: June 13, 2025

To: Planning Advisory Committee

From: Growth & Community Services

Meeting: June 17, 2025

Applicant: Tom Cole

Landowner: Jared Michael Earle

Location: 1384 Latimore Lake Road

PID: 55203095

Existing Plan Designation: Park and Natural Area, Rural Residential, Rural Resource

Proposed Plan Designation: Park and Natural Area, Rural Residential

Existing Zoning: Rural (RU)

Proposed Zoning: Mini-Home Park Residential (RP)

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 **July 7, 2025.**

EXECUTIVE SUMMARY

This application is seeking to amend the Zoning By-Law to rezone a portion of the subject property from Rural (R) to Mini-Home Park Residential (RP) in order to develop a 17-unit mini-home park. This requires an amendment to the Municipal Plan which would redesignate a portion of the subject property from Rural Resource to Rural Residential. Staff are recommending denial of the application.

RECOMMENDATION

1. That Common Council deny the redesignation of Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from **Rural Resource Area** to **Stable Area**, as illustrated below.
2. That Common Council deny the redesignation of Schedule B of the Municipal Development Plan, a portion of land with an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural Resource to Rural Residential.
3. That Common Council deny the rezoning of a portion of land with an approximate area of 39.9 ha, located at 1384 Latimore Lake Road, also identified as a portion of PID 55203095, from Rural (R) to Mini-Home Park Residential (RP).

DECISION HISTORY

In 2009, the City's Real Estate Division was approached regarding the potential to sever a building lot from a portion of City-owned land, now the subject property, located adjacent to the residence at 1374 Latimore Lake Road. The applicant at that time intended to sell 1374 Latimore Lake Road and construct a new single-family dwelling on what is now 1384 Latimore Lake Road.

The parent parcel, now known as 1506 Latimore Lake Road (PID 55203087), had an approximate width of 225 metres—sufficient to allow both the proposed lot and the remaining lands to meet the then-required Zoning By-law frontage of 54 metres. However, as the front portion of the parcel lies within the City's watershed protection area, Municipal Operations and Engineering advised that development should occur toward the rear of the property, outside the protected area. To minimize potential impact, it was deemed prudent to limit the width of the proposed lot to the minimum necessary for site access.

A frontage variance was required, and a 20-metre width was proposed in order to match the minimum standard for a public street right-of-way. As a condition of the subdivision approval, the 20-metre-wide portion of the subject property fronting Latimore Lake Road was formally restricted to access use only, as registered on the subdivision plan.

ANALYSIS

Proposal

The applicant is seeking the redesignation and rezoning of the subject property in order to develop a 17-unit mini-home park. As required by the Mini-Home Park (RP) zone, the mini-home park will have communal private water and wastewater servicing.

Site and Neighbourhood

The subject property is a vacant flag lot outside of the Primary Development Area on the east side of the City, near the intersection of Latimore Lake Road and Eldersley Avenue. It lies at the eastern edge of a predominantly rural neighbourhood that extends to the north and west. There

is an existing mini-home park located 1.3 km from the subject property. A portion of the lot, located closest to Latimore Lake Road, falls within the buffer zone of the Latimore Lake watershed boundary.

Zoning

The subject property is currently zoned Rural (RU). The RU zone is intended to support resource-based activities such as agriculture, fishing, and forestry, as well as other uses appropriate for rural areas. While not primarily a residential zone, limited residential development is permitted on existing unserviced lots or through the creation of new, large lots to ensure compatibility with ongoing resource operations.

To enable the proposed development of a 17-unit mini-home park, the applicant is requesting to rezone the property from Rural (RU) to Mini-Home Park Residential (RP). The Mini-Home Park (RP) zone permits residential development in the form of mobile or mini-home parks or communities with internal streets and allows compatible commercial uses that support the established community. Communal well and sanitary systems are required for proposed development not accessible to City water and sanitary services.

This zone also accommodates mobile home parks regulated under the City's By-Law to Regulate and License Mobile Home Parks. The Mini-Home Park (RP) zone is primarily intended for lands within the Primary Development Area that are suitable for mini-home or mobile home development. Lands outside the Primary Development Area may be used for such developments only if supported by private communal servicing. Overall, the proposed rezoning to the Mini-Home Park (RP) zone would constitute the establishment of new rural residential development, which is not supported by the policy direction of the Municipal Plan.

Municipal Plan

The assessment of the proposed development considers land use compatibility, infrastructure capacity, environmental impacts, and consistency with the Municipal Plan. A comprehensive analysis of the applicable Municipal Plan policies is provided in the appendix to this report.

Staff reviewed the proposal in relation to the policy framework set out in the Municipal Plan. Plan SJ recognizes the presence of existing rural residential development and provides clear direction to focus new residential growth within the Primary Development Area (PDA) and on lands designated as Rural Residential or Rural Settlement on the Future Land Use Map.

Policies LU-104 to LU-106 provide specific guidance for limited rural residential development, emphasizing the preservation of rural character, minimizing land use conflicts, and ensuring that the Rural Resource Area remains available for resource-based uses, including forestry, agriculture, fisheries, and renewable energy development.

Policy LU-104 prohibits the expansion of Rural Residential development onto lands not currently designated for that purpose. It further advises Common Council to consider redesignation only when it serves to recognize existing, legally established land uses. Although approximately

1,500 m² of the subject property is designated Rural Residential, the development pattern along Latimore Lake Road reveals that Rural Residential designations typically extend only 130 to 200 metres from the road, regardless of overall lot depth. This pattern suggests that, during the adoption of Plan SJ, a deliberate approach was taken to limit the depth of residential development potential within the Rural Residential designation, thereby discouraging sprawling development.

Additionally, the subject property includes land located within the buffer area of a designated watershed. Policies LU-75 and LU-76 reinforce the importance of protecting drinking water sources and require that development within such watershed boundaries be carefully managed to avoid contamination risks. These policies promote land use planning that prioritizes watershed protection and calls for the application of restrictive land use controls in sensitive areas. Given the presence of a watershed buffer on the subject property, the proposed development raises further concerns regarding its potential impact on water quality and ecosystem integrity, contrary to the intent of the Municipal Plan's environmental protection objectives.

Overall, the Municipal Plan strongly discourages the expansion of rural residential development in unserviced areas. It prioritizes directing growth to serviced lands within the PDA and protecting ecologically sensitive areas such as watersheds. The proposed 17-unit mini-home park does not align with this policy direction and would represent an unsupported expansion of rural residential development, contrary to both the growth strategy and environmental objectives of the Municipal Plan.

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. There were concerns around the front portion of the property being located within the watershed boundary. While the 17-unit mini-home park development could not occur within this area, precautions around the creation of the required access onto the subject property would need to ensure that silt runoff is mitigated.

Conclusion

The proposed redesignation and rezoning to permit the development of a 17-unit mini-home park on the subject property presents several policy and environmental challenges. While the application includes communal servicing and a proposed layout that avoids development within the watershed buffer, the site is located outside the Primary Development Area and within the Rural Resource Area—an area where the Municipal Plan explicitly limits new residential development.

The proposal does not align with the guiding principles of the Municipal Plan, particularly policies intended to direct growth to serviced urban areas, preserve the rural character, protect groundwater resources, and safeguard drinking water supply watersheds. The limited extent of existing Rural Residential designation on the site, combined with its proximity to a protected

watershed, further underscores the unsuitability of the subject lands for this scale and form of residential development.

For these reasons, Staff does not support the proposed redesignation and rezoning, as it conflicts with the long-term planning vision and environmental protection objectives of the Municipal Plan.

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 **June 12, 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 **June 4, 2025**.

APPROVALS AND CONTACT

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

Contact: Thomas Lewallen MCIP, RPP

Telephone: (506) 977-00274

Email: thomas.lewallen@saintjohn.ca

Application: 24-0317

APPENDIX

Map 1: **Aerial Photography**

Map 2: **Future Land Use**

Map 4: **Current Zoning**

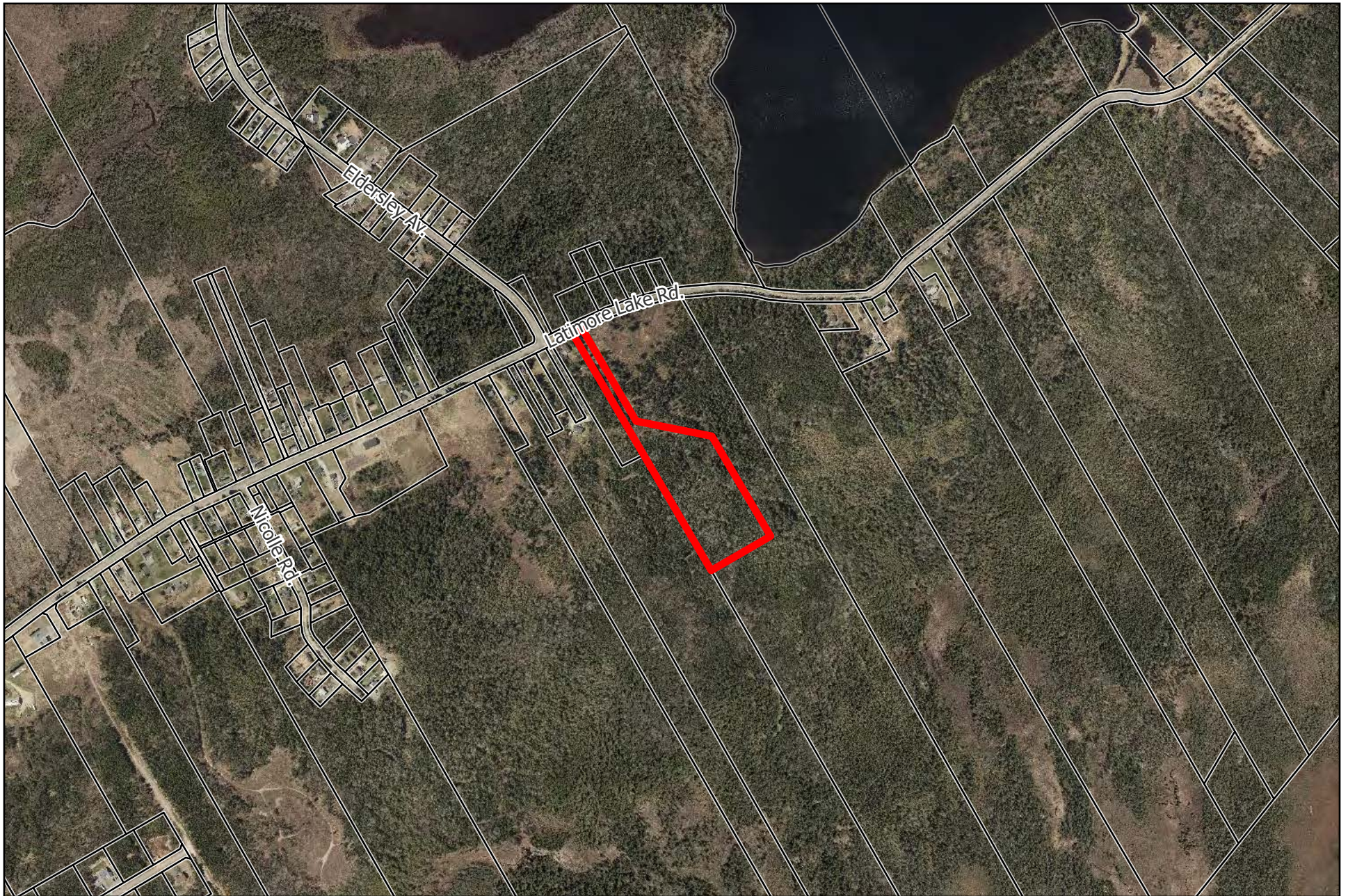
Map 5: **Proposed Zoning**

Attachment 1: **Site Photography**

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

Submission 1: **Site Plan**

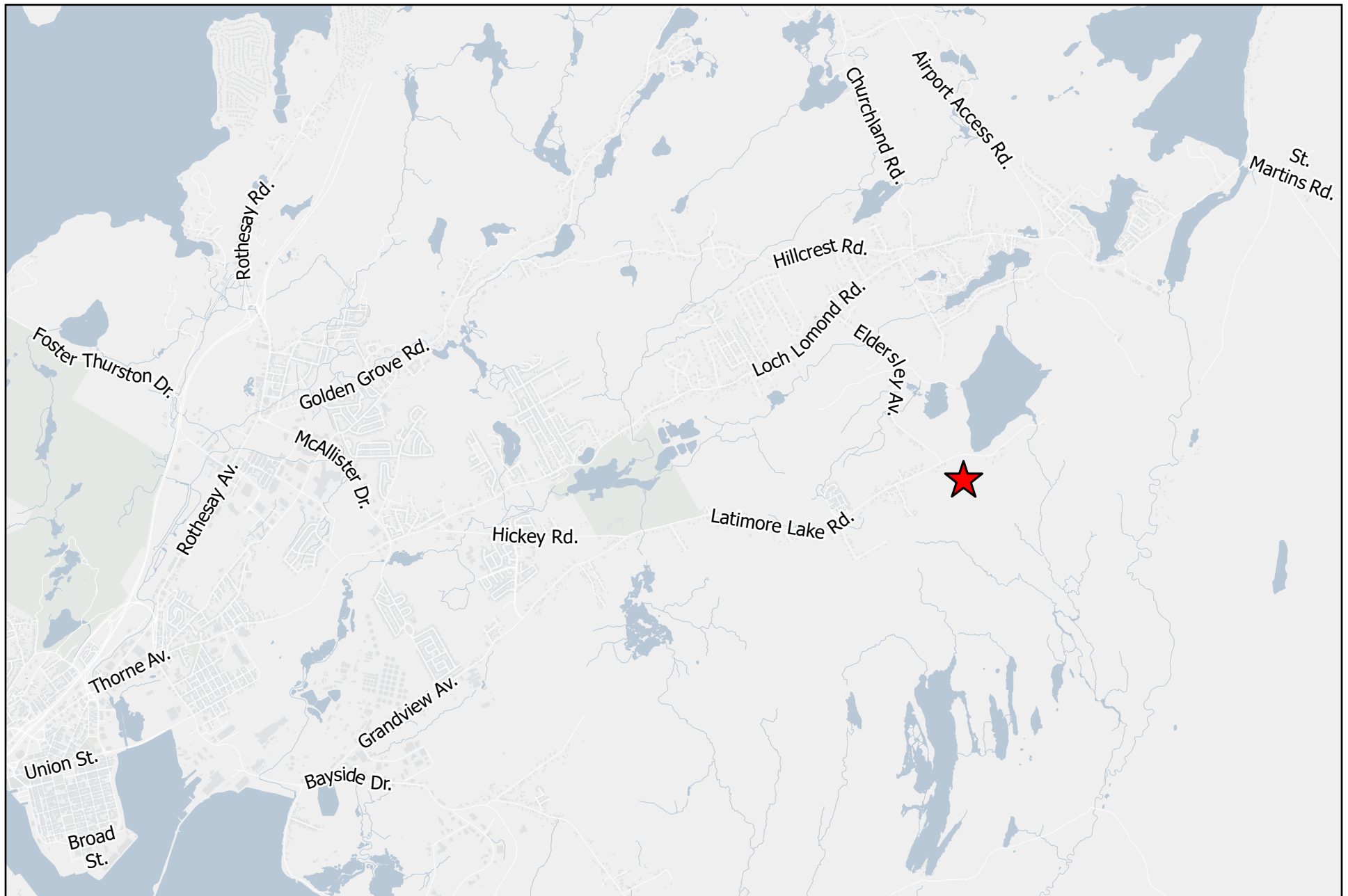
Aerial Context - 1384 Latimore Lake Road



 Subject Property

0 170 340 680 m

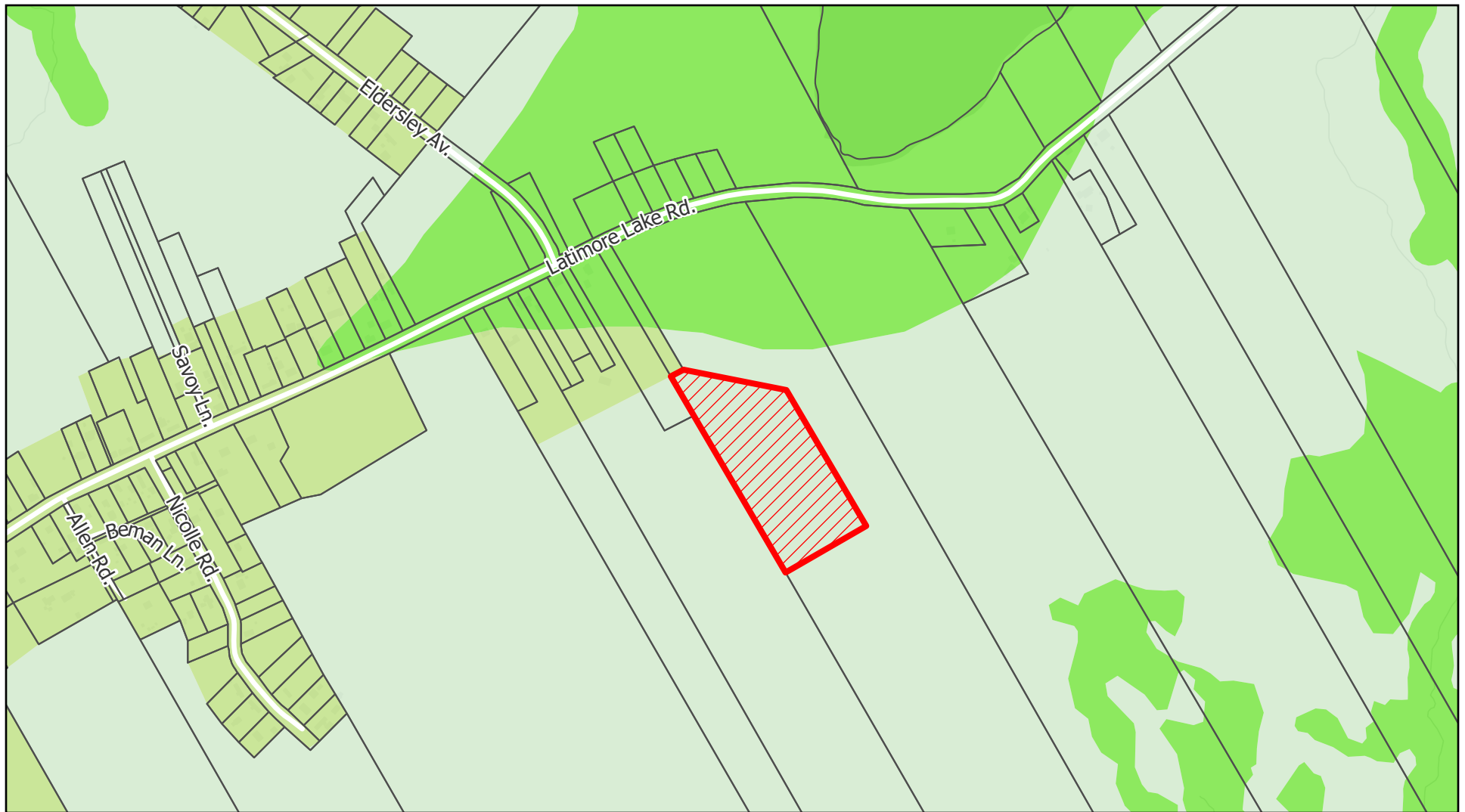
City Context - 1384 Latimore Lake Road



 Subject Property




0 1,050 2,100 4,200 m

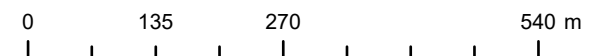
Municipal Plan - 1384 Latimore Lake Road



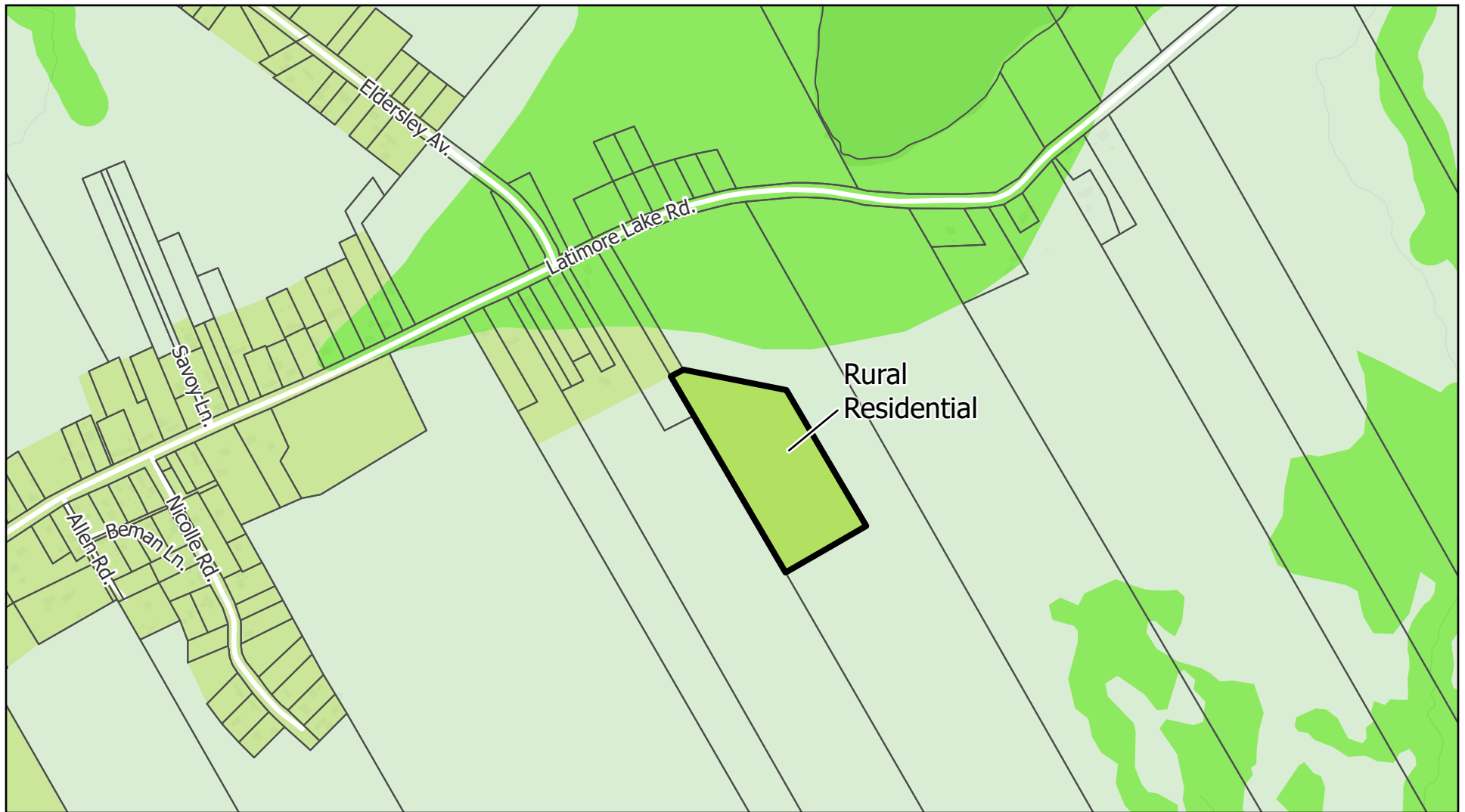
 Subject Property

Future Land Use

-  Rural Resource
-  Rural Residential
-  Park and Natural Area






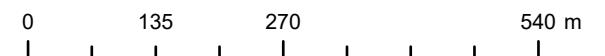
Municipal Plan - 1384 Latimore Lake Road



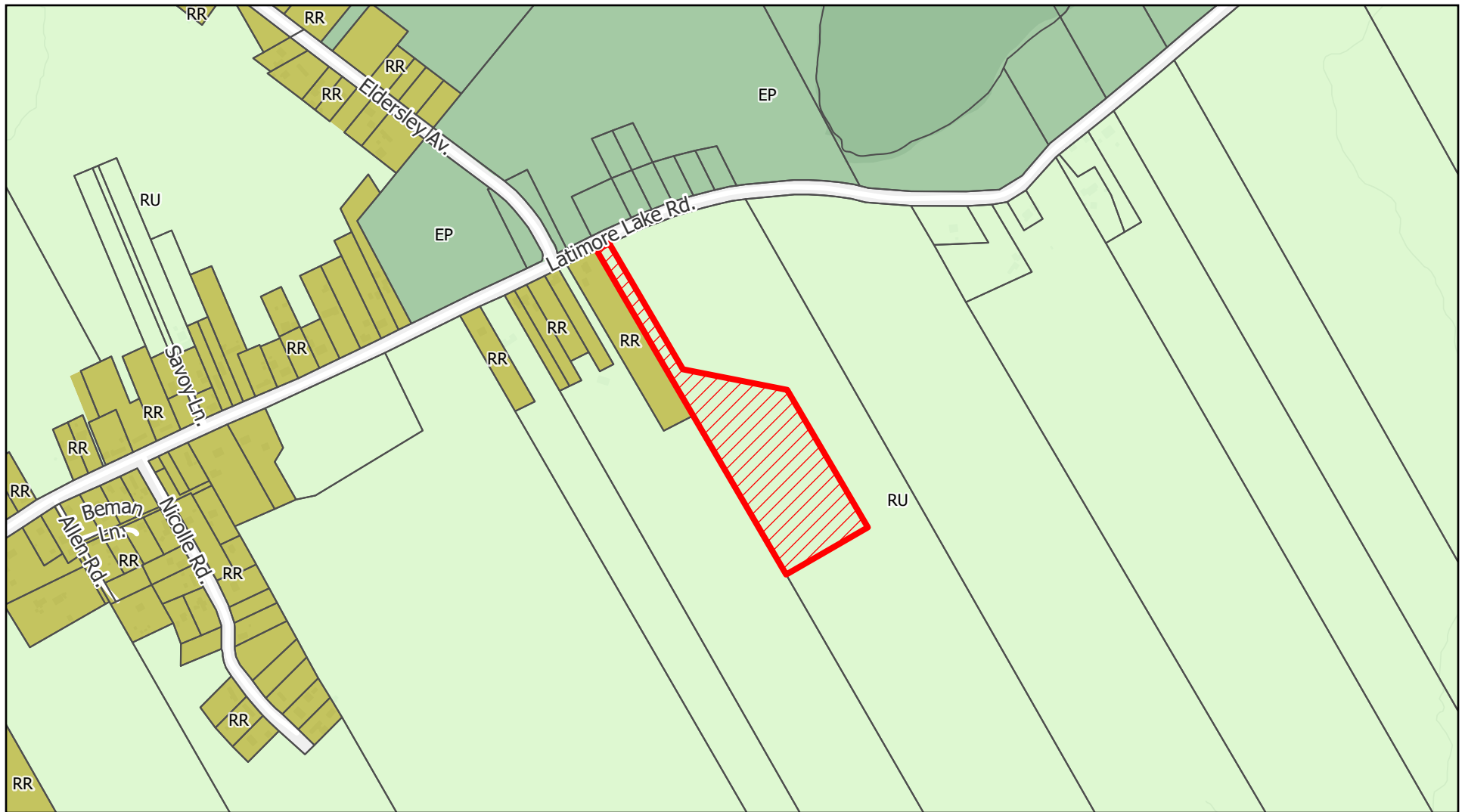
 Proposed Future Land Use

Future Land Use

-  Rural Resource
-  Rural Residential
-  Park and Natural Area






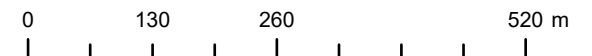
Zoning - 1384 Latimore Lake Road



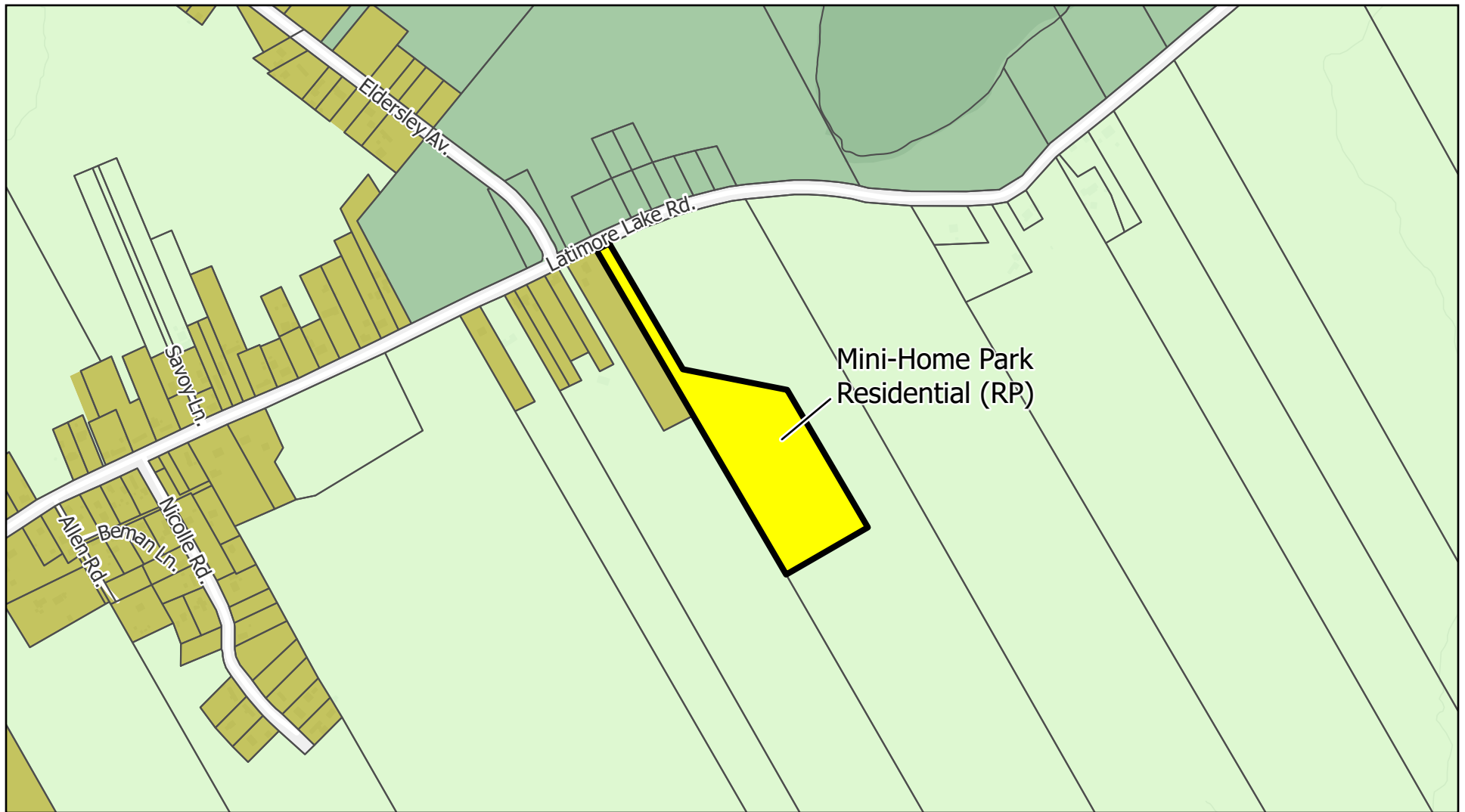
 Subject Property

Zoning

-  Rural Residential (RR)
-  Environmental Protection (EP)
-  Rural (RU)






Zoning - 1384 Latimore Lake Road



 Proposed Zoning

Zoning

-  Rural Residential (RR)
-  Environmental Protection (EP)
-  Rural (RU)

0 130 260 520 m

Site Photo – 1384 Latimore Lake Road



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. While the area both north and west of the subject property are zoned Rural Residential, the subject property is at the end of this stretch of RR designation. b. The extent with which the Rural Residential designation is utilized is 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. d. The redesignation would provide establish new rural residential development which may be desired by some residents of the City. e. N/A 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 residential development in the rural areas. g. The frontage of the subject property is located within the Latimer Lake watershed buffer. As a result of a previous subdivision, no development is permitted within the area of the buffer and is permitting of an access only.
<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 a change from the Rural Resource designation to the Rural Residential designation over a majority of the property. The closest Rural Residential designation is located next to the subject property. This Policy indicates that redesignation of lands to the Rural Residential designation shall only be considered to existing rural residential development that was unintentionally omitted or to approve a legal land use. Seeing as this was and is vacant land, it was not included within the RR designation.</p> <p>The establishment of new Rural Residential designated land is not supported by 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>The frontage of the subject property is a designated watershed area and no development is permitted other than an access to the rear of the property.</p>
<p>Policy NE-8 Limit unserviced development to protect groundwater for existing well users and to promote more compact urban settlement.</p>	<p>The proposed 17-unit mini-home park will be serviced by communal private well and septic systems. The proposal does not align with the intended direction to limit unserviced development and to promote compact urban settlement.</p>
<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>The watershed buffer located at the frontage of the subject property is 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> <ol 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: <ol 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 	<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. The establishment of new residential development does not align with City's development strategy which prioritizes new residential development within the Primary Development Area.</p> <p>The addition of new residential development within the rural area increases the potential for land use conflicts with existing rural land uses. As the surrounding land is zoned Rural (RU), this would permit the development of resource extraction uses that may result in land use conflicts with residential development.</p>

<ul style="list-style-type: none"> 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; 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 which is the area of the City that has been 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>

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

Provincial Statement of Public Interest	Assessment
Settlement Patterns	
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>The proposed development is located outside the City's growth boundary (PDA) where new residential development is intended to be developed. This adds increased demand on municipal services in a low-density area of the City.</p> <p>The proposal does not align with the policy direction.</p>
SP.2 Promote a range of housing options such as size, type, density and design throughout communities.	The proposed development would create new low-density residential development in a rural context.
SP.3 Support the provision of a range of affordable housing options throughout communities.	The proposed development would create new low-density residential development.
SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.	The proposed development would not be connected to City water and sanitary services and would rely on the establishment of new private well and communal septic systems. Private on-site sewage disposal systems require ongoing maintenance and/or replacement to ensure the health of the environment and public safety.
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>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>
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.	This policy is not applicable.
SP.7 Promote a range of transportation options, including public, regional and active transportation.	The proposed development is located in a rural area of the City. Road design in the area does not incorporate sidewalks or crosswalks. The subject site is located approximately 2.5 kilometres from the nearest transit stop on Loch Lomond Road.

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

	Due to the site location, the use of private vehicles would be the key transportation mode. This proposed development does not align with the policy direction.
SP.8 Promote the use of green infrastructure, including climate resilient lands.	This policy is not applicable.
SP.9 Promote development in downtowns and urban cores through increased density, infill, and brownfield development.	The proposed development is located outside the City's PDA in the rural area of the City. The proposed development does not align with the policy direction as the subject site is located outside the service boundaries and is removed from the downtown and urban core.
Agriculture	
AA.1 Identify prime agricultural areas and prioritize them for agricultural uses and other compatible uses.	The subject site is located in an area zoned Rural (RU) which permits a variety of resource-related uses including agriculture, fishery and forestry. Land use compatibility issues can occur when located in proximity to residential development.
AA.2 Identify current and future areas for fishery use and aquaculture use and prioritize them for those uses and other compatible uses.	The subject site is located in an area zoned Rural (RU) which permits a variety of resource-related uses including agriculture, fishery and forestry. Land use compatibility issues can occur when located in proximity to residential development.
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.	The subject site is located in an area zoned Rural (RU) which permits a variety of resource-related uses including agriculture, fishery and forestry. Land use compatibility issues can occur when located in proximity to residential development.
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 communal servicing including water and sanitary. Private on-site sewage disposal systems require ongoing maintenance and/or replacement to ensure the health of the environment and public safety.

Flood And Natural Hazard Areas	
FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.	This policy is not applicable.
FH.2 Promote land use and development in areas other than flood and natural hazard areas.	This policy is not applicable.
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.	This policy is not applicable.
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.	This policy is not applicable.
Natural Resources	
NR.1 Identify natural resource development areas and environmentally sensitive areas.	The subject site is located within the Rural Resource designated area and the surrounding area is zoned Rural (RU), which would permit a forestry use. Rezoning would be required to consider other forms of natural resource development.
NR.2 Prioritize natural resource development areas for natural resource extraction and development.	The subject site is located within the Rural Resource designated area and the surrounding area is zoned Rural (RU), which would permit a forestry use. As the existing residential development in the area would already require development setbacks for natural resource extraction, the addition of new residents would not impact the potential development of natural resource development on surrounding properties.
NR.3 Prioritize environmentally sensitive areas for conservation and protection.	The frontage of the subject property are located within the Latimer Lake watershed and development is restricted to the back half of the property.
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>The subject site is located within the Rural Resource designated area.</p> <p>Due to existing residential development within this area, natural resource development would be subject to setbacks from the existing dwellings and wells.</p>