City of Saint John
Common Council Meeting
AGENDA

Monday, March 9, 2020

6:00 pm

8th Floor Common Council Chamber (Ludlow Room), City Hall

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

		Pages
1.	Call to Order	
1.1	Heritage Awards 2019	2 - 19
2.	Approval of Minutes	
2.1	Minutes of February 24, 2020	20 - 34
3.	Approval of Agenda	
4.	Disclosures of Conflict of Interest	
5.	Consent Agenda	
5.1	Spring 2020 - Refinancing Debenture Application (Recommendation in Report)	35 - 36
5.2	Safe Clean Drinking Water Project – Amendment to RDC Financial Contribution Agreement (Recommendation in Report)	37 - 46
5.3	Planning Advisory Committee - Subdivision (Money-in-Lieu of Land for Public Purposes) 99-100 Edgewater Lane (Recommendation in Report)	47 - 57
5.4	Enbridge Gas New Brunswick Inc. – Municipal Operating Agreement (Revival and Amending Agreement) (Recommendation in Report)	58 - 62
6.	Members Comments	
7.	Proclamation	
8.	Delegations / Presentations	

9. Public Hearings - 6:30 p.m.

9.1	Proposed Zoning ByLaw Amendment - 399 Burchill Road with Staff Presentation and Planning Advisory Committee report recommending Approval (1st and 2nd Reading)	63 - 172

10. Consideration of By-laws

10.1	Public Presentation - Proposed Municipal Plan Amendment - 251-361 Riverview Drive	173 - 190

11. Submissions by Council Members

12. Business Matters - Municipal Officers

12.1	Continuous Improvement Initiatives Update: Nothing to Report	
12.2	Sustainability Update (Verbal)	
12.3	2020 Community Grant Recommendations	191 - 196
12.4	2019 Annual Workforce Report (Report to Follow)	

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

15. General Correspondence

15.1	2020 Saint John Community Arts Funding Program (Recommendation: Receive for Information and direct Commissioner of Finance to Issue Cheques for Distribution)	197 - 200
15.2	Ticket Purchase Request: YMCA Red Triangle Gala 2020 (Recommendation: Refer to Clerk to purchase tickets for interested Council members)	201 - 202
15.3	Order of New Brunswick 2020 Campaign (Recommendation: Direct City Manager to use City's social media tools to help advertise request for Nominations; and receive for information)	203 - 203
15.4	Saint John Region - The Chamber re: Appreciation of Membership Renewal (Recommendation: Receive for Information)	204 - 206
15.5	Atlantic Repertory Company re: The Wolves at the Saint John Fieldhouse - Request for $2500 Contribution (Recommendation: Refer to 2021 Community Grants)	207 - 247

16. Supplemental Agenda

17. Committee of the Whole

18. Adjournment

City of Saint John
Common Council Meeting
Monday, March 9, 2020

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., 8th Floor Boardroom, City Hall

1.1 Approval of Minutes 68(1)
1.2 Land Matter 68(1)(d)
1.3 Legal Matter 68(1)(f)
1.4 Employment Matter 68(1)(j)
1.5 Employment Matter 68(1)(j)
1.6 Legal Matter 68(1)(f)
1.7 Contract Matter 68(1)(f)

HERITAGE AWARDS FOR 2019

SAINT JOHN COMMON COUNCIL

AND THE

HERITAGE DEVELOPMENT BOARD

HERITAGE DEVELOPMENT BOARD MEMBERS:

Jamie Watson– Chair
Peter Josselyn– 1st Vice Chair
Melissa Wakefield– 2nd Vice Chair
Councillor Blake Armstrong
Bob Boyce
Shane Goguen
Rod Stears
Adam Pottle

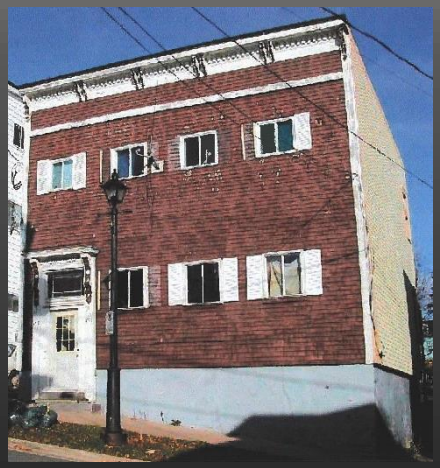
147-149 ORANGE STREET

Adam Pottle

Contractor:

Paul & Rena Chase

Residential
Façade
Restoration



20-22 CANTERBURY STREET

Dr. William Rector

Contractors:

Steve Judge

Aaron Judge

Lee Bichard

Terry Thomas

Storefront Restoration

28-38 KING STREET

Historica Developments

Contractors:

Artizan Design

The Great Brittain Masonry

Gerry's Welding & Fabrication

Duncan's Electrical

Commercial Facade Rehabilitation

Parrtown Place
SUBWAY

TA-KE SUSHI
OFFICE SPACE FOR LEASE

TA-KE SUSHI
28-32

SUBWA
28-32

HERITAGE STEWARDSHIP

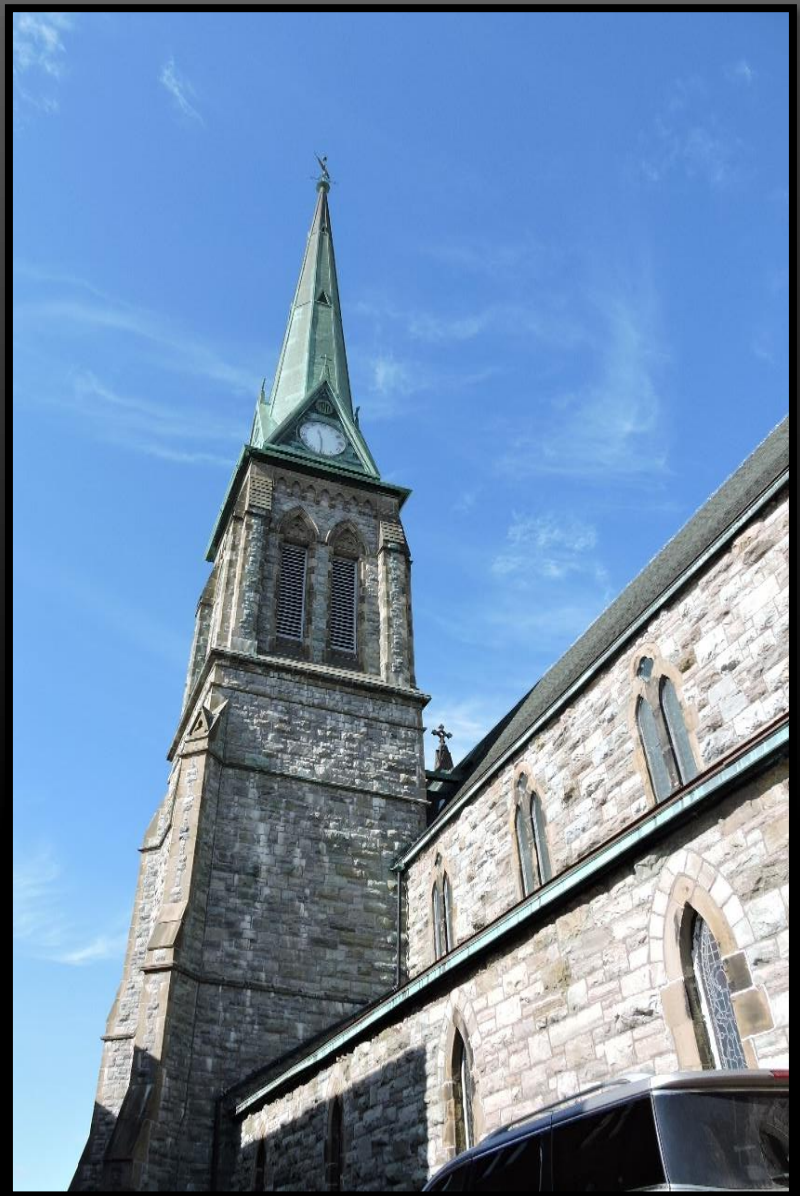
The Parish of Saint John
at Trinity Anglican Church

Contractors:

Coastal Restoration

Estabrooks
Engineering

Recognizing on-going efforts that contribute to long-term conservation



COMMITMENT TO CRAFT

Dowd Specialty Metalwork:

Miles "JR" Arbeau

Adam Brannen

Corey Mattatall

Recognizing technical skills and knowledge in conservation trades

147-149 ORANGE STREET

Adam Pottle

Contractor:

Paul & Rena Chase

Residential
Façade
Restoration

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Dr. William Rector

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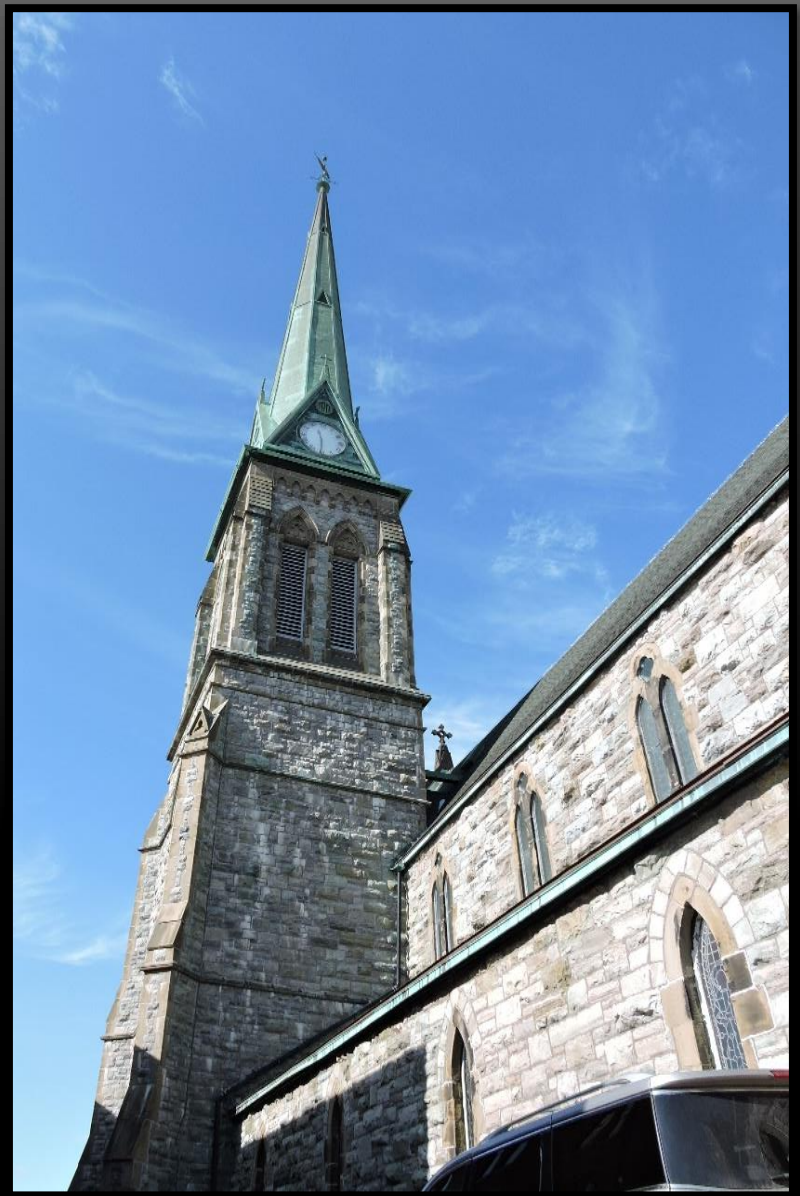

COMMITMENT TO CRAFT

Dowd Specialty Metalwork:

Miles "JR" Arbeau

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Recognizing technical skills and knowledge in conservation trades

SUBWAY

CONGRATULATIONS TO ALL AWARD RECIPIENTS!

FROM

SAINT JOHN
COMMON COUNCIL

AND THE

HERITAGE DEVELOPMENT BOARD

The City of Saint John

MINUTES – REGULAR MEETING
COMMON COUNCIL OF THE CITY OF SAINT JOHN
FEBRUARY 24, 2020 AT 6:00 PM
IN THE COUNCIL CHAMBER

Present: Mayor Don Darling
Deputy Mayor Shirley McAlary
Councillor-at-Large Gary Sullivan
Councillor Ward 1 Blake Armstrong
Councillor Ward 1 Greg Norton
Councillor Ward 2 Sean Casey
Councillor Ward 2 John MacKenzie
Councillor Ward 3 David Hickey
Councillor Ward 3 Donna Reardon
Councillor Ward 4 David Merrithew
Councillor Ward 4 Ray Strowbridge

Also Present: Acting City Manager / Commissioner Finance and Treasurer K. Fudge
Acting City Solicitor S. Brittain
Deputy Fire Chief Rob Nichol
Commissioner Growth & Community Development J. Hamilton
Director of Strategic Affairs I. Fogan
Director Corporate Performance S. Rackley-Roach
Commissioner Transportation and Environment M. Hugenholtz
Deputy Commissioner Saint John Water K. Mason
Assistant Comptroller C. Lavigne
Common Clerk J. Taylor
Deputy Common Clerk P. Anglin

DRAFT

1. Call to Order

The City Manager congratulated Police Chief Bruce Connell on his exemplary years of service and retirement; and welcomed the new Chief of Police Stephan Drolet who started in his role today.

2. Approval of Minutes

2.1 Minutes of February 10, 2020

Moved by Deputy Mayor McAlary, seconded by Councillor Merrithew:
RESOLVED that the minutes of the meeting of Common Council held on February 10, 2020, be approved.

MOTION CARRIED.

3. Approval of Agenda

Moved by Deputy Mayor McAlary, seconded by Councillor Merrithew:
RESOLVED that the agenda of this meeting be approved with the addition of items:
12.5 Asphalt Overlay Program – Sustainability Item
11.3 Code of Conduct - Process
17.1 SJ Energy Non-Disclosure Agreement
17.2 Settlement of Grievances – CUPE Local 486

MOTION CARRIED.

4. Disclosures of Conflict of Interest

5. Consent Agenda

5.1 That as recommended by the City Manager in the submitted report *M&C 2020-045: 2019-811001P – Supply of Solid WasteCarts and Recycling Totes,* Common Council approve the proposal for the supply of Solid Waste Carts and Recycling Totes be awarded as follows:

- the Solid Waste Carts to Toter LLC in the amount of $51,340.00 and; the Recycling Totes to Nova Product Division in the amount of $18,950.00; and

- Whereas funds for the Solid Waste pilot of $80,000 were transferred to the General Capital Reserve Fund in 2019 as per Council report M&C 2019-351 on December 16, 2019; Common Council approves that those funds now be made available to fund purchases related to this pilot project.

5.2 That as recommended by the City Manager in the submitted report *M&C 2020-064: 36 St. James Street – Incentive Program Amendment,* Common Council amend the existing Urban Residential Development Incentive Agreement with the applicant, Mike Cavanagh ("Mike Cavanagh Homes, Inc."), by adopting the revised Agreement Re Grant Release as attached to this report.

5.3 That as recommended by the City Manager in the submitted report *M&C 2020-061: Easement No. 238 from Saint John Port Authority at Robertson Square for Sewer Outfall,* Common Council approves the following:

1. The City of Saint John acquire from Saint John Port Authority, an Easement (No. 238) for a sewer outfall through lands being PID # 55151534 upon the terms and conditions contained in the agreement, attached to M&C 2020-61; and

2. That the Mayor and Common Clerk be authorized to execute any document(s) necessary to finalize this transaction

5.4 That as recommended by the City Manager in the submitted report *M&C 2020-060: Easement No. 57 from Saint John Port Authority at St. John/Minnette Streets,* Common Council approves the following:

1. The City of Saint John acquire from Saint John Port Authority, an Easement (No. 57) for access purposes through lands being PID # 55151351 upon the terms and conditions contained in the agreement, attached to M&C 2020-60; and

2. That the Mayor and Common Clerk be authorized to execute any document(s) necessary to finalize this transaction.

5.5 That as recommended by the City Manager in the submitted report *M&C 2020-062: Easement No. 192 from Saint John Port Authority at Courtenay Bay for Sewer Outfall,* Common Council approves the following:

1. The City of Saint John acquire from Saint John Port Authority, an Easement (No. 192) for a sewer outfall through lands being PID # 55037758 upon the terms and conditions contained in the agreement, attached to M&C 2020-62; and

2. That the Mayor and Common Clerk be authorized to execute any document(s) necessary to finalize this transaction.

5.6 That as recommended by the City Manager in the submitted report *M&C 2020-063: Easement No. 359 from Saint John Port Authority at Rodney Terminal,* Common Council approves the following:

1. The City of Saint John acquire from Saint John Port Authority, an Easement for a trunk sewer in lands being PID # 55151351 upon the terms and conditions contained in the agreement, attached to M&C 2020-63; and

2. That the Mayor and Common Clerk be authorized to execute any document(s) necessary to finalize this transaction.

5.7 Common Council approves that the report "Voluntary Separation Program Revised", tabled on February 10th 2020, be lifted from the table, and;

That as recommended by the Committee of the Whole, having met on February 10, 2020, Common Council adopt the revised Human Resource Policy, "Voluntary Separation Program" including the criteria and benefit formula therein.

5.8 Common Council approves that the report "Recommended Appointments to Committees", tabled on February 10th, 2020, be lifted from the table, and;

That as recommended by the Committee of the Whole, having met on February 10, 2020, Common Council approves the following:

Develop SJ: to appoint Stephen Kopp for a 3 year term from February 10, 2020 to February 10, 2023;

Heritage Development Board: to appoint Adam Pottle for a 3 year term from February 10, 2020 to February 10, 2023;

Lord Beaverbrook Rink: to appoint Mark Hughes for a 3 year term from February 10, 2020 to February 10, 2023;

Planning Advisory Committee: to appoint Peter Pappas for a 3 year term from February 10, 2020 to February 10, 2023;

Rockwood Park Endowment Fund: to appoint Michael Harris for a 3 year term from February 10, 2020 to February 10, 2023;

Saint John Community Arts Board: to appoint Lea St. John for a 3 year term from February 10, 2020 to February 10, 2023;

Saint John Energy: Notwithstanding the policy adopted by Common Council on October 29, 2012 regarding appointments to agencies, boards, and commissions, to appoint David Alston for a 3 year term from February 10, 2020 to February 10, 2023; and reappoint both James Shaw and Shelley Courser for 3 year terms from March 13, 2020 to March 13, 2023 and March 25, 2020 to March 25, 2023 respectively.

Fort LaTour Development Authority: Notwithstanding the policy adopted by Common Council on October 29, 2012 regarding appointments to agencies, boards, and commissions, to reappoint Beth Kelly Hatt for a 3 year term from March 3, 2020 to March 3, 2023.

5.9 That as recommended by the City Manager in the submitted report *M&C 2020-056: Engineering Services – Sea Wall Refurbishment Coast Guard Location,* Common Council approves the proposal submitted by Dillon Consulting Limited, for Engineering Services for the Seawall Refurbishment project at the Coast Guard Location, in the amount of $450,989.00 plus HST (including a contingency allowance in the amount of $40,999.00); and that the Mayor and Common Clerk be authorized to execute the necessary contract documents.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that the recommendation set out in each consent agenda item respectively be adopted.

MOTION CARRIED UNANIMOUSLY.

6. Members Comments

Council members commented on various community events.

7. Proclamations

8. Delegations/Presentations

9. Public Hearings 6:30 PM

10. Consideration of Bylaws

10.1 Zoning By-Law Amendment – 95 Wentworth Street (3rd Reading with Section 59 Conditions)

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that the by-law entitled, "By-Law Number C.P. 111-87, 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 re-zoning a parcel of land having an area of approximately 0.25 hectares, located at 95 Wentworth Street, also identified as being PID No. 55236541, from Neighbourhood Community Facility (CFN) to High-Rise Residential (RH); and amending Schedule "G", the Zoning By-law of The City of Saint John, by increasing the maximum building height of PID No. 55236541 from 14 metres to 23 metres, be read.

MOTION CARRIED.

The by-law entitled, "By-Law Number C.P. 111-87 A Law to Amend the Zoning By-Law of The City of Saint John", was read in its entirety.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that, pursuant to Section 59 of the *Community Planning Act*, the development and use of the parcel of land with an area of approximately 2,529 square metres, located at 95 Wentworth Street, also identified as PID No. 55236541, be subject to the following conditions:

a. That the development and use of the parcel of land be in accordance with detailed elevation, site plans, and landscaping plans prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, driveway accesses, façade design and elements such as awnings and entryways, amenity spaces, exterior lighting, and all other site features;

b. Trees and shrubs be planted in the front, flankage, and rear yards, as well as the side yard where possible, to the same standard required by the Zoning By-law for developments in Commercial and Community Facility zones, as per the landscaping plans, and that such trees and shrubs be planted within one year from the issuance date of the development permit;

c. That the elevation plans demonstrate:

i. A prominent cornice at fourth storey (approximately 14 metres) on all street-facing facades,

ii. A clear differentiation of the base of the building (floors one to four) from the top of the building (floors five to seven) through the design of the base building in terms of finish, colour, and materials,

iii. The base building is to be constituted of durable, high quality materials such as but not limited to brick, granite, or sandstone,

iv. Additional detailing and articulation be given to the first floor street-facing facades to improve the pedestrian experience and avoid blank walls;

d. That the above-mentioned elevation, site plans, and landscaping plans be attached and made a condition of approval to the permit application for the development of the parcel of land and that these plans shall substantially conform to the Proposal as presented, but may be amended insofar as the Proposal remains consistent with the conditions outlined in this report and in accordance with relevant Plans and By-laws;

e. That the Proponent contribute a public benefit in exchange for the additional height granted (Recommendation #3). Such a benefit is to be confirmed prior to issuance of Permit but shall include:

i. Provision of a "pocket park" for public use within the landscaped rear yard on Leinster Street with seating opportunities,
ii. A public art contribution to the pocket park that commemorates the former Church through use of salvaged materials and a commemorative plaque, which are to be vetted through the Saint John Community Arts Board;

f. That prior to the issuance of a Building Permit, any drop off area on Wentworth Street be designed to the satisfaction of the City's Chief Engineer to ensure safe pedestrian conditions.

MOTION CARRIED.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that the by-law entitled, "By-Law Number C.P. 111-87, 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 re-zoning a parcel of land having an area of approximately 0.25 hectares, located at 95 Wentworth Street, also identified as being PID No. 55236541, from Neighbourhood Community Facility (CFN) to High-Rise Residential (RH); and amending Schedule "G", the Zoning By-law of The City of Saint John, by increasing the maximum building height of PID No. 55236541 from 14 metres to 23 metres, 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. 111-87 A Law to Amend the Zoning By-Law of The City of Saint John."

10.2 Zoning By-Law Amendment – 819 Millidge Avenue with Staff Supplementary Report (3rd Reading with Section 59 Conditions)

Commissioner Hamilton advised that staff prepared a supplemental report with amended minor s 59 conditions. These amended conditions address the design aspects raised in the public hearing held on February 10th, 2020; the Daniel Avenue access, and the location of the solid waste facilities for the development. The applicant has also provided a letter in agreement with these conditions and has committed to the execution of a communications plan which includes a project website and additional engagement with the neighbourhood as the project moves to the construction phase.

K. Melanson, Senior Planner, commented on the submitted report entitled *M&C 2020-65: Supplementary Report – Rezoning Application 819 Millidge Avenue* regarding follow up discussions with the applicant of the rezoning application for 819 Millidge Avenue that occurred due to comments expressed during the February 10, 2020 Public Hearing.

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:

RESOLVED that the by-law entitled, "By-Law Number C.P. 111-88, 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 re-zoning a parcel of land having an area of approximately 7,818 square metres, located at 819 Millidge Avenue, also identified as being PID Numbers 55059828 and 00046615, Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read.

MOTION CARRIED with Councillor Sullivan voting nay.

The by-law entitled, "By-Law Number C.P. 111-88, A Law to Amend the Zoning By-Law of The City of Saint John", was read in its entirety.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that pursuant to the provisions of Section 59 of the Community Planning Act, the following conditions be imposed on the proposed multi-residential development on the parcel of land having an area of approximately 7,818 square metres, located at 819 Millidge Avenue, also identified as PID Numbers 55059828 and 00046615:

(a) The Daniel Avenue driveway be developed and maintained as an access that only allows vehicles to exit the property and turn right onto the public street, and that the design, width and any other measures relating to this condition be acceptable to the City Traffic Engineer and Development Officer;

(b) Trees and shrubs be planted in the front, flankage and side yards of the site to at least the same standard as required by the Zoning By-law for developments occurring in Community Facility zone and, as determined by the City Traffic Engineer, that no tree and shrub obscure the sight lines of motorists;

(c) A landscaped berm with a continuous coniferous hedge having a total minimum installation height of 2.5 metres be developed and maintained on the property near the common lot line of the adjoining properties abutting Hayward Court and Donaldson Street;

(d) Opaque material be used for the balconies to enhance privacy between the proposed 40-unit apartment building and the adjoining properties abutting Hayward Court;

(e) The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, interior garbage enclosures, driveway accesses, vehicle and bicycle parking, loading areas, landscaping, amenity spaces, signs, exterior lighting, and other such site features; and

(f) The approved building elevation and site plans be attached to the permit application(s) for the proposed multi-residential development and made a condition of approval for the development of the parcel of land.

MOTION CARRIED.

Moved by Deputy Mayor McAlary, seconded by Councillor Merrithew:
RESOLVED that the by-law entitled, "By-Law Number C.P. 111-88, 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 re-zoning a parcel of land having an area of approximately 7,818 square metres, located at 819 Millidge Avenue, also identified as being PID Numbers 55059828 and 00046615, Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED with Councillor Sullivan voting nay.

Read a third time by title, the by-law entitled, "By-Law Number C.P. 111-88, A Law to Amend the Zoning By-Law of The City of Saint John."

11. Submissions by Council Members

11.1 Flyer Delivery Bylaw (Councillor Hickey)

Moved by Councillor Hickey, seconded by Councillor Strowbridge:
RESOLVED that the item Flyer Delivery Bylaw be lifted from the table.

MOTION DEFEATED with Deputy Mayor McAlary and Councillors Merrithew, MacKenzie Sullivan, Norton, and Armstrong voting nay.

11.2 Ban on Single Use Plastics (Councillor Hickey)

Moved by Councillor Hickey, seconded by Councillor Strowbridge:
RESOLVED that the item Ban on Single Use Plastics be lifted from the table.

MOTION DEFEATED with Deputy Mayor McAlary and Councillors Merrithew, MacKenzie, Armstrong, Norton, Reardon, and Sullivan voting nay.

11.3 Code of Conduct Complaints

Moved by Deputy Mayor McAlary, seconded by Councillor Strowbridge:
RESOLVED that the City Manager be directed to obtain estimates for the costs to retain the services of a third party unbiased expert, who would develop a process for accepting and denying code of conduct complaints. In addition the expert would provide clear

guidelines for the process of hearing code of conduct complaints to ensure governance best practices are respected and included in such a process.

This report should be brought back to council no later than September 30, 2020 but no sooner than July 2020 given the current workload and time restrictions on this council.

MOTION CARRIED with Councillor Armstrong voting nay.

12. Business Matters - Municipal Officers

12.1 Continuous Improvement Initiatives Update

Moved by Deputy Mayor McAlary, seconded by Councillor Merrithew:
RESOLVED that as recommended in the submitted presentation entitled *Sustainability Initiatives Update February 24, 2020* Common Council endorse the continuous improvement initiatives presented as contributions towards addressing the entirety of the deficit in 2021 and 2022 as the projects are fully implemented, namely:
• Fleet Optimization
• Cost Recovery for City Services at Events.

MOTION CARRIED.

12.2 Sustainability Initiatives
12.2.1 Parks and Recreation Casual Workforce – Sustainability Item

Moved by Councillor Merrithew, seconded by Deputy Mayor McAlary:
RESOVED that as recommended by the City Manager in the submitted report entitled *M&C 2020-057: Parks and Recreation Casual Workforce - Sustainability Item,* Common Council endorse the proposed reduction of the Parks and Recreation casual workforce as an option to be considered in addressing the entirety of the deficit in 2021 and 2022.

MOTION CARRIED.

12.2.2 Transportation & Environment Services (Works) Casual Workforce - Sustainability Item

Moved by Councillor Merrithew, seconded by Councillor Sullivan:
RESOLVED that as recommended by the City Manager in the submitted report *M&C 2020-69: Transportation & Environment Services (Works) Casual Workforce – Sustainability Item*, Common Council endorse the proposed reduction of the Works casual workforce as an option to be considered in addressing the entirety of the deficit in 2021 and 2022.

MOTION CARRIED.

12.2.3 Permit and Development Approvals, New Fees – Sustainability Item

Moved by Councillor Merrithew, seconded by Councillor Sullivan:
RESOLVED that as recommended by the City Manager in the submitted report *M&C 2020-59: Permit and Development Approvals, New Fees – Sustainability Item*, Common Council endorse the proposed Permit and Development Approvals New Fees – Sustainability Item as an option to be considered in addressing the entirety of the deficit in 2021 and 2022.

MOTION CARRIED.

12.2.4 Fire Service Fee Recovery for Emergency Response – Sustainability Item

Moved by Deputy Mayor McAlary, seconded by Councillor Merrithew:
RESOLVED that as recommended by the City Manager in the submitted report *M&C 2020-68: Fire Service Fee Recovery for Emergency Response – Sustainability Item*, Common Council endorse the proposed Fire Service Fee Recovery for Emergency Response Sustainability Initiative as an option to be considered in addressing the entirety of the deficit in 2021 and 2022.

MOTION CARRIED.

12.2.5 Asphalt Overlay Program – Sustainability Item

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that as recommended by the City Manager in the submitted report *M&C 2020-048:* Asphalt Overlay Program – *Sustainability Item*, Common Council endorse the proposed Asphalt Overlay Program - Sustainability Initiative as an option to be considered in addressing the entirety of the deficit in 2021 and 2022.

MOTION CARRIED with Councillor Norton voting nay.

12.3 Summer 2020 Sports Field, Arena Floor and Tennis Rates

Referring to the submitted presentation entitled *M&C 2020-58: Summer 2020 Sports Fields, Arena Floor, and Tennis Rates,* Deputy Commissioner T. O'Reilly outlined the goal of achieving balance and contributing to the City's 2021-2022 deficits; and to provide quality and affordable recreation facilities, contribute to the City's growth, citizen health and youth development. The timeframe for the rates is incremental over 3 years 2020-2022.

Moved by Deputy Mayor McAlary seconded by Councillor Armstrong:

RESOLVED that as recommended by the City Manager in the submitted report entitled *M&C 2020-58: Summer 2020 Sports Fields, Arena Floor, and Tennis Rates* Common Council approve the Summer 2020 Sports Fields, Arena Floor, and Tennis Rates presented in Table 2 of M&C 2020-58; and approve the updated Outdoor Facility Allocation Policy, attached to M&C 2020-58.

MOTION CARRIED.

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

15. General Correspondence

15.1 Ticket Purchase Request - Loch Lomond Villa Foundation Fundraising Dinner and Auction

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:
RESOLVED that the Ticket Purchase Request - Loch Lomond Villa Foundation Fundraising Dinner and Auction be referred to the Clerk to purchase tickets for interested Council Members.

MOTION CARRIED.

15.2 Ticket Purchase Request - World Kidney Day Breakfast

Moved by Deputy Mayor McAlary, seconded by Councillor MacKenzie:
RESOLVED that the Ticket Purchase Request - World Kidney Day Breakfast be referred to the Common Clerk to purchase tickets for interested Council members.

MOTION CARRIED.

15.3 Imperial Theatre re: Removal from Regional Facilities Commission

Moved by Deputy Mayor McAlary, seconded by Councillor Hickey:
RESOLVED that the request from Imperial Theatre re: Removal from Regional Facilities Commission be referred to the City Manager for Sustainability Considerations.

MOTION CARRIED.

15.4 Port City Pirates Baseball Association Inc.

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that the Port City Pirates Baseball Association Inc. request be received for information.

MOTION CARRIED.

15.5 CUPE: Formal Complaint concerning Code of Conduct Bylaw Number L.G.-5

The Mayor stated that Council has an obligation to correct the false information in the submission, the presentation made to Council and ongoing statements made by CUPE relating to the City's financial position. The Acting City Manager, Commissioner of Finance and Treasurer was asked to provide comments on the financial misrepresentations made by CUPE.

The Commissioner of Finance stated he reviewed the CUPE letter in the Council kit and the wording in the letter; CUPE refers to the City's "so called financial deficit" and calls into question the legitimacy of the City's financial challenges. CUPE suggests the City can look no further than the consolidated financial statements to solve its financial challenges. The Commissioner stated that he first addressed these comments at the January 13th meeting of Common Council and again in Finance Committee. The Commissioner reiterated that in his opinion the CUPE submission and presentation misrepresents the results of the City's consolidated financial statements.

The Commissioner stated the following:

- The City has the highest tax rate in the Province of New Brunswick
- The Long Term Financial Plan recognizes that the City needs to work to be more competitive
- The City has the largest net debt in the Province
- The Consolidated Financial Statements has $330 million of net debt. This means that the City has $330 million more financial liabilities than it has financial assets.
- The City has over $400 million infrastructure deficit – assets / infrastructure beyond its useful life
- The approx. $20 million surplus continuously highlighted by CUPE refers to a non-cash accounting entry, an actuarial adjustment in Saint John Energy's book of accounts. It refers to post-employment benefits, an actuarial charge in the value of the post-employment benefits. It is non-cash. It is not related to SJ Energy income. It is consolidated into the City's books.
- The City ended 2018 with $119,000 deficit and is in a structural deficit over $4.7 million. The small deficit of $119,000 was only accomplished by reliance upon short-term provincial assistance in the amount of $4.7 million.

CUPE's comments that the City needs to leverage other entities under its control is being addressed in the City Manager's restructuring plan. The City is exploring all

options - the City has released Expressions of Interest for TD Station and Canada Games Aquatic Centre; reviewing SJ Energy's growth model and dividends; Saint John Transit operations are under review for synergies and efficiencies; the City is streamlining its economic development agencies and reviewing the number of its Agencies, Boards and Commissions.

The City has been consistent and transparent with the fiscal realities and continues to enforce our fiscal policies. We cannot continue to spend beyond our means and we must continue to advance value to the Saint John taxpayer.

Moved by Deputy Mayor McAlary, seconded by Councillor Armstrong:
RESOLVED that the CUPE: Formal Complaint per Bylaw Number L.G.-5 be received for information.

MOTION CARRIED with Councillor Sullivan voting nay stating that a process is needed to address Code of Conduct complaints and the City should have a policy for public presentations that make grossly misleading statements.

16. Supplemental Agenda

17. Committee of the Whole

17.1 <u>SJ Energy Non-Disclosure Agreement</u>

Moved by Councillor Sullivan, seconded by Deputy Mayor McAlary:
RESOLVED that as recommended by the Committee of the Whole having met on February 24th 2020, Common Council approve the Non-Disclosure Agreement between the City and Saint John Energy attached to M&C 2020-67 dated the 24th day of February 2020, and that the Mayor and Common Clerk be authorized to execute the said Agreement.

MOTION CARRIED.

17.2 <u>Settlement of Grievances – CUPE Local 486</u>

Moved by Deputy Mayor McAlary, seconded by Councillor Sullivan:
RESOLVED that as recommended by the Committee of the Whole having met on February 24th, 2020 Common Council adopt the following:

That "Retirement Pay", as that term is used in Article 20.02 of separate Collective Agreements between CUPE Local 486 and the City and the Board of Police Commissioners of the City of Saint John (the "Commission"), respectively, be paid to former employees of the Commission who were identified, respectively, by Employee # redacted and # redacted, on a without prejudice or precedent basis subject to the

ratification by CUPE Local 486 of a Letter of Agreement under each of the aforementioned Collective Agreements which adds the following additional language to Article 20.02: "Effective March 1st, 2020, there shall be a thirty (30) day period that shall elapse between the submission of a request in writing for a one-time-only payment in lieu of retirement pay and the payment of this benefit. Should an employee tender her or his resignation of employment to the Employer during this thirty (30) day period, she or he shall be ineligible to receive this benefit.

MOTION CARRIED.

18. Adjournment

Moved by Councillor Sullivan, seconded by Councillor Reardon:
RESOLVED that the meeting of Common Council held on February 24, 2020 be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 8:38 p.m.

DRAFT

SAINT JOHN

COUNCIL REPORT

M&C No.	2020-72
Report Date	February 27, 2020
Meeting Date	March 09, 2020
Service Area	Finance and Administrative Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Spring 2020 - Refinancing Debenture Application

OPEN OR CLOSED SESSION

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

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
Craig Lavigne	***Kevin Fudge***	***John Collin***

RECOMMENDATION

RESOLVED that occasion having arisen in the public interest for the following Public Civic Works and needed Civic Improvements that the City of Saint John proposes issue of the following debentures to be dated on or after February 27th, 2020:

REFINANCE DEBENTURES

Debenture No. BC 7 - 2010 (General Fund – 5 years)	$	5,000,000	
Debenture No. BC 8 - 2010 (Water & Sewerage – 10 years)	$	2,500,000	
TOTAL			**$ 7,500,000**

THEREFORE RESOLVED that debentures be issued under provisions of the Acts of Assembly 52, Victoria, Chapter 27, Section 29 and amendments thereto, to the amount of $ 7,500,000.

EXECUTIVE SUMMARY

Notice of motion was giving at the January 27, 2020 meeting of Common Council regarding the need to refinance debentures totaling seven million and five hundred thousand dollars ($7,500,000).

The next step in the debenture financing is to submit application to the New Brunswick Municipal Finance Corporation. In order to proceed with the debenture financing this recommendation requires Council's adoption.

PREVIOUS RESOLUTION

M&C – 2020-24 – 2020 Spring Debenture Issue – Notice of Motion

REPORT

The New Brunswick Municipal Finance Corporation is planning a bond issue in the near future and applications are to be submitted by end of March, 2020. While the issue will not be sold until the Corporation feels that rates are reasonable, they have provided ranges within which the issue could be sold. These are as follows:

Interest Rate:	Not to exceed an average of 4.50%
Price, Net:	Not to be less than $98.00 per $100.00 of debenture
Term:	Serial form to mature in equal annual amounts over a term not to exceed 5 years for the General Fund and 10 years for the Water & Sewerage Utility for refinanced debentures.

The amount to be borrowed is a result of the City's requirement to refinance debentures issued in 2010. Market conditions in 2010 resulted in a fixed period of ten years on the debentures even though the City borrows for 15 years for General Capital and 20 years for Water and Sewerage.

There is interest rate risk for the City when debentures require refinancing. The City has received debentures since 2012 that are for the full term and will not require refinancing, therefor eliminating interest rate risk. The City has also benefited from historically low interest rates when refinancing debentures. The average yield on the spring 2010 debentures was 4.269%, where the average yield on debentures in fall of 2019 was 2.497%. Market conditions are still favorable and the City will see a reduction in interest costs for these refinanced debentures.

SERVICE AND FINANCIAL OUTCOMES

N/A

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

N/A

ATTACHMENTS

N/A

SAINT JOHN

COUNCIL REPORT

M&C No.	2020-75
Report Date	February 28, 2020
Meeting Date	March 09, 2020
Service Area	Saint John Water

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Safe Clean Drinking Water Project – Amendment to RDC Financial Contribution Agreement

OPEN OR CLOSED SESSION

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

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
Melanie C. Tompkins	***J. Brent McGovern***	***John Collin***

RECOMMENDATION

That the City agree to the Amending Letter of Agreement in the form as attached to this M&C No. 2020-75, relating to the Financial Contribution Agreement between the Regional Development Corporation and The City of Saint John dated November 5th, 2014, and that the Mayor and Common Clerk be authorized to execute the said Amending Letter of Agreement.

EXECUTIVE SUMMARY

The purpose of this report is to seek authority for the City to amend section 3.4 of the Financial Contribution Agreement between the City and Regional Development Corporation (RDC) to align the requirements of the Financial Contribution Agreement with those of the Safe Clean Drinking Water Project (SCDWP) Agreement and to enable RDC to make its final funding payment to the City before Final Completion is declared on the project, and before the end of the current Province of New Brunswick (PNB) fiscal year.

PREVIOUS RESOLUTION

October 27, 2014 – Common Council resolved to enter into a Financial Contribution Agreement with the Regional Development Corporation for the SCDWP.

REPORT

On October 27, 2014, the City entered into a Financial Contribution Agreement with the Regional Development Corporation (RDC) according to which RDC commits to contributing 25% of the total eligible costs of the project, to a stated maximum. RDC's contribution, under this agreement, is to be made in 6 "milestone payments", the last two being at Substantial Completion and at Final Completion, each of which have a corresponding date associated with it, at which payment is to be made.

The Financial Contribution Agreement was struck in 2014 before the SCDWP was procured. The dates for the 6 milestone payments reflected in the Financial Contribution Agreement were based on the projected dates in the project's business case. When the Project Agreement was signed on Feb. 4, 2016, Substantial Completion and Final Completion were defined in a way that does not align with the projected dates for those events as stipulated in the Financial Contribution Agreement. The SCDWP team and RDC had discussions about this in January of 2017, and exchanged a letter which recognized this fact and which also recognized the Substantial Completion Target Date as stipulated in the Project Agreement.

Since then, RDC has made use of a provision in the Financial Contribution Agreement that allows it to issue payments earlier than the stipulated dates, and effectively advanced the majority of its funding to the City over the construction period of the project. To date, of the total funding available to the City under the Financial Contribution Agreement, there remains $579,673 to be paid to the City. Under the current agreement, this amount would normally be payable at Final Completion (which the Financial Contribution Agreement contemplated to be Dec. 31, 2018).

Substantial Completion was reached on the SCDWP in June of 2019. Final Completion is achieved under the Project Agreement when the Independent Certifier certifies that all deficiencies have been rectified on the project (s. 6.20 of the Project Agreement). This has not yet occurred.

In the Fall of 2019, RDC advised that it wished for its last funding payment to be made on or before the end of the government's current fiscal year, i.e. before March 31, 2020. The SCDWP team was not able to determine with any degree of certainty whether Final Completion would be achieved by March 31, 2020 (as Final Completion is within the control of Project Co.)

In an effort to stay true to the parties' intention, the SCDWP team worked with RDC to ensure that the City would receive the full amount of the funding contemplated in the Financial Contribution Agreement while at the same time ensuring that RDC received the information necessary to satisfy itself that the construction of the Project was complete, that the Project was functioning as

intended, and that it was therefore appropriate for RDC to make its final contribution payment to the City (on or before March 31, 2020).

By letter dated Dec. 20, 2019, at the request of the SCDWP team, the Independent Certifier wrote to RDC to confirm that the Project is substantially complete, that all construction work is completed, and that the Project is functioning as intended. What is preventing PCWP from achieving Final Completion are minor deficiencies related to documentation (such as Record Drawings and other supporting project documentation). By letter dated February 11, 2020, the City wrote to RDC to provide an update regarding the status of Final Completion on the Project. Based on those two letters, RDC has agreed to make its final contribution payment to the City on or before March 31, 2020.

In order to do this, RDC wishes to amend the Financial Contribution Agreement to reflect the above noted arrangement and to align with the Project Agreement. The attached Amending Letter of Agreement does this. It is appropriate and recommended for Council to agree to it.

STRATEGIC ALIGNMENT

The SCDWP is a high priority of Council as it brings safe, clean drinking water to the citizens of Saint John and has reduced the occurrence of Boil Water Orders that were due in part to Saint John's aging water system, the lack of full water treatment and the lack of sufficient treated water storage.

This Amendment to the Financial Contribution Agreement aligns with Council's priority of being fiscally responsible.

SERVICE AND FINANCIAL OUTCOMES

The signing of the Amending Letter of Agreement will ensure that the City receives $579,673, the remainder of the full funding contemplated under the Financial Contribution Agreement, on or before March 31, 2020 (the end of the PNB fiscal year) and before Final Completion is declared on the SCDWP.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The Amending Letter of Agreement was prepared by RDC and reviewed by Melanie C. Tompkins, Legal Counsel for Saint John Water, J. Brent McGovern, the Commissioner of Saint John Water, and by Cathy Graham, Comptroller and Financial Manager for the SCDWP.

ATTACHMENTS

Amending Letter of Agreement

February 25, 2020

Melanie C. Tompkins, Solicitor
Legal Counsel
Saint John Water
175 Rothesay Avenue
Saint John, New Brunswick E2J 2B4

SUBJECT: THE CITY OF SAINT JOHN SAFE CLEAN DRINKING WATER PROGRAM – AMENDMENT TO FINANCIAL CONTRIBUTION AGREEMENT ("FCA")

Dear Ms. Tompkins:

As you are aware, year 2018 *Milestone Payments* for *Substantial Completion* and *Final Completion* under the above-noted Agreement were not made as scheduled due, in part, to the fact that the FCA was finalized before the Project Agreement was put in place in February 2016, and the dates contemplated in the FCA did not align with the provisions of the Project Agreement.

As a result, and in an effort to reflect the Project Agreement and the intention of the City and the Regional Development Corporation (RDC), the City and RDC agree to amend s. 3.4 as follows:

1. delete at Milestone 5 "November 30, 2018"; and

2. delete at Milestone 6 *"Final Completion – December 31, 2018*", and replace it with *"Final RDC Payment – prior to March 31, 2020, following the issuance of the Independent Certifier Confirmation of Project Status letter of December 20, 2019 (See Attached) and the issuance of the Status of Final Completion letter of February 11, 2020 (See Attached) pursuant to the Project Agreement between the City and Port City Water Partners."*

Note that the final RDC payment of up to $579,673 shall be in accordance with s. 3.11 of the FCA.

Kindly signify the city's consent to the above noted amendment to the FCA by causing a copy of this amending letter to be signed on the city's behalf by the Mayor and Clerk.

Sincerely,

Cade Libby
Acting President

The City of Saint John

Mayor: _____

Clerk: _____

Common Council Resolution Date: _____

December 20, 2019

Our Ref: 101402

The City of Saint John
P.O. Box 1971
Saint John
New Brunswick, E2L 4L1

Attn: Melanie Tompkins
Director of Special Projects

Regional Development Corporation
Financial Services – Chancery Place
675 King Street, 3rd Floor
Fredricton, New Brunswick, E3B 1E9

Attn: Kevin Kearns
Director, Corporate Services and Programs

Dear Madam and Sir,

Re: Saint John Safe Clean Drinking Water Project
Independent Certifier Confirmation of Project Status

As the Independent Certifier for the Saint John Safe Clean Drinking Water Project, we can confirm that the Certificate of Substantial Completion was issued on June 14, 2019.

At the time of Substantial Completion various deferred works and minor deficiencies were identified and included on the Substantial Completion Deficiency List issued by the Independent Certifier.

The Independent Certifier has monitored the progress for completion and closure of all items on the Substantial Completion Deficiency List since Substantial Completion.

We can confirm that the Project design and construction is complete, and the Project is operating as intended. There are only minor deficiencies remaining to be rectified and these outstanding minor deficiencies generally consist of documentation to be provided and do not include construction work in the field.

Yours truly,

ALTUS GROUP LIMITED

MSechiari

Per: Monica Sechiari, P. Eng
Associate Director

Cc: Cathy Graham – City of Saint John
Dean Price – City of Saint John
David Dooks – Altus Group Limited

The City of Saint John

February 11, 2020

Regional Development Corporation
Financial Services – Chancery Place
King Street, 3rd Floor
Fredericton, New Brunswick, E3B 1E9

Attn.: Cindy Lanteigne, Director Federal Relations and Programs

Re: Financial Agreement Between Regional Development Corporation and The City of Saint John for the Safe Clean Drinking Water Project (SCDWP) – Status of Final Completion

In relation to the above noted matter and further to our recent discussions and Kevin Kearns' email to me dated January 29, 2020, this is intended to provide an update regarding the status of Final Completion on the SCDWP.

By letter dated December 20th, 2019, Altus Group, the Independent Certifier on the SCDWP, confirmed to RDC that the project is complete and functioning as intended except for minor deficiencies which relate to documentation.

Final Completion is achieved under the Project Agreement between The City of Saint John and Port City Water Partner (Project Co) once the Independent Certifier certifies that all deficiencies have been rectified (see s. 6.20 of the Project Agreement). As discussed, the outstanding issue preventing Project Co from achieving Final Completion relates to deficiencies pertaining to Project Co's failure to submit Record Drawings, Red Books and other supporting project documentation which must be completed and submitted to the city under the Project Agreement. The City has received and accepted 75% of all Record Drawings on the project to date. Project Co continues to work on the remaining 25%, and the City and Project Co are meeting regularly to identify and resolve the remaining issues with the outstanding Record Drawings. Such issues include things like failure to show existing infrastructure around the project infrastructure, elevations, etc. on the Record Drawings.

As for the Red Books, those are currently in the custody of Gulf Operators, a sub-contractor to the Design-Build Joint Venture on the SCDWP. Gulf Operators has filed a lien claim in the amount of over $19 million, and has also

started an action against Project Co and the City regarding same. Parallel to this action, Gulf Operators and Project Co are currently dealing with their dispute through the dispute resolution process under their design/build agreement. Both the action and the dispute resolution process are likely to take some time. We do not expect the dispute relating to the lien claim to be resolved in the near future. Gulf Operators has refused to release the Red Books, which Project Co must submit to achieve Final Completion, until their dispute with Project Co is resolved. Note that Project Co has paid security into Court in the amount of $20 million which has vacated the lien from the City lands.

The City continues to hold the Mechanics Lien Holdback under the Project Agreement in the amount of $11.1 million, which it will not release until the lien claim is discharged, the action is dismissed against the city or a Court Order is in place which relieves the City of its holdback obligations under the *Mechanics Lien Act.*

The City is also holding money for deficiencies on the entirety of the project in the amount of approximately $4.5 million. That money will not be released either until Final Completion is achieved and the lien claim is discharged (or a court order is in place relieving the city of its holdback obligation under the *Mechanics Lien Act* - because the lien claim is larger than the money the city is currently holding for Mechanics Lien purposes and deficiencies).

I trust this is sufficient for your purposes. Kindly advise if you require anything further.

Yours truly,

Melanie C. Tompkins
Legal Counsel, Saint John Water

Copy: Kevin Kearns, RDC Director Corporate Services and Programs
Brent McGovern, Commissioner Saint John Water

PLANNING ADVISORY COMMITTEE

The City of Saint John

February 20, 2020

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

SUBJECT: **Subdivision (Money-in-Lieu of Land for Public Purposes)**
99-101 Edgewater Lane

The Committee considered the attached report at its February 19, 2020 meeting.

Rick Turner, representing the applicant Hughes Surveys and Consultants, appeared before the Committee and was in agreement with the recommendation contained in the staff report. He was accompanied by the owners of the property. No one else appeared before the Committee to speak in favour or against the application and no letters were received regarding the application.

Mr. Turner responded to a question from the Committee related to the location of septic tanks on the site, noting they are located in the rear yard of the dwellings.

After considering the report and the comments made by the applicant, the Committee recommended that Council accept money-in-lieu of Land for Public Purposes.

RECOMMENDATION:

That Common Council authorize the acceptance of money-in-lieu of the required Land for Public Purposes for the proposed subdivision at 99-101 Edgewater Lane (PID 00290833).

Respectfully submitted,

Alex Weaver Crawford
Chair
Attachments

The City of Saint John

Date:	February 14, 2020
To:	Planning Advisory Committee
From:	Growth & Community Planning Growth & Community Development Services
Meeting:	February 19, 2020

SUBJECT

Applicant:	Hughes Surveys and Consultants Inc. on behalf of Donna Silliker
Landowner:	Donna Silliker, Ian Silliker, Flora Silliker Estate & Howard Silliker Estate
Location:	99-101 Edgewater Lane
PID:	00290833
Plan Designation:	Rural Settlement, Park and Natural Area
Existing Zoning:	Rural Settlement Residential (RS)
Application Type:	Subdivision
Jurisdiction:	The *Community Planning Act* authorizes the Planning Advisory Committee to advise Common Council concerning the vesting of land for public purposes in conjunction with the subdivision of land.

EXECUTIVE SUMMARY

The landowner is proposing to subdivide the site, which contains two existing dwellings, into two separate lots, one for each building. The proposal requires the assent of Common Council for money in lieu of Land for Public Purposes, which is recommended by Staff.

RECOMMENDATION

That Common Council authorize the acceptance of money-in-lieu of the required Land for Public Purposes for the proposed subdivision at 99-101 Edgewater Lane (PID 00290833).

DECISION HISTORY

Our files indicate that there have been no previous decisions relating to the subject property.

ANALYSIS

Proposal

The landowner proposes to subdivide an existing lot containing two dwelling units to allow each unit to be on a separate lot. The proposal requires the assent of Land for Public Purposes or money-in-lieu of Lands for Public Purposes.

Site and Neighbourhood

The property is located in the Belmont area of West Saint John. The 1770 square metre property contains two single-unit dwellings. Each dwelling is served by a separate well, septic system, driveway and overhead utility connection.

The site, and adjacent lands in the area are zoned Rural Settlement Residential (RS) and contain single unit dwellings. This area became part of the City during the 1967 amalgamation and was originally developed as an area for cottages and seasonal residences, many of which became permanent year-round dwellings.

Municipal Development Plan

The site and surrounding area is largely designated Rural Settlement in the Municipal Plan with the area adjacent to the Saint John River designated as Park and Natural Area. Rural Settlement areas are existing rural areas where future development, consistent with the character and form of the existing community, is supported. Policy LU-102 of the Municipal Plan provides for the creation of new lots with minimum lot areas of less than four hectares to support development that is consistent with the established community context. The proposal to subdivide the property into lots for the two existing dwellings conforms to the intent of the Municipal Plan.

Zoning and Variances

The proposed lots generally meet the requirement of the Rural Settlement Residential (RS) zone, but will require variances to permit reduced lot area, lot frontage and lot depth. The Development Officer will process these variances. Staff note the proposed lot sizes are within the context of the surrounding neighbourhood and that the dwellings are served by separate wells and septic systems.

Subdivision
The proposed subdivision satisfies the standards of the Subdivision By-law. The *Community Planning Act* states that the creation of a new lot must include a dedication of Land for Public Purposes, or money-in-lieu of land, which requires the Committee and Council to consider accepting. Given the direction of the City's Subdivision By-law, staff recommends that Council receive money-in-lieu of Land for Public Purposes. This approach is supported by the City's Parks and Public Spaces service area.

Conclusion
The proposed subdivision meets the intent of the Municipal Plan. Consistent with the direction established in the Subdivision By-law, Staff recommends that Council accept money-in-lieu of Land for Public Purposes.

ALTERNATIVES AND OTHER CONSIDERATIONS

There are no alternate considerations for this application.

ENGAGEMENT

Public
In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on February 5, 2020

APPROVALS AND CONTACT

Author	Manager
Mark Reade, P.Eng., MCIP, RPP	**Kenneth Melanson** , BA, MCIP, RPP

Contact: Mark Reade
Telephone: (506) 721-0736
Email: Mark.Reade@saintjohn.ca
Application: 20-002

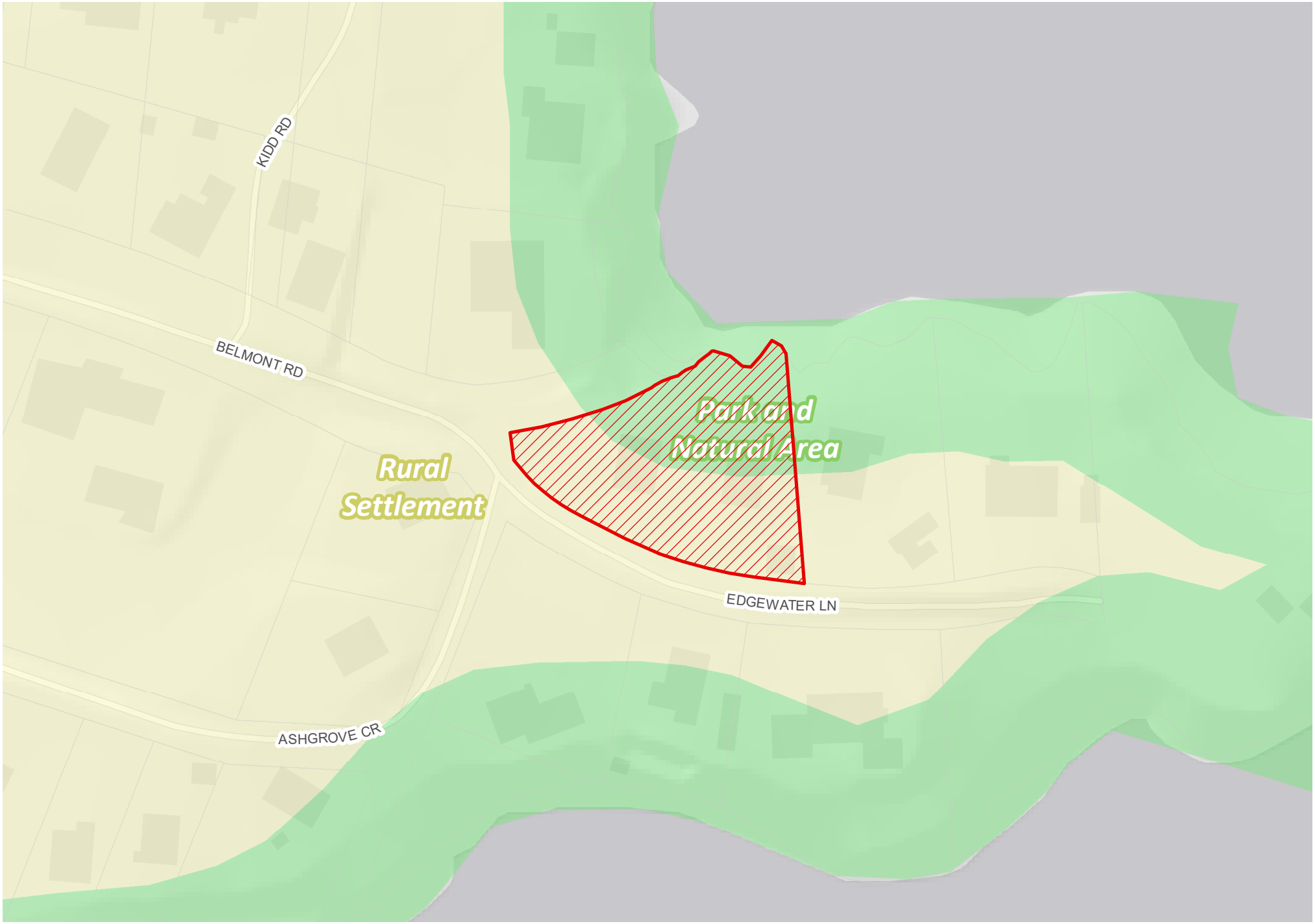
APPENDIX

Map 1: **Site Location**
Map 2: **Future Land Use**
Map 3: **Zoning**
Map 4: **Aerial Photography**
Attachment 1: **Site Photography**
Submission 1: **Tentative Plan of Subdivision**

Map 1 - Site Location

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date: January 14, 2020
0 50



Map 2 - Future Land Use

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date: January 14, 2020

(RS) Rural Settlement Residential

★ Section 59 Conditions

Map 3 - Zoning

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date: January 14, 2020

Map 4A - Aerial Photography

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date: January 14, 2020

0 25 m

Map 4B - Aerial Photography

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date: January 14, 2020

View of site with 99 Edgewater Lane in foreground

View from east looking towards 101 Edgewater Lane

View from Belmont Road looking east.

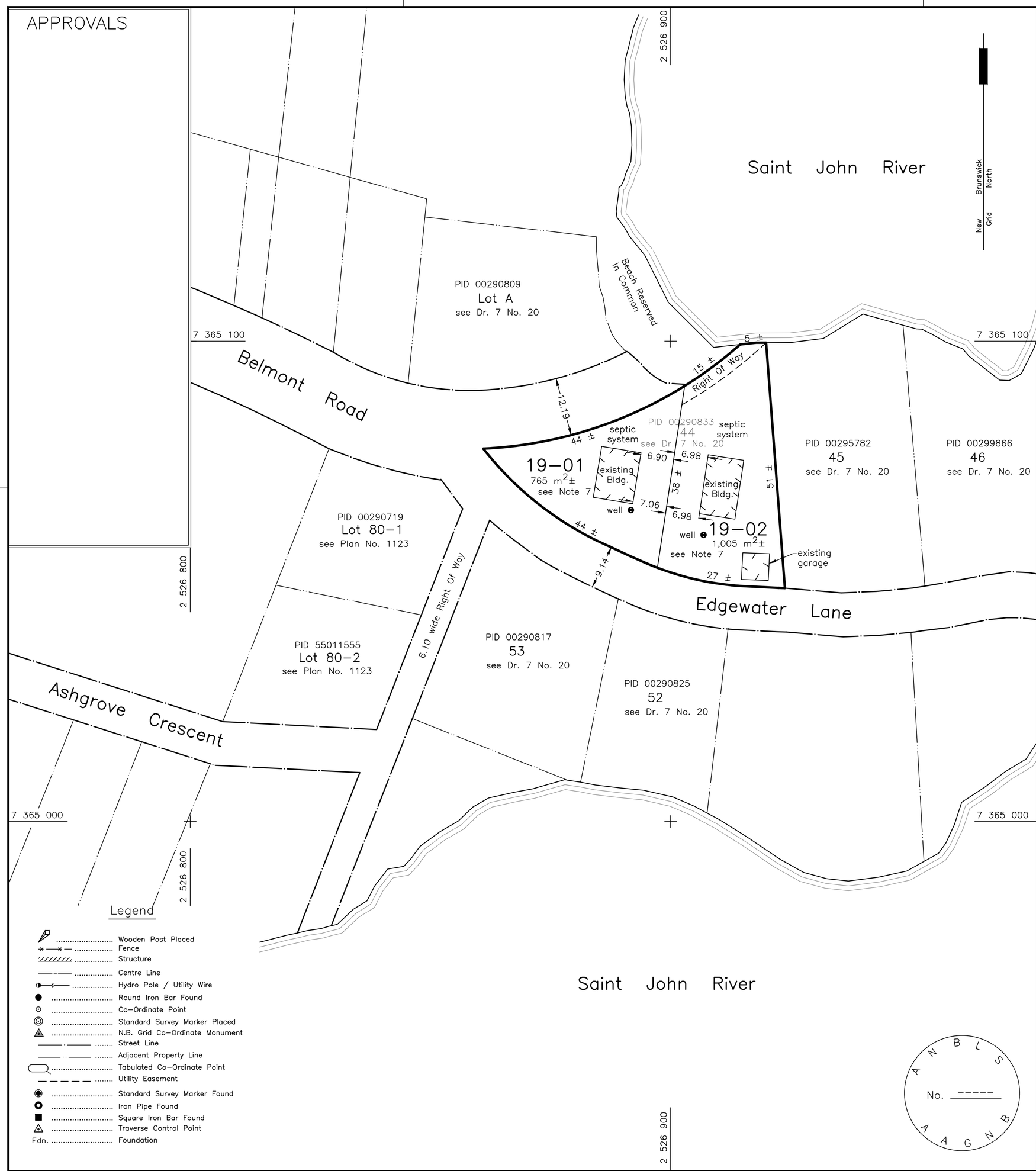
View along Edgewater Lane looking west

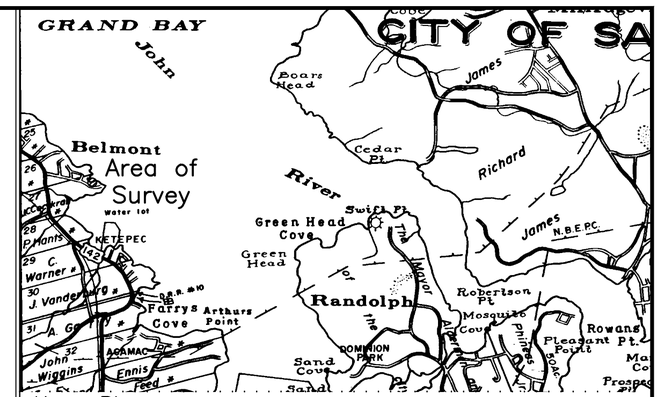
Attachment 1 - Site Photography

Hughes Surveys and Consultants Inc. - 99-101 Edgewater Lane

The City of Saint John
Date:February 03-20

APPROVALS





Registration Data

Doc. 395215
Vol. 1724 Pg. 251
Reg. Aug. 2, 1994

Howard E. Silliker and Flora May Silliker
to
Howard E. Silliker, Flora May Silliker, Ian Dale Silliker and Donna Eloise Silliker

Owners _____
Donna E. Silliker

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. ---- (NAD83 CSRS Adjusted Values).
2. All distances are in metres , to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus ⊙———⊙ , peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Saint John County.
5. Field survey completed on ----.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick Adjusted coordinate survey monuments.
7. Lots 19–01 and 19–02 are subject to the following conditions pursuant to Sections 36(1)(a) and (b) of the Saint John Subdivision Bylaw as follows:
   (a) Lots must be developed and maintained in accordance with the standards of the Clean Water Act and the Public Health Act of the Province of New Brunswick; and
   (b) The approval by the Development Officer does not constitute, and shall not be construed, as warranty or representation that any Lot shown on such plan is suitable, or can economically be made suitable, for any manner of Well or On–Site Sewage Disposal System acceptable to the Province of New Brunswick

Purpose Of Plan

to create lots 19–01, 19–02 and Right Of Way

New Brunswick Grid Co–Ordinate Values

Sta.	X	Y	Rmks.

Scale Factor Applied -------

Tentative Plan

Silliker Subdivision, City of Saint John, Saint John County, New Brunswick.

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Dec. 17, 2019
Surveyor Date

New Brunswick Land Surveyor # ---

1:500 — 10 0 10 20 30 40 metres

Dwg. No.	Disk No.	Topos	Disk No.
S16191	2016	S16191	2016

Dwn. by	Job No.	Rev. No.	Map Ref.
B.S.M.	Y16–191		G/08–T1C,N

H:\2016jobs\S16191\DWGS\S16191.dwg 24x20 SUBDIVISION Tuesday, December 17, 2019 11:04:50 AM

SAINT JOHN

COUNCIL REPORT

M&C No.	2020-71
Report Date	February 06, 2020
Meeting Date	March 09, 2020
Service Area	Transportation and Environment Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Enbridge Gas New Brunswick Inc. – Municipal Operating Agreement (Revival and Amending Agreement)

OPEN OR CLOSED SESSION

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

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
Barb Crawford	***Michael Hugenholtz***	***John Collin***

RECOMMENDATION

RESOLVED that Common Council authorizes the Mayor and Common Clerk to execute the revival and amending agreement in the attached form between Enbridge Gas New Brunswick Limited Partnership, as represented by its general partner Enbridge Gas New Brunswick Inc. and the City of Saint John.

EXECUTIVE SUMMARY

Enbridge Gas New Brunswick Limited Partnership, as represented by its general partner Enbridge Gas New Brunswick Inc. has requested to amend their existing Municipal Operating Agreement with the City specifically with respect to the term expiry date.

PREVIOUS RESOLUTION

On September 9, 2019 resolved by Council to execute the revival and amending agreement between Enbridge Gas New Brunswick Inc.and the City of Saint John.

On August 14, 2000 resolved by Council to approve the Municipal Operating Agreement with Enbridge Gas New Brunswick Inc., and authorize the Mayor and Common Clerk to execute the agreement.

STRATEGIC ALIGNMENT

Growth & Prosperity

REPORT

In 1999, the City entered into a Municipal Operating Agreement (the "Agreement") with Enbridge Gas New Brunswick ("EGNB") which sets the terms for the installation, operation and maintenance obligations respecting their natural gas distribution infrastructure within the bounds of the City. The Agreement's term came to an end effective August 31st, 2019. In the fall of 2019, the agreement was revised and amended to include an extension of the term from September 1st to December 31st 2019.

Discussions are currently ongoing between EGNB and the City respecting the provisions of a new agreement. To accommodate these ongoing discussions, an interim agreement must be in place. Such interim agreement mirrors the provisions of the Agreement, save and except for an extension of the term from December 31st, 2019 to April 30th, 2020.

Attached is a copy of such proposed interim agreement for Common Council's consideration. As part of the negotiations toward a new agreement, discussions are underway with both Fredericton and Moncton respecting changes that they will be looking to see in their respective agreements based on the experiences of the last 20 years.

Before the end of April, it is anticipated that City staff will be returning to Common Council with a new agreement for its consideration.

SERVICE AND FINANCIAL OUTCOMES

N/A

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Input was provided by the City Solicitor's Office and Infrastructure Development.

ATTACHMENTS

Proposed revival and amending Agreement that has been reviewed by the City's Legal Department.

REVIVAL AND AMENDING AGREEMENT

THIS AGREEMENT is dated the 31 day of January, 2020 and effective as of December 31, 2019.

B E T W E E N:

THE CITY OF SAINT JOHN (the "Municipality")

- and -

LIBERTY UTILITIES (GAS NEW BRUNSWICK) LP, as represented by its general partner **LIBERTY UTILITIES (GAS NEW BRUNSWICK) CORP.**

WHEREAS the Municipality and Enbridge Gas New Brunswick Limited Partnership, as represented by its general partner Enbridge Gas New Brunswick Inc. ("EGNB") entered into a Municipal Operating Agreement dated August 14, 2000 and an Amending Agreement dated June 13, 2019 (collectively, the "Municipal Operating Agreement");

AND WHEREAS the Municipality and EGNB entered into a Revival and Amending Agreement in 2019 for the purpose of extending the Municipal Operating until December 31, 2019 to permit the parties to pursue negotiations towards a new Municipal Operating Agreement;

AND WHEREAS on October 1, 2019, the name of "Enbridge Gas New Brunswick Inc." was changed to "Liberty Utilities (Gas New Brunswick) Corp." and the name of "Enbridge Gas New Brunswick Limited Partnership" was changed to "Liberty Utilities (Gas New Brunswick) LP";

AND WHEREAS the parties wish to revive, renew and amend the Municipal Operating Agreement in the manner hereinafter set forth;

NOW THEREFORE this Agreement witnesses that in consideration of the mutual covenants and agreements hereinafter contained the parties, intending to be legally bound, agree as follows:

1. The Municipal Operating Agreement, as revived and amended by the Revival and Amending Agreement of 2019 until December 31, 2019, is hereby further revived and is declared to be in full force and effect unamended, except to the extent expressly set forth herein.

2. Effective immediately prior to December 31, 2019, the term of the Municipal Operating Agreement is amended to expire on April 30, 2020.

3. For greater certainty, the parties hereby agree to be bound by the terms of the Municipal Operating Agreement as if never terminated and that except for the amendment made in paragraph 2 hereof, all the other terms and conditions of the Municipal Operating Agreement are hereby confirmed.

4. This Agreement may be executed and delivered in counterparts, each of which, when so executed and delivered, shall be deemed to be an original and such counterparts together shall constitute one and the same agreement.

(32951992_1)

IN WITNESS WHEREOF each party has executed this Agreement by its duly authorized representative(s):

THE CITY OF SAINT JOHN

_____
Mayor

_____
City Clerk
Resolution Date: _____

LIBERTY UTILITIES (GAS NEW BRUNSWICK) LP, as represented by its general partner **LIBERTY UTILITIES (GAS NEW BRUNSWICK) CORP.**

Gilles Volpe
Vice President

PROVINCE OF NEW BRUNSWICK

COUNTY OF YORK

I, **GILLES VOLPÉ**, of the City of Fredericton, in the County of York and Province of New Brunswick, **MAKE OATH AND SAY THAT**:

1. I am the Vice-President, New Brunswick of Liberty Utilities (Gas New Brunswick) Corp. (hereinafter called the "Company"), and as such have personal knowledge of all matters sworn to herein.

2. The seal affixed to the foregoing instrument is the seal of the Company and was affixed thereto by order of the board of directors of the Company.

3. The Vice President is the officer of the Company duly authorized to execute the foregoing instrument.

SWORN TO BEFORE ME at the City of Fredericton, in the County of York and Province of New Brunswick, this 31 day of January, 2020.	)	
Commissioner of Oaths Being a Solicitor LAURA J. ACTON A COMMISSIONER OF OATHS MY COMMISSION EXPIRES DECEMBER 31ST, 2021	)	**GILLES VOLPÉ**

399 Burchill Road

Presentation to Common Council

March 9, 2020

Growth & Community Planning Team
Growth & Community Development Services

SAINT JOHN

Proposal

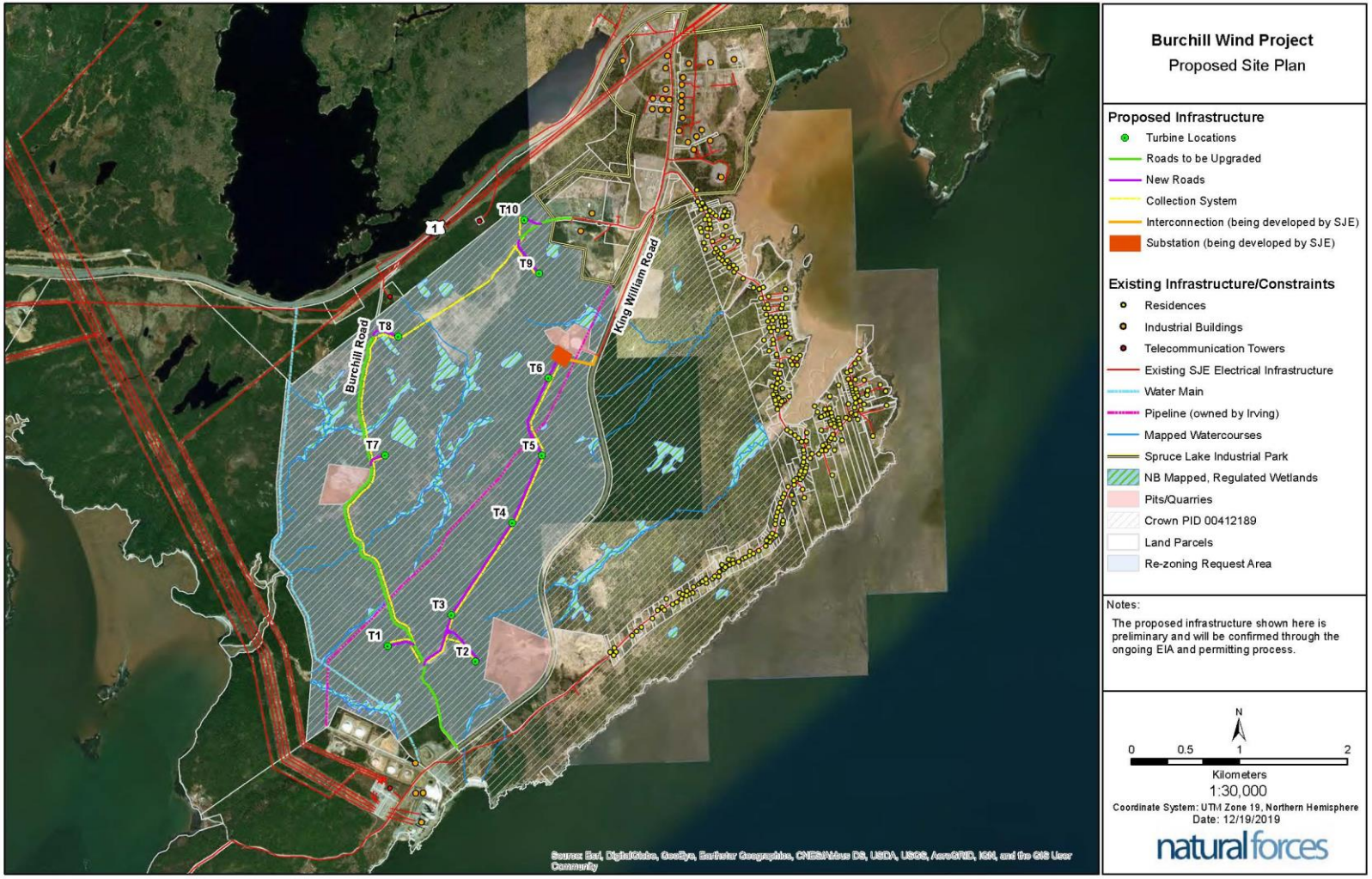
- To rezone the subject lot from ‘Heavy Industrial’, ‘Pit & Quarry’, ‘Rural’, and ‘Medium Industrial’ to ‘Green Energy’. The applicant is seeking to develop up to 10 wind turbines on the subject site.

SAINT JOHN

Site Location

SAINT JOHN

Site Plan



SAINT JOHN

Site Aerial

SAINT JOHN

Site Photos

Coleson Cove

Burchill Road

SAINT JOHN

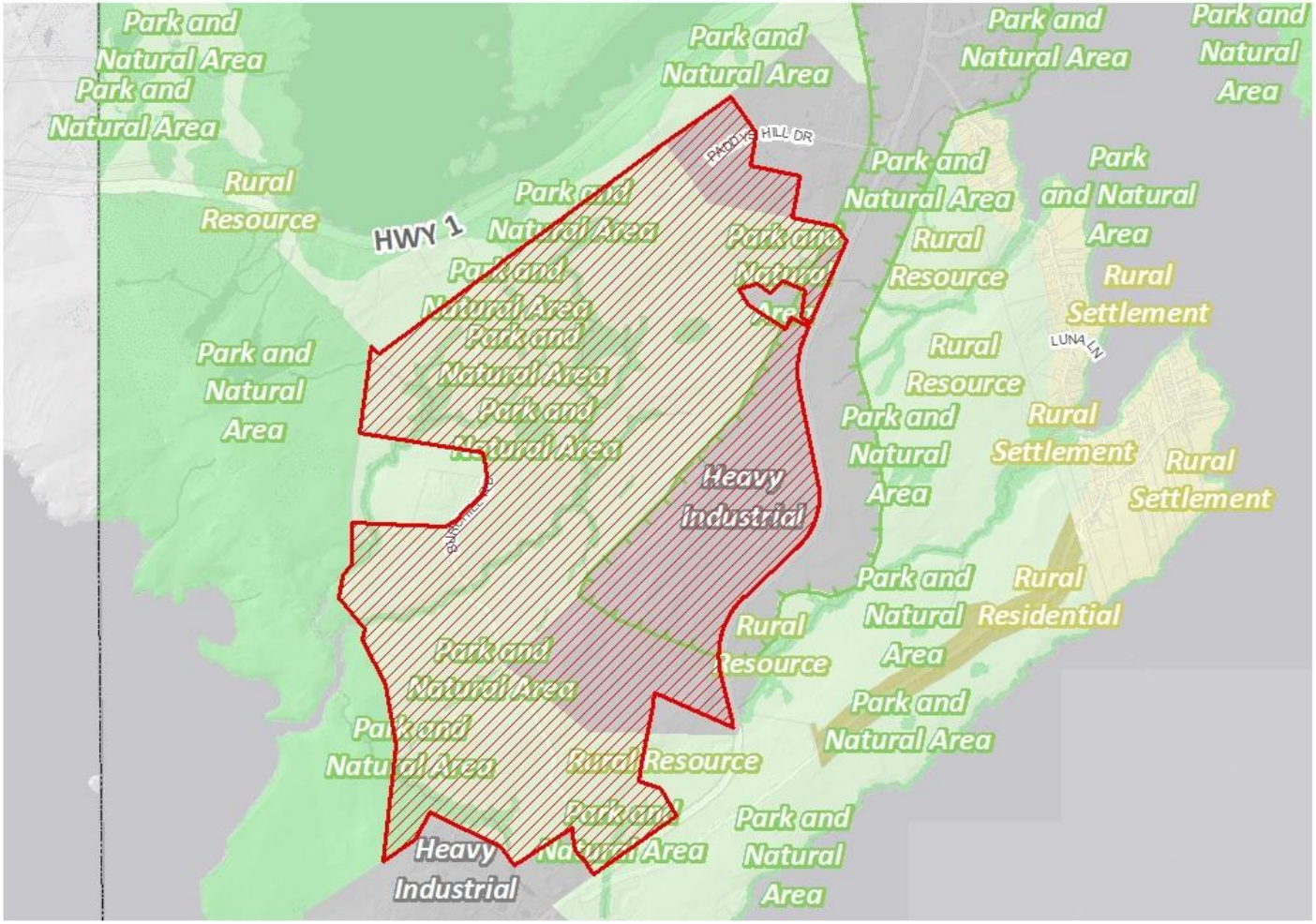
Site Photos

Asphalt plant: 1200 King William Road

Paddys Hill Drive

SAINT JOHN

Future Land Use


Park and Natural Area
Park and Natural Area
Park and Natural Area
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Park and Natural Area
Rural Resource
HWY 1
Park and Natural Area
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Park and Natural Area
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Rural Resource
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Park and Natural Area
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Rural Settlement
Rural Resource
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Rural Residential
Heavy Industrial
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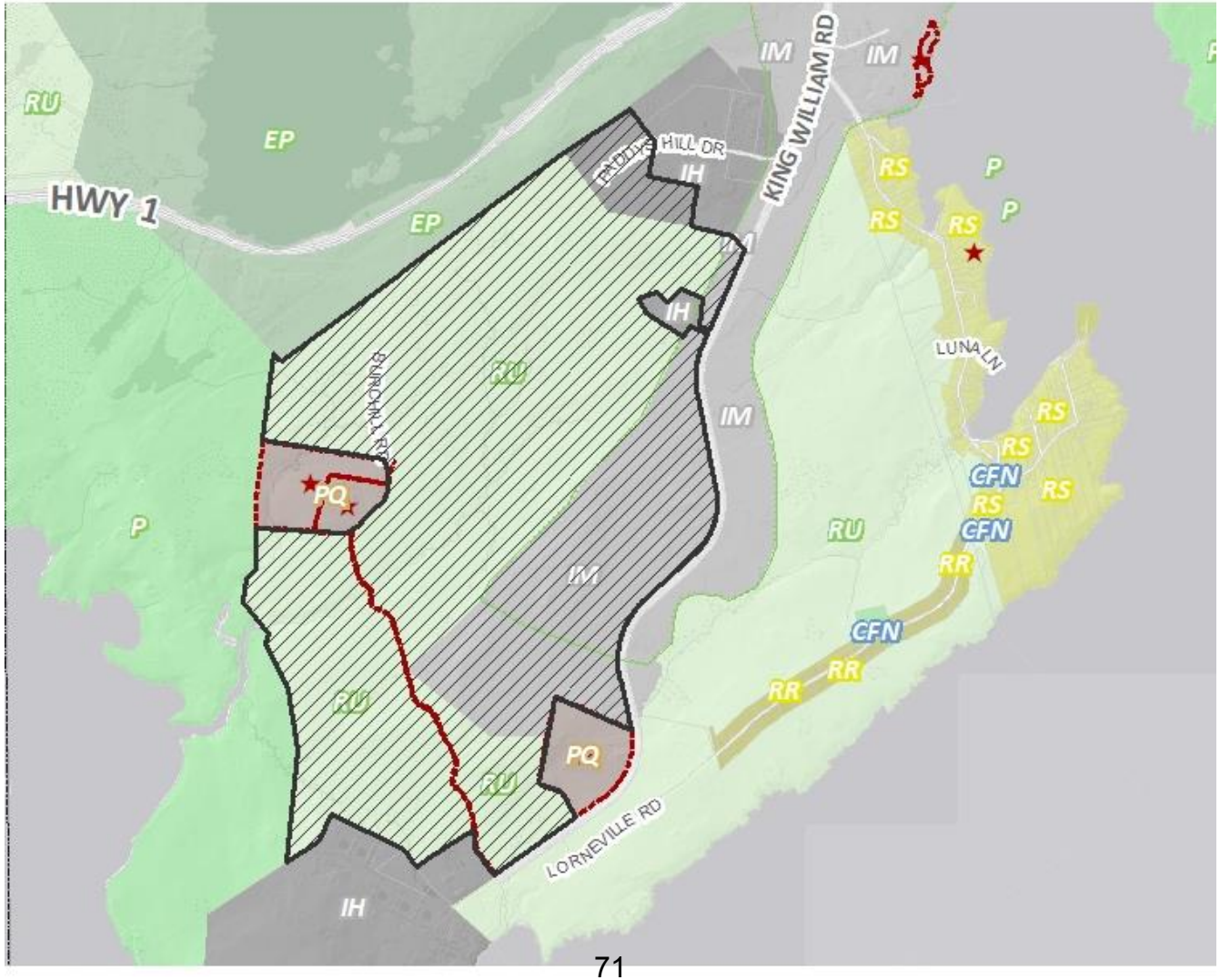
Park and Natural Area

Zoning



SAINT JOHN

Zoning

Portions of Burchill Road to be Rezoned

SAINT JOHN

Staff Recommendation

1. That Common Council rezone a parcel of land having an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from **Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM)** to **Green Energy (GE);**

2. That Common Council rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SP-5);

3. That Common Council rescind the Section 39 (now Section 59) conditions imposed on the 2011 rezoning of a parcel of land having an area of approximately 4143 square metres, located at 399 Burchill Road, also identified as a portion PID 00412189, to Pit and Quarry (PQ).

4. That Common Council amend the City of Saint John Zoning By-law by:

   a. Adding the following to the list of Other zones in Section 2.2:
   "Special Zone SZ-5"

SAINT JOHN

Public Engagement

- Public Hearing advertised on City's website
- Notification letters sent to properties within 100 metres of subject site on February 7, 2020
- One letter received in support
- Applicant held an Open House on September 24, 2019

PAC Recommendation

Planning Advisory Committee endorsed the staff recommendation.

SAINT JOHN

Site Location

SAINT JOHN

PLANNING ADVISORY COMMITTEE

February 20, 2020

His Worship Mayor Don Darling and
Members of Common Council

Your Worship and Councillors:

SUBJECT: Rezoning Application
399 Burchill Road

On January 13, 2020, Common Council referred the above matter to the Planning Advisory Committee (Committee) for a report and recommendation. The Committee considered the attached report at its February 19, 2020 meeting.

Amy Pellerin, representing the applicant, Natural Forces, appeared before the Committee and spoke in favour of the staff report. Ms. Pellerin gave a short presentation that offered a profile of the company (Natural Forces) and a brief overview of the project. She stated that the development of the proposed 10 turbines at the subject site requires an Environmental Impact Assessment (EIA) to be conducted prior to receiving a permit to operate. Ms. Pellerin stated that the EIA was registered with the Province on February 18th, 2020, and additional bird and bat studies would be conducted by the end of February. Ms. Pellerin stated that a second open house would be held in March to review the information found in the EIA.

The Committee asked Ms. Pellerin if Natural Forces was ISO registered. Ms. Pellerin indicted the company is not because it does not manufacture the wind turbines, but the manufacturer of the turbines would be.

The Committee also asked why the proposed layout was limited to 10 turbines. Ms. Pellerin stated that it is the largest amount of turbines that could be accommodated by the subject site, when taking into considering setbacks from property lines and distances needed between turbines.

The Committee also asked for clarification on the buildout phasing of the project. The applicant explained that originally the team had thought that there would be

several phases to the project, but have since decided that the entire project would be built in one phase that would be completed by the end of 2021.

Brian Irving, representing Develop Saint John, appeared before the Committee and spoke in favour of the project. Mr. Irving stated that the proposed development of up to 10 wind turbines is a great development for the City; it represents a positive development for the Lorneville community as it is a non-offensive land use in an industrial area; and that Natural Forces is a good company that will be able to see the project through to fruition.

One letter was received in support of the application, and no one else appeared before the Committee to speak in favour or against the application.

After considering the report, the letter submitted, and the comments made by the applicant and Mr. Irving, the Committee recommended that Council adopt staff recommendation (see below).

RECOMMENDATION:

1. That Common Council rezone a parcel of land having an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM) to Green Energy (GE);

2. That Common Council rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SP-5);

3. That Common Council rescind the Section 39 (now Section 59) conditions imposed on the 2011 rezoning of a parcel of land having an area of approximately 4143 square metres, located at 399 Burchill Road, also identified as a portion PID 00412189, to Pit and Quarry (PQ); and,

4. That Common Council amend the City of Saint John Zoning By-law by:
    a. Adding the following to the list of Other zones in Section 2.2: "Special Zone SZ-5"

        i. Uses: Adding the following as Section 14.10:

        "14.10 Special Zone No. 5 (SZ-5)
        14.10(1) Permitted Uses

Any land, building, or structure may be used for the purpose of, and no other purpose than, the following uses:

- An access road for a pit and/or quarry;
- All uses permitted in Section 14.11

ii. 14.10(2) Zone Standards

Standards for development in Special Zone No.5 shall be as set-out in subsection 12.4(4) and Parts 4 to 9 where this zone shall be considered a Pit and Quarry (PQ) zone or a Green Energy (GE) zone, as the case may be."

Respectfully submitted,

Alex Weaver Crawford
Chair

Attachments

The City of Saint John

Date:	February 14, 2020
To:	Planning Advisory Committee
From:	Growth & Community Planning Growth & Community Development Services
Meeting:	February 19, 2020

SUBJECT

Applicant:	Meg Morris (Natural Forces)
Landowner:	Province of New Brunswick (Energy and Resource Development)
Location:	399 Burchill Road
PID:	A portion of 00412189
Plan Designation:	Heavy Industrial, Rural Resource, and Parks & Natural Area
Existing Zoning:	Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM)
Proposed Zoning:	Green Energy (GE) and Special Zone #5 (SZ-5)
Application Type:	Rezoning
Jurisdiction:	The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee recommendation at a public hearing on **Monday, March 9, 2020**.

EXECUTIVE SUMMARY

Natural Forces is seeking to rezone the subject site to facilitate the establishment of windfarm of up to ten wind turbines. If approved, the energy produced by the turbines will feed into the electrical grid for the City, which is managed by Saint John Energy.

In 2019, Common Council approved an amendment to the City's Municipal Plan to Policy NE-38 that provides direction to Council to "explore and encourage the development and use of alternative energy sources", which includes the harnessing of wind energy.

The placement of the proposed wind turbines is in a remote area of the City adjacent to the Spruce Lake Industrial Park. The proposal requires the site to be rezoned to Green Energy (GE) in order for the use to be established. In addition to this, staff recommend that Council rezone an area along Burchill Road where access to the site would be shared with the existing quarry operation to Special Zone #5 (SZ-5). "Special Zone 5" would effectively permit the operators of both the quarry and the windfarm to share equal use of the private access road.

Staff recommend approval for the rezoning and Section 59 amendment, as the proposed land use is in keeping with the direction offered by the Municipal Plan.

RECOMMENDATION

1. That Common Council amend the City of Saint John Zoning By-law by:

    a) Adding the following to the list of Other zones in Section 2.2:
    "Special Zone SZ-5"

    b) Adding the following as Section 14.10: "14.10 Special Zone No. 5 (SZ-5)
        i. <u>14.10(1) Permitted Uses</u>
        Any land, building, or structure may be used for the purpose of, and no other purpose than, the following uses:
            - An access road for a pit and/or quarry;
            - All uses permitted in Section 14.11

        ii. <u>14.10(2) Zone Standards</u>
        Standards for development in Special Zone No.5 shall be as set-out in subsection 12.4(4) and Parts 4 to 9 where this zone shall be considered a Pit and Quarry (PQ) zone or a Green Energy (GE) zone, as the case may be."

2. That Common Council rezone a parcel of land having an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM) to Green Energy (GE)**;**

3. That Common Council rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SZ-5); and,

4. That Common Council rescind the Section 39 (now Section 59) conditions imposed on the 2011 rezoning of a parcel of land having an area of approximately 4143 square metres, located at 399 Burchill Road, also identified as a portion PID 00412189, to Pit and Quarry (PQ).

DECISION HISTORY

The site of the proposed rezoning encompasses a large area of land stretching from the area south-west of Paddys Hill Drive in the eastern part of the lot, to the Burchill Road access point in the western part. Several proposals for a variety of land uses have been contemplated over the past 40 years. In some cases, new lots were created to support the proposed uses. In other cases, Council rezoned a portion of the existing PID to support the use, or the Planning Advisory Committee (PAC) granted the necessary approvals within the existing zone.

The following is a summary of the PAC and Council decisions related to land uses that have taken place on the subject PID, or in the area contiguous to the current proposal, since 1979.

1035 Burchill Road
In 2003 and 2004, the Committee granted approval for a portion of the subject property to operate a pit and quarry as a conditional use in the I-2 “Heavy Industrial” zone. The Committee and Council later approved a subdivision of the land to create the lot with the same area and rezoned it to **Pit and Quarry (PQ)** in 2008 (see Map 4: Previous Planning Decisions). The area subject to the rezoning included a condition imposed through Section 39 (now 59) of the *Community Planning Act* that limited the excavation of the site to an amount that did not reduce the elevation of “any disturbed area” to less than 50 metres above sea level. The area rezoned included Burchill Road, which is a private road used as an access to the quarry site. The road formed a part of the rezoning as the *Community Planning Act* requires a private access to be located in a zone that permits the intended use of the lot.

In 2011, Debly Construction pursued a proposal to subdivide and rezone a 28.5-hectare area of the subject site (Hatched Area – Map 4) to expand their aggregate extraction operations in an area adjacent to the active quarry. The Committee and Council approved the creation of the lot and the proposed rezoning; however, the Province did not move forward with the subdivision and the lot was therefore never created. The rezoning included several Section 59 conditions that regulated the use of the site.

A small portion of the area subject to the 2011 PQ zoning stretches over Burchill Road, immediately adjacent to the norther boundary of the active quarry area (see Map 5: Zoning of Burchill Road). As discussed below, part of the current recommendation includes rezoning this segment of the Pit and Quarry (PQ) zone to Green Energy (GE). Any portion of Burchill Road beyond the entrance to the quarry site should not be used for any of the operations related to the activities of the quarry. The area north of 1035 on Burchill Road will be needed for the development and maintenance of the proposed wind turbines and therefore forms part of the current rezoning proposal to Green Energy (GE).

Paddys Hill Drive Area

Paddys Hill Drive has been a long-standing access road leading to the now closed Spruce Lake Landfill. The road has evolved to include a few industrial uses over the past 10 years, including the Simpson Truck and Tractor Parts yard at 120 Paddys Hill, GFL Environmental at 121 Paddys Hill, and an asphalt plant and excavation site at 90 Paddys Hill.

1065 King William Road

Staff approved the subdivision of a portion of PID 00412189 to create this lot in 2017. Saint John Industrial Parks, the applicant at the time, pursued the subdivision as a means to seek opportunities to promote investment in the area. The lot is located in the Medium Industrial (IM) and Rural (RU) zones, but remains vacant as of the time of the writing of this report.

1200 King William Road

The Committee approved the subdivision of a portion of PID 00412189 to facilitate the creation of this lot in 2010. The approvals granted included the operation of an asphalt plant, which was a conditional use in the I-2 (Heavy Industrial) zone at the time. The Committee later approved the establishment of a proposed vehicle and scrap metal salvage yard in 2012.

3700 King William Road

In 2019, Council approved the rezoning of this site to Pit and Quarry (PQ) in order to allow for the operation of a pit and quarry on the subject property. The rezoning of the site included two conditions subject to Section 59 of the *Community Planning Act* that are designed to mitigate any water runoff from the site and maintain a treed buffer along King William Road.

ANALYSIS

Proposal

Natural Forces, the applicant, is seeking to establish a windfarm on a large vacant lot located in the Spruce Lake area of the City's west side (see Map 1: Site Location). The Burchill Wind Project (the "Project"), if approved, would involve the installment of up to ten wind turbines located throughout the site (see Submission 1: Site Plan) built out in one phase.

Saint John Energy (SJE) initiated the process to establish a wind energy resource as a means of increasing the amount of renewable energy sources it has in its supply. The company's goal is to reduce its overall greenhouse gas emissions. To achieve this, SJE engaged the Province

to secure an exploratory license and begin the process of establishing wind turbines on Crown Land. The Province endorsed the Project, and SJE has since awarded the license to operate the wind turbines to Natural Forces, the current applicant.

Site Selection
Natural Forces has identified the proposed site for the Project for several reasons. Foremost, the site benefits from several high elevation points that present significant wind resources to sustainably harness (see Map 6: Site Elevation). As indicated in the information submitted by the applicant, at the full build-out the operation of ten wind turbines could provide enough energy for 10,000 homes in Saint John. The goal is to supply the local electrical grid with renewable “clean” energy and reduce the amount of fossil fuels that SJE depends on to supply power to the local community.

Secondly, the site is distant from the residential areas of the City. As discussed in this report, the main concerns regarding the placement of windfarms relates to the amount of disturbance the active turbines could have on residents living near the site. As Attachment 2 shows, the proposed location of the nearest turbine to a residential dwelling is approximately 1.25 kilometres. This is more than enough distance to effectively mitigate any potential negative impacts.

Site and Surrounding Area

Site
The site comprises a portion of the PID 00412189 located north of King William Road and south of the Saint John Throughway. The site is a large swath of undeveloped land that is mostly in a natural, forested state, with the exception of the area in the northern part of the property that was the location of the former Spruce Lake Landfill.

The subject site is located in a remote area of the City, with the surrounding land uses characterized predominantly by a variety of industrial uses. This includes laydown yards, scrap yards, to more noxious and disruptive industrial activities, such as asphalt plants, pits and quarries, and a power plant.

Burchill Road, which is located next to the Coleson Cove power plant entrance, accesses the site from King William Road, which the applicant has indicated will be the primary entrance to the site for accessing the turbines. Paddys Hill Drive is a secondary access to the site that is located in the opposite end of the King William Road, and will likely provide access to some of the turbines that will likely be located in this area.

In addition to Burchill Road and Paddys Hill Drive, the applicant is proposing a private road internal to the site that will grant access to the majority of the turbines. Although this road will be used strictly for access to support the construction and maintenance of the turbines, the road will need to have a name for emergency response reasons, which will require Council approval. The applicant has communicated an interest in having the First Nations community, who have

been engaged through the consultation process thus far; decide on the name for this road. As such, the proposed name will be before Council for consideration in a separate report.

Surrounding Environmental Area
As with any large-scale development plan, a primary consideration is the impact it will have on the natural environment. This area of the West Side includes several water features, such as streams, lakes, and wetlands. These areas are sensitive environmental features that provide important ecological functions. The applicant has mapped the sensitive watercourses and features in the area to illustrate their location in proximity to the proposed turbines (see Submission 2: Watercourses and Wetlands). Although the placement of the turbines is approximate at this point, the applicant will use the location of the water features to help inform their eventual placement. As the map shows, there is significant opportunity to locate ten wind turbines on the site without negatively impacting these sensitive environmental features.

The impact the project will have on the surrounding environment, including the wetland areas, will be detailed in an Environmental Impact Assessment (EIA) that is required for the project and is currently being produced. The EIA will also include important mitigation strategies where there may be impact on the natural environment. The applicant has already completed several of the required studies, such as watercourse and vegetation surveys, bird and bat surveys, a Shadow Flicker Impact Assessment and a Sound Level Assessment (see Submission 4 and 5). Natural Forces will register the EIA with the Province in early 2020.

Municipal Development Plan Context
Sources of ‘green energy’, which include the harnessing of wind and solar energy, are becoming important features to include in the mix of the energy resources used to sustain communities across the world. Increasing the percentage of green sources of energy for the community provides cleaner outputs that do not contribute to climate change.

The subject site is located in a variety of rural land use designations, all of which support the development of wind turbines as a means of harnessing renewable energy. In 2019, Common Council approved amendments to the City’s Municipal Plan and Zoning By-law for those designations to encourage wind and solar forms of green energy production. Renewable energy sources are essential building blocks for the community as we continue to develop strategies to adapt to the realities of climate change. Policy NE-38 directs that land uses involving the development of wind and solar energy “shall occur in the Green Energy zone”.

Further policy was added to the Municipal Plan in the *Rural Resource, Heavy Industrial,* and *Parks and Natural Area* designations to further enable green energy development. Criteria were provided for considering rezonings in Policy LU-95, which this application achieves and are detailed in Attachment 3.

Policy 1-2 adds further clarity for Council when considering the appropriateness of a rezoning to Green Energy (GE). Attachment 3 provides an overview of the guidelines presented in the City’s Municipal Plan, as well as the ability for the proposed Burchill Road application to meet these

standards. Specifically, the Plan requires the site to be selected based on its ability to leverage existing infrastructure and not result in added costs to the City. In this case, Burchill Road is a private access that is not maintained by the City, meaning there will be no increased cost resulting from the proposed windfarm development.

The Plan also requires a rezoning to Green Energy (GE) to consider potential land use conflicts and provide controls, where necessary, to mitigate any negative impacts. Due to the remote location of the proposed site, there is also no anticipated conflict in traffic flow or land uses. This area of the City has limited vehicular traffic or pedestrians. At its closest point to the subject site, the residential area of the Lorneville Neighbourhood is far enough away to minimize any concerns related to noise levels or shadow flicker impacts, as indicated in Submissions 4 and 5. According the submitted Sound Assessment Map, the nearest dwelling in Lorneville is at a range that would experience approximately 35db of noise at the highest level of impact. As illustrated on Submission 6 (How Loud is a Wind Turbine), that level of noise is comparable to an average whisper.

As illustrated on Submission 7, the presence of the wind turbines will be visible from some areas of the Lorneville community. However, in staff's opinion, the appearance is not offensive or entirely out-of-place considering the surrounding context of the adjacent industrial park and associated heavy industrial uses. It is worth noting that the Heavy Industrial (IH) zone, which currently exists in the eastern area of the site, has no building height limits, meaning a structure the same size as the proposed turbine could be built as-of-right in this zone. The other zones currently present on the site limit the height of a structure; however, they also permit land uses that include more impactful industrial operations that, arguably, could generate a greater degree of concern from surrounding residents.

The City's proactive decision to establish a planning context for the Committee and Council to contemplate land uses that involve the generation of green energy was an important first step to promoting the production of sustainable energy sources. The integration of energy produced by a windfarm helps advance the Plan's goal of achieving a more sustainable community for future residents of the City.

Rezoning

As stated above, the applicant is seeking to rezone the subject site from Rural (RU), Medium Industrial (IM), Heavy Industrial (IH), and Pit and Quarry (PQ) to Green Energy (GE) (see Map 3: Zoning). The Province acquired the land in the early 1970s with the vision of expanding the industrial area to grow the employment base of the City. The variety of zones that are present in the area reflects this past effort to incubate strategic industrial growth.

A windfarm is a non-polluting industrial use that provides long-term sustainable benefits to the community. The uses otherwise currently permitted in the Medium Industrial (IM) and Heavy Industrial (IH) zones have significantly more potential of developing into land uses involving outputs that have an associated negative environmental impact.

The Green Energy (GE) zone requires a wind turbine to have a minimum setback of one kilometre from a residential dwelling. “Attachment 2” details the distance that each of the proposed turbines will have from the nearest residential dwelling, all of which comply with this By-law standard. The requirement of one kilometre provides a generous buffer that mitigates any concerns arising from the proximity of residential dwellings to the operations of a wind turbine.

Site Access

As stated above, the main access to the site will be from Burchill Road. The first approximate 2.5 kilometres of the road was rezoned along with the quarry site at 1035 Burchill Road in 2008. The development of wind turbines is not a permitted use in the PQ zone. As such, the proposed Special Zone #5 (SZ-5) includes the uses identified in both the Pit and Quarry (PQ) zone and the Green Energy (GE) zone. As stated in the Background section, the *Community Planning Act* requires a private access to be in a zone that permits the proposed or active use of the lot that it is providing access to. In this case, the private road (Burchill Road) will be providing access to both the windfarm and the existing quarry site. The City’s Zoning By-law does not currently have a zone that permits both of these land uses. As such, a special zone is required that includes these uses, which will grant legal access to both sites equally.

Since the initial rezoning in 2008, the entrance to the quarry site has shifted approximately 200 metres north-east from the entrance indicated on the original site plan. This segment of the road is located in the Rural (RU) zone as it was not considered part of the access at that time and is therefore not permitted to be used as an access for a quarry site (see Map 5: Zoning of Burchill Road). Part of the current recommendation is to rezone that small portion of the road to Special Zone #5 (SZ-5) to align it with the rest of Burchill Road that was subject to the 2008 rezoning to PQ.

In addition, Map 5 also illustrates a small segment of Burchill Road just beyond the quarry site that is located in the Pit and Quarry (PQ) zone. The zoning of this portion of road is an oversight from the 2008 rezoning of the site, as this area of the road does not provide access to the quarry site. As a result, it would also not permit access for the operations of a Green Energy project. Staff recommendation is to rezone this portion of the road to Green Energy (GE) and rescind the Section 59 conditions that are associated with the current PQ zone.

Potential Variances

The proposed layout illustrated on the attached site plan is a preliminary concept drafted to facilitate the rezoning process. Should the proposed location of the proposed wind turbines, or other details relating to their installment, require any variances from the standards of the Zoning By-law, the Development Officer will process these elements separately.

Conclusion

The proposed rezoning is in compliance with recently approved amendments to the Municipal Plan to facilitate Green Energy developments. The subject site is located in a remote area of the City that is predominantly in a natural, forested state. The surrounding land uses in this area

of the City are a broad mixture of industrial activities, ranging from scrap yards to the Coleson Cove Power Plant. The proposed mapping amendments ensure proper site access and correct a historic map amendment error. The proposed use is supported by the vision of the Municipal Plan, and can meet the standards of the Zoning Bylaw. Staff recommend approval.

ALTERNATIVES AND OTHER CONSIDERATIONS

There are no alternative considerations proposed for this application.

ENGAGEMENT

Proponent

As a preliminary phase to the current proposal, Natural Forces held a public open house on September 24, 2019 at the Lorneville Community Centre. In their summary report, Natural Forces state that over 60 people attended the open house and were predominantly supportive of the Project (the applicant's summary of the feedback generated from the first open house can be found in Submission 3).

Natural Forces has also undergone consultations with First Nations groups in the area to get feedback on the proposed wind turbine development.

Public

In accordance with the Committee's Rules of Procedure, notification of the proposal was sent to landowners within 100 metres of the subject property on February 7, 2020. The rezoning was posted on the City of Saint John website on February 13, 2020.

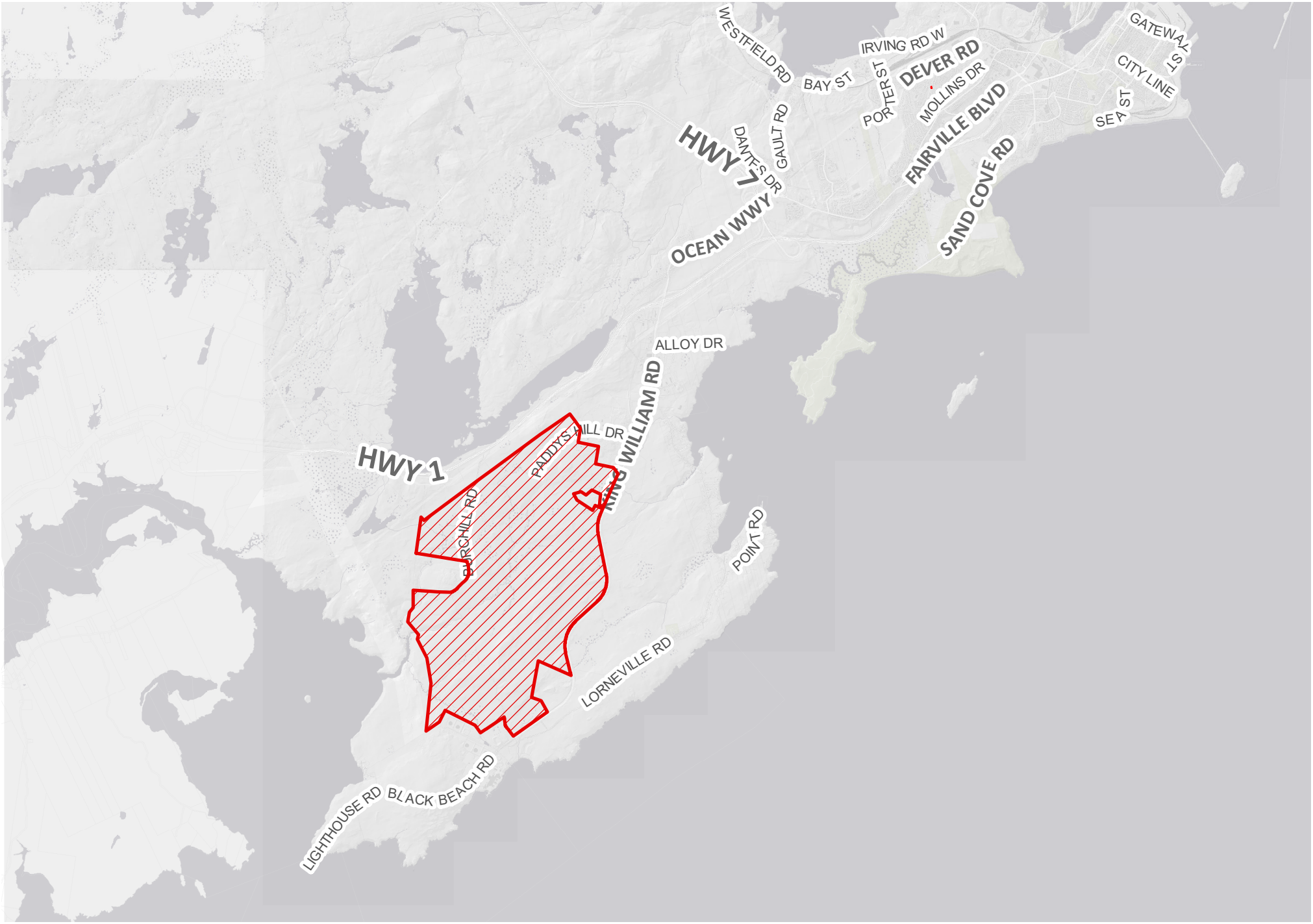
APPROVALS AND CONTACT

Author	Senior Planner/Manager	Commissioner/Dept Head
Jody Kliffer, MCIP, RPP	**Ken Melanson** , BA, MCIP, RPP	**Jacqueline Hamilton**, MCIP, RPP **Phil Ouellette**

Contact: Jody Kliffer
Telephone: (506) 658-4528
Email: Jody.Kliffer@saintjohn.ca
Application: 19-271

APPENDIX

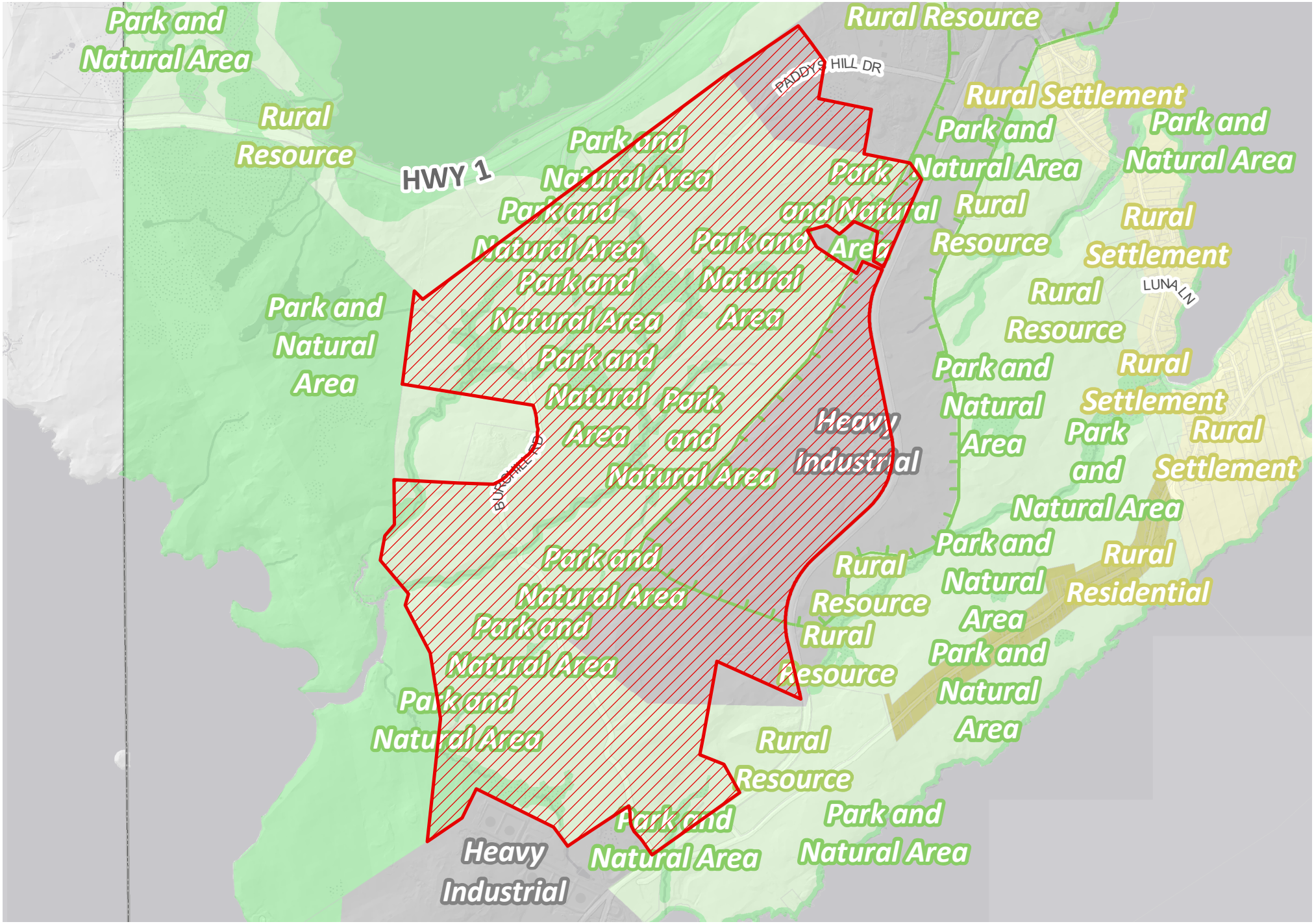
Map 1: **Site Location**
Map 2: **Future Land Use**
Map 3: **Zoning**
Map 4: **Previous Planning Decisions**
Map 5: **Zoning of Burchill Road**
Map 6: **Site Elevation**
Attachment 1: **Site Photography**
Attachment 2: **Distance to Nearest Dwellings**
Attachment 3: **Municipal Plan Policy Review**
Submission 1: **Site Plan**
Submission 2: **Water Courses and Wetlands**
Submission 3: **Summary of Open House Meeting**
Submission 4: **Shadow Flicker Impact Assessment**
Submission 5: **Sound Level Assessment**
Submission 6: **How Loud is a Wind Turbine**
Submission 7: **Illustrations**

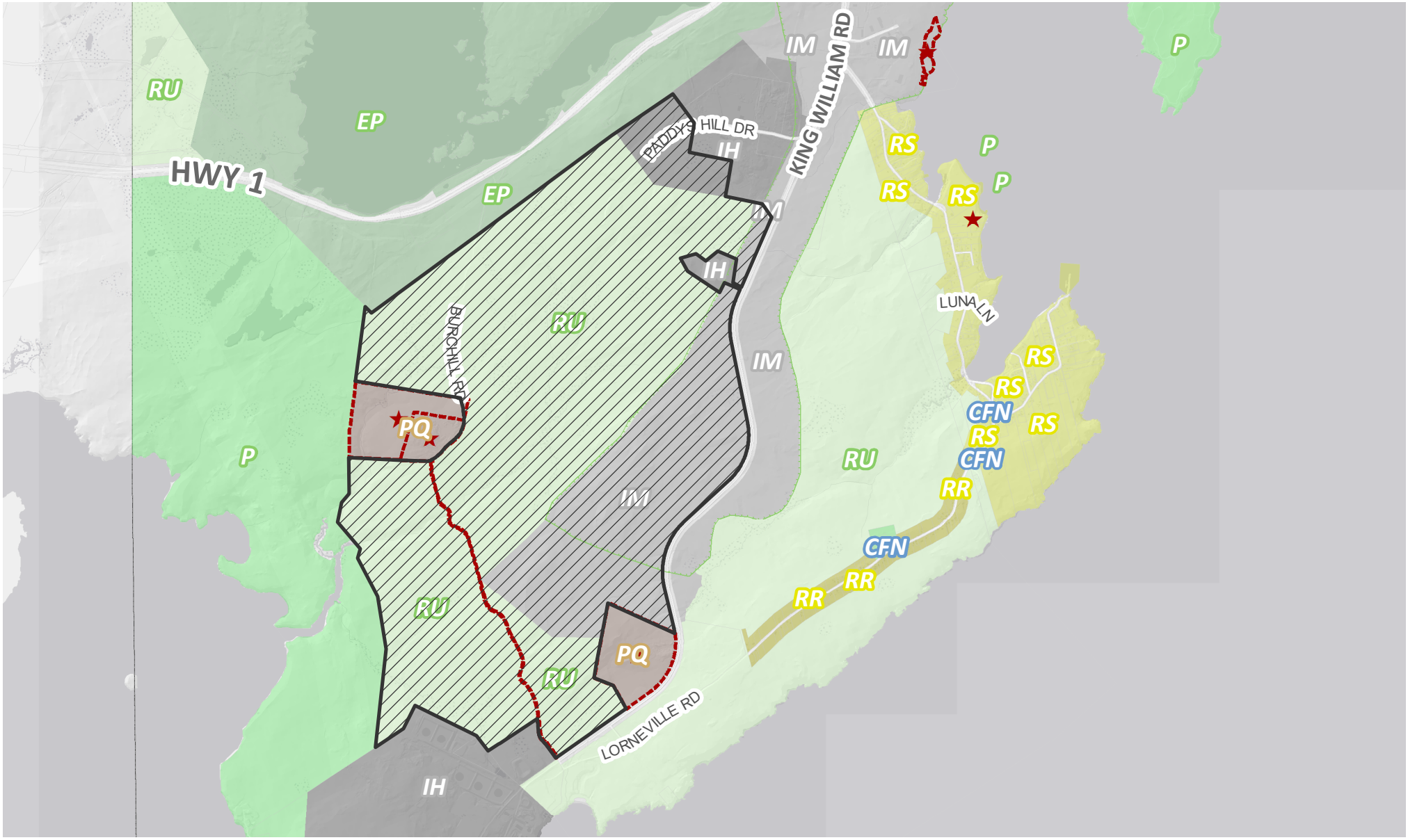


Map 1 - Site Location

Natural Forces - 399 Burchill Road

The City of Saint John
Date: January 31, 2020
0 1,900


Park and Natural Area
Rural Resource
HWY 1
Park and Natural Area
Park and Natural Area
Park and Natural Area



(CFN) Neighbourhood Community Facility
(EP) Environmental Protection
(IH) Heavy Industrial
(IM) Medium Industrial
(P) Park
(PQ) Pit & Quarry
(RU) Rural
(RR) Rural Residential
(RS) Rural Settlement Residential

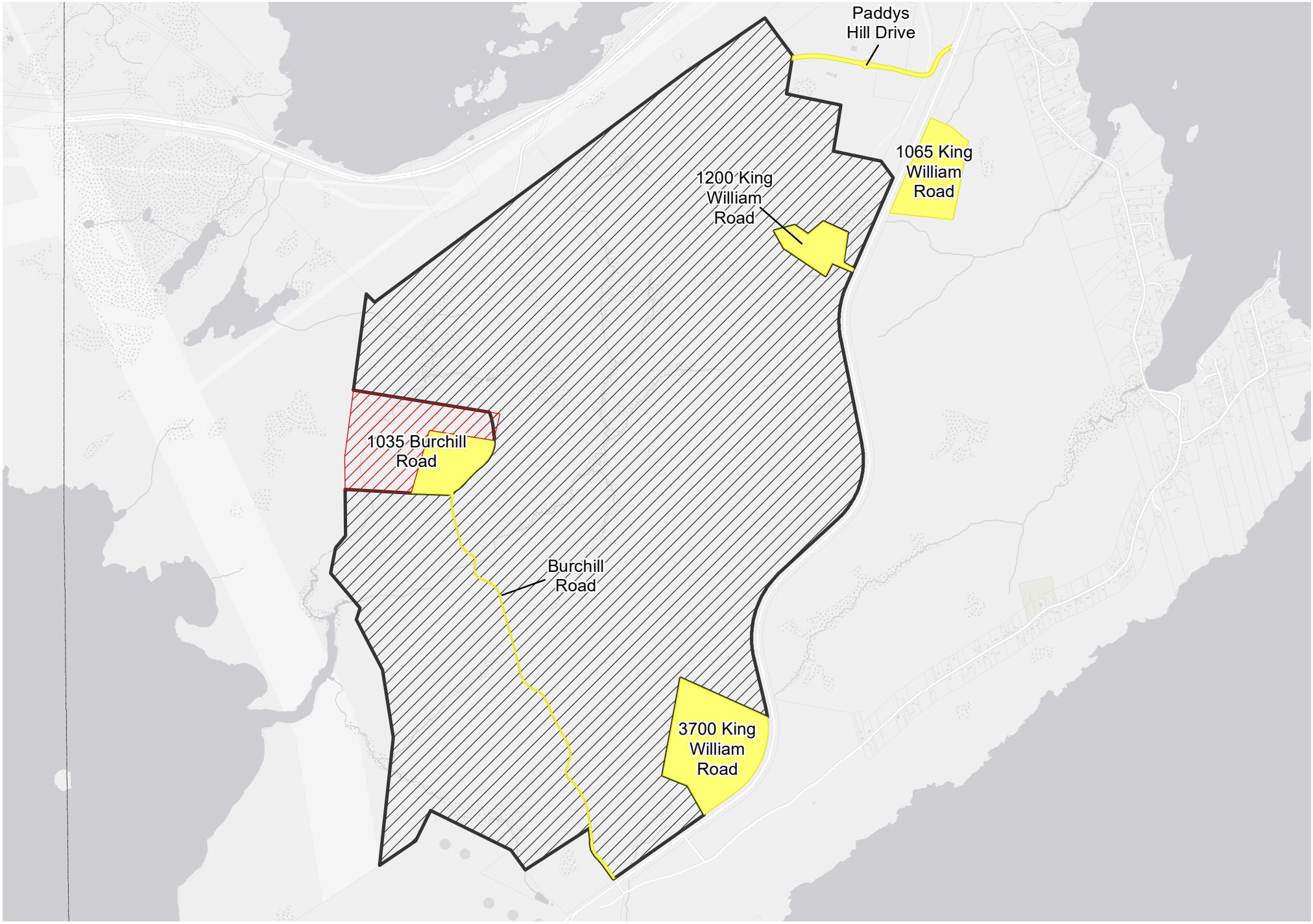
★ Section 59 Conditions

Map 3 - Zoning

Natural Forces - 399 Burchill Road

The City of Saint John
Date: January 31, 2020

0 750 m



Previous Planning Decisions

Natural Forces - 399 Burchill Road

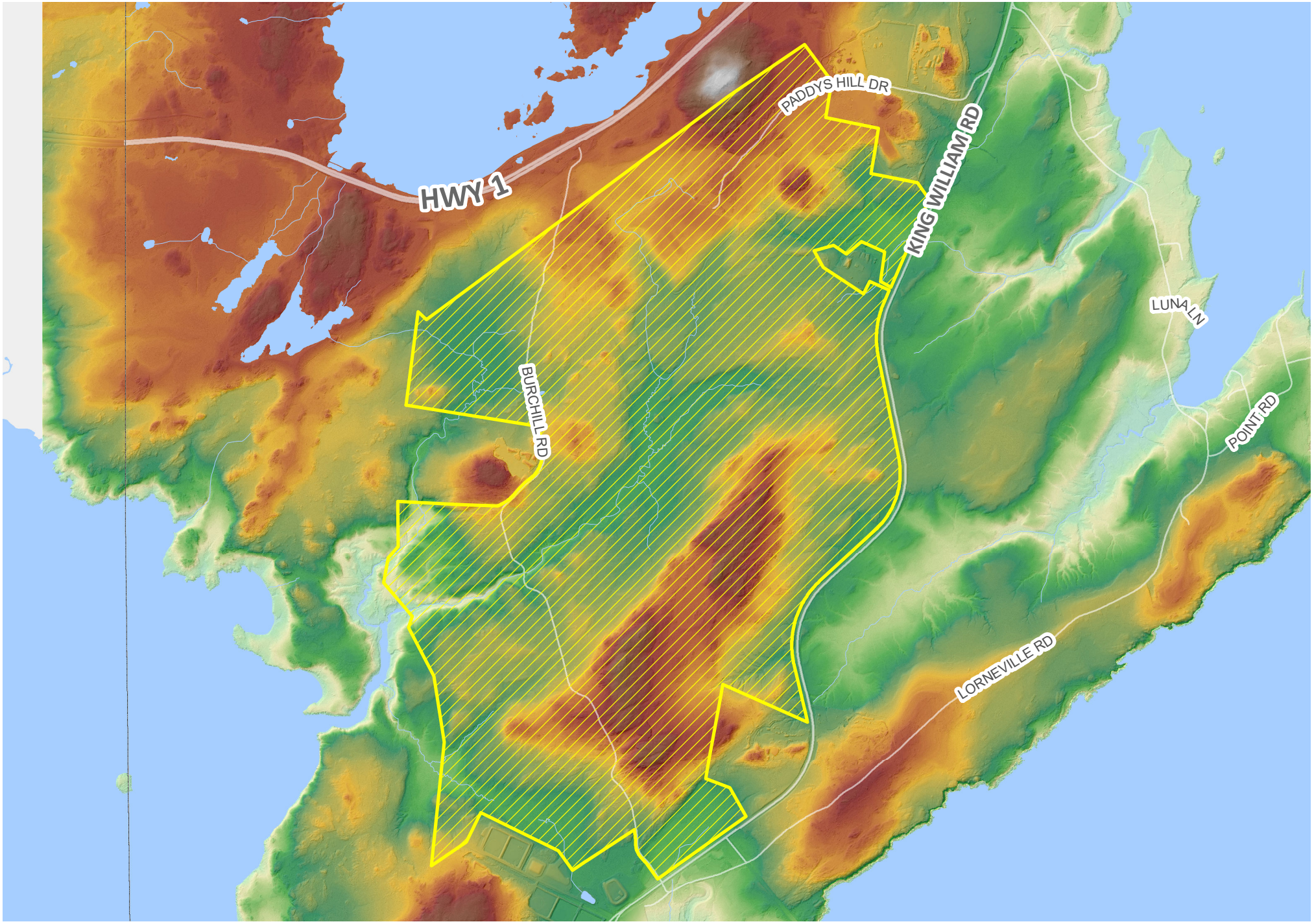
The City of Saint John
Date: February 10, 2020
0 650 m

Burchill Road Rezoning

Natural Forces - 399 Burchill Road

The City of Saint John
Date: February 10, 2020

0 75 m



Elevation of Subject Site

Natural Forces - 399 Burchill Road

The City of Saint John
Date: February 5, 2020

0 700 m

Attachment 1: Site Photography

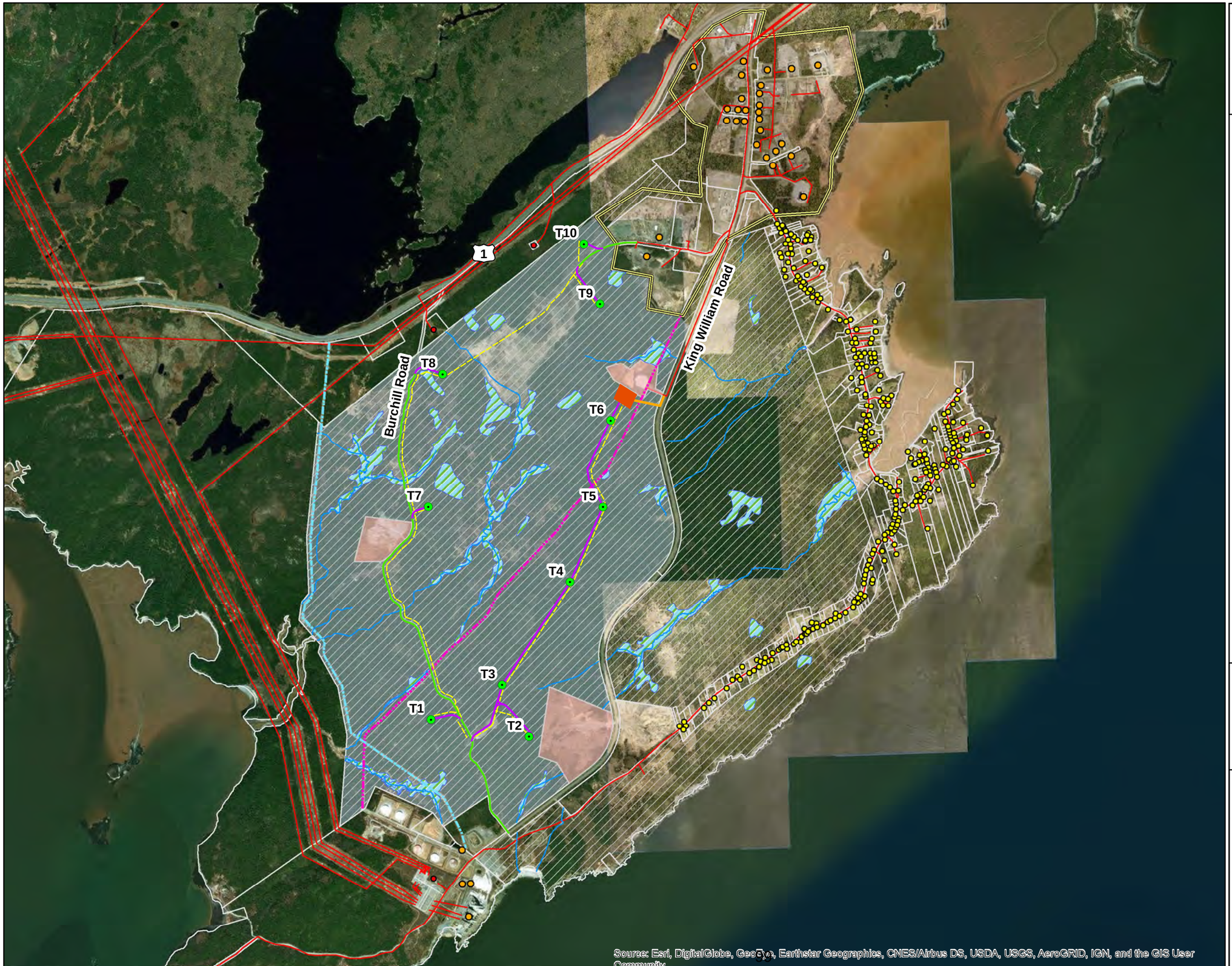
Natural Forces - 399 Burchill Road

The City of Saint John
Date: February 10, 2020

Distance to Nearest Dwellings

Turbine	Location	Ground Elevation	Distance to Nearest Residential Dwelling
T1	45°10'6.86"N 66°12'20.37"W	71 m	2.06 km
T2	45°10'1.35"N 66°11'43.38"W	73 m	1.25 km
T3	45°10'15.52"N 66°11'52.89"W	74 m	1.5 km
T4	45°10'42.44"N 66°11'25.73"W	73 m	1.49 km
T5	45°11'2.30"N 66°11'12.18"W	60 m	1.75 km
T6	45°11'25.45"N 66°11'8.12"W	51 m	1.87 km
T7	45°11'4.04"N 66°12'18.56"W	58 m	2.77 km
T8	45°11'39.49"N 66°12'11.39"W	63 m	2.94 km
T9	45°11'56.87"N 66°11'10.69"W	57 m	1.55 km
T10	45°12'13.12"N 66°11'16.05"W	70 m	1.64 km

Compliance With Municipal Plan		
Requirement		**Complies?**
The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws		achieves move to green energy sources and promotes sustainability. The proposal meets the location criteria set-out by the Plan
The proposal is not premature or inappropriate by reason of:	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;	N/A
	ii. The adequacy of central wastewater or water services and storm drainage measures;	will be managed through dainage by-law
	iii. Adequacy or proximity of school, recreation or other community facilities;	will not impact community facilities
	iv. Adequacy of road networks leading to or adjacent to the development; and	existing road access available, no new municipal roads will be created
	v. Potential for negative impacts to designated heritage buildings or areas.	N/A
Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of:	i. Type of use;	GE regulates the type of uses appropriate for the site
	ii. Height, bulk or appearance and lot coverage of any proposed building;	spacing, proximity rules and appearance are governed by the zone
	iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site;	limited traffic will be accessing the site regularly
	iv. Parking;	N/A
	v. Open storage;	N/A
	vi. Signs; and	N/A
	vii. Any other relevant matter of urban planning.	achieves env't goals and diversifies energy sources
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		rural site not in proximity to residential. Impacts to wetlands and water courses will be minimal
The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development		the development will be built in one phase
The proposal meets all necessary public health and safety considerations		health & safety concerns will be regulated by the Province of NB through an EIA
The proposal is compatible with and/or has minimal impact on existing land uses		industrial and rural in nature
Submission of measures to mitigate storm water drainage, noise, and other impacts		drainage by-law will regulate the site, and the EIA includes measures for noise and reflection mitigation
Shall not be located within municipally owned Parks		not located in a municipal park



Burchill Wind Project

Proposed Site Plan

Proposed Infrastructure

- Turbine Locations
- Roads to be Upgraded
- New Roads
- Collection System
- Interconnection (being developed by SJE)
- Substation (being developed by SJE)

Existing Infrastructure/Constraints

- Residences
- Industrial Buildings
- Telecommunication Towers
- Existing SJE Electrical Infrastructure
- Water Main
- Pipeline (owned by Irving)
- Mapped Watercourses
- Spruce Lake Industrial Park
- NB Mapped, Regulated Wetlands
- Pits/Quarries
- Crown PID 00412189
- Land Parcels
- Re-zoning Request Area

Notes:

The proposed infrastructure shown here is preliminary and will be confirmed through the ongoing EIA and permitting process.

N

0 0.5 1 2

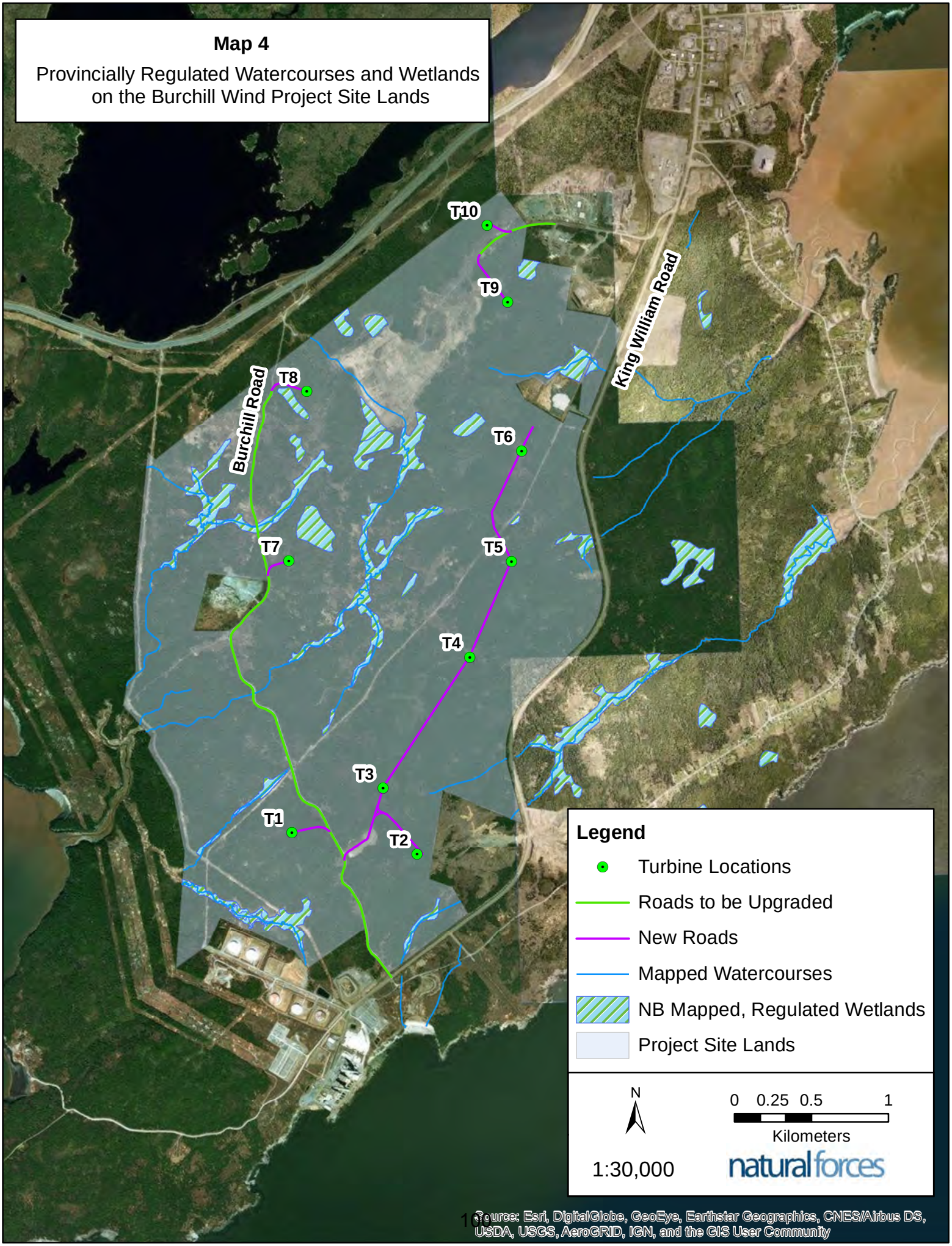
Kilometers

1:30,000

Coordinate System: UTM Zone 19, Northern Hemisphere

Date: 12/19/2019

naturalforces


Map 4
Provincially Regulated Watercourses and Wetlands on the Burchill Wind Project Site Lands
T10
T9
T8
T7
T6
T5
T4
T3
T2
T1
Burchill Road
King William Road
Legend
Turbine Locations
Roads to be Upgraded
New Roads
Mapped Watercourses
NB Mapped, Regulated Wetlands
Project Site Lands
N
0 0.25 0.5 1
Kilometers
1:30,000
natural forces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Natural Forces | 1801 Hollis Street | Suite 1205 | Halifax | NS | B3J 3N4 | T: (902) 422 9663 | F: (902) 422 9780

Burchill Open House #1 Summary

September 24, 2019

Natural Forces hosted the first open house for the proposed Burchill Wind Project on September 24, 2019 at the Lorneville Community Centre. The purpose of this event was to inform local residents and stakeholders about the project, to answer any questions, and to accept feedback on the proposal. The open house included various display materials, including:

- A two-meter high display with a project map, overview, and timeline.
- A poster with information about Natural Forces
- Posters with information about the noise and environmental studies being conducted
- Handouts summarizing all of the information on the display and posters
- CanWEA handouts with information about the wind industry
- Binders of research about wind turbines and human health
- Questionnaires for participants to fill out
- Sign-in and mailing list sheets

All of this information was displayed around the room for participants to read. Natural Forces staff were present to answer any questions and accept comments that participants had. There were beverages and light snacks available and various locations to sit and read the materials or fill out the questionnaire.

Natural Forces informed community members of the open house by sending out an admail to all residents in the Lorneville area, running news paper advertisements in the Telegraph Journal for two weeks, and notifying the stakeholders that has already been identified. Many community members attended the open house, with more than 60 people who signed in. The participants who filled out the mailing list sheet have been added to the mailing list for future notifications about project events and updates. Overall, the participants were very interested in the project and were keen to speak with the Natural Forces representatives.

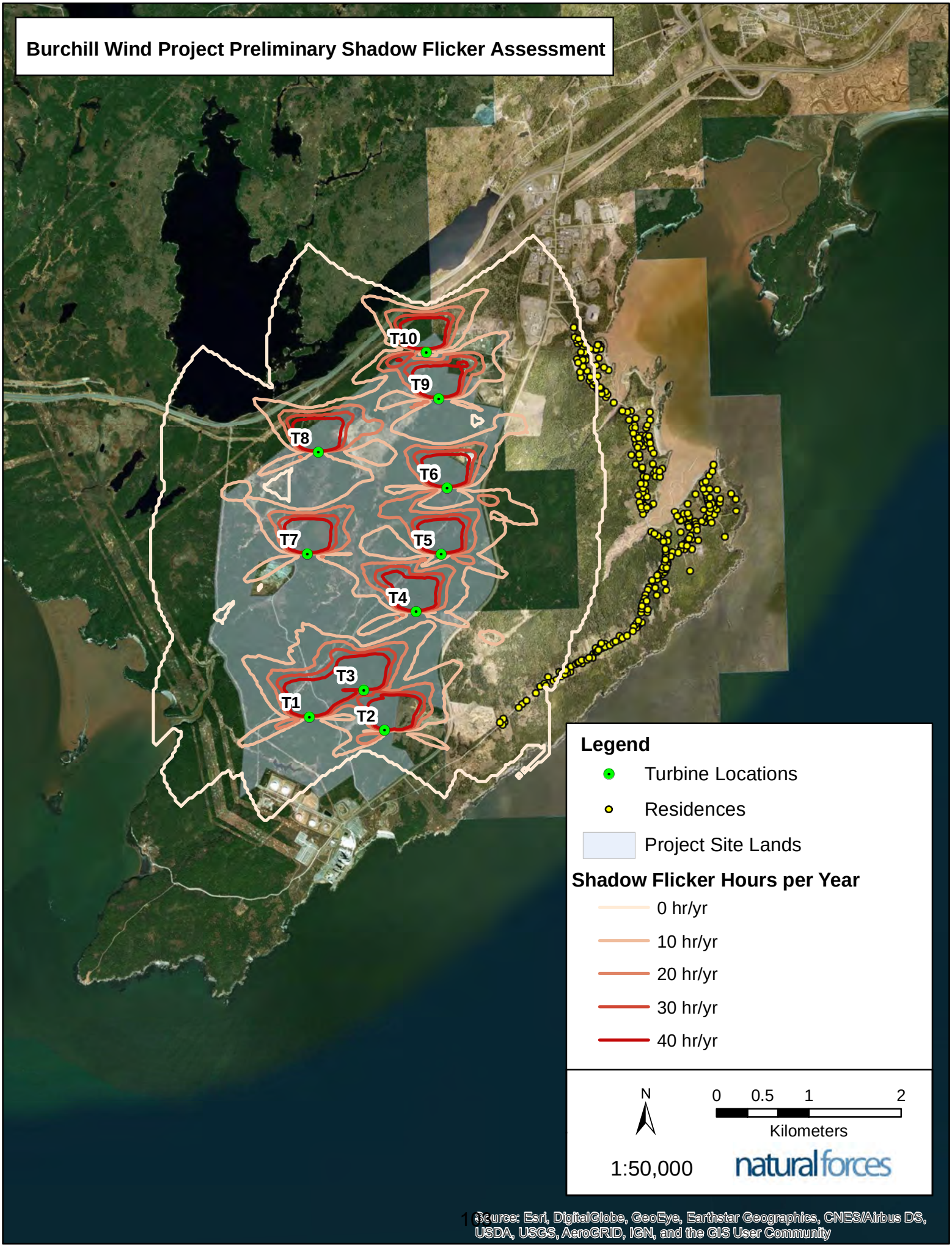
While most of the community members were supportive of wind energy, many were concerned that the wind turbines were being proposed too close to homes. The specific concerns related to health risks, property values, aesthetics, noise, and shadow flicker. The health-related concerns were largely based on the information included in an anti-wind pamphlet circulated by a community member that featured the dangers of “wind turbine syndrome” and had several articles attached to back up this claim. These articles were written by Dr. Nina Pierpont who sells books on wind turbine syndrome. None of the studies listed in the pamphlet had been published or accepted by any peer reviewed scientific journal, due to improper research methods and drawing conclusions from incomplete data.

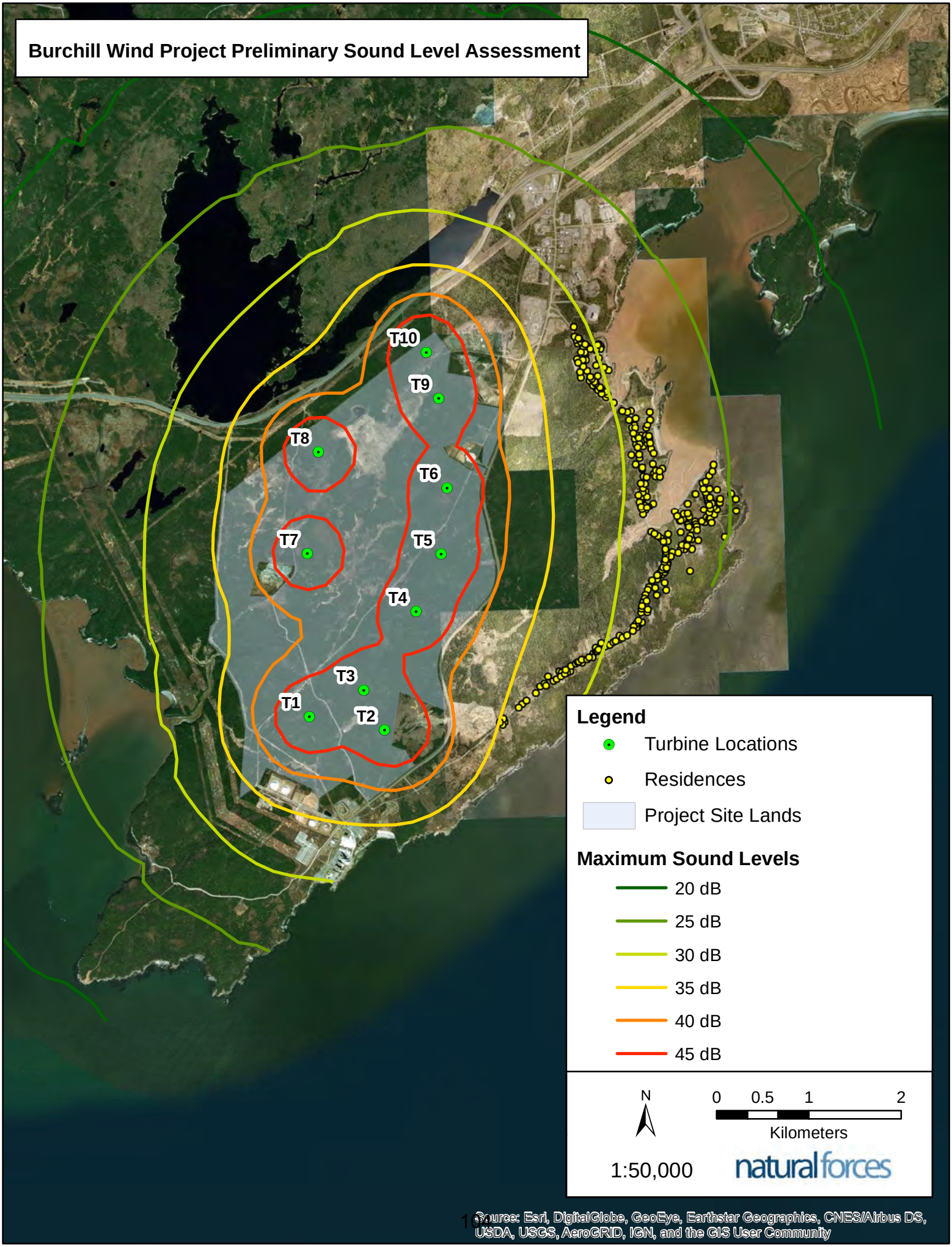
As Natural Forces has learned through conversations with residents, the citizens of Lorneville have had a challenging history with government expropriation of their land, and several projects that were developed without their support. This has made community members wary of new developments. Most of the fear and concerns originated from the misinformation spread by the anti-wind pamphlets.

At the open house, Natural Forces presented materials prepared by independent organizations that pull from peer-reviewed studies about the impacts of wind turbines. Overall, these studies show no negative health impacts directly from wind turbines on nearby residents. Natural Forces has posted links to recent health studies on the Burchill Wind Project website and provided theses studies to anyone interested.

The majority of attendees were Lorneville community members, but there were also many residents from closer to the City of Saint John centre who attended. Most participants were quite amicable and interested in learning about the project and there were a few individuals who were particularly wary of the project and not particularly interested in learning the facts on wind energy. Natural Forces representatives listened to everyone's opinions and tried to better inform people on the science behind wind turbines.

Attendees were also interested in how many jobs the project would create, how the wind turbines would visually affect the horizon, and how the new development of the wind turbines would interfere with future development of hiking and ATV trails. The general sentiment of the community was very much in favor of wind and renewable energy, but very apprehensive of further developments near their homes. Overall, the open house was successful in conveying project and supporting information to community members and in documenting community questions and concerns.


Burchill Wind Project Preliminary Shadow Flicker Assessment
T10
T9
T8
T6
T7
T5
T4
T3
T1
T2
Legend
Turbine Locations
Residences
Project Site Lands
Shadow Flicker Hours per Year
0 hr/yr
10 hr/yr
20 hr/yr
30 hr/yr
40 hr/yr
N
0 0.5 1 2
Kilometers
1:50,000
naturalforces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Burchill Wind Project Preliminary Sound Level Assessment
T10
T9
T8
T6
T7
T5
T4
T3
T1
T2
Legend
Turbine Locations
Residences
Project Site Lands
Maximum Sound Levels
20 dB
25 dB
30 dB
35 dB
40 dB
45 dB
N
0 0.5 1 2
Kilometers
1:50,000
naturalforces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

In Ontario, noise guidelines specific to wind power have been in place since 2004 and have been updated a number of times since. The regulatory requirements include detailed noise modelling, sound level limits for operating wind turbines, and post-construction sound measurement requirements.

Studying potential sound levels

Wind energy developers first rely on wind turbine manufacturers to provide data about the sound levels the wind turbine will produce during operations. Next, the developer uses the noise calculations and measurements within the context of the development area to optimize turbine layouts and to minimize sound levels for residents.

Once the turbines are operational, sound audits are conducted to measure turbine sounds (ensuring they meet manufacturers' sound specifications), and to measure sound levels at nearby residences.

Are wind turbine sounds more noticeable at night?

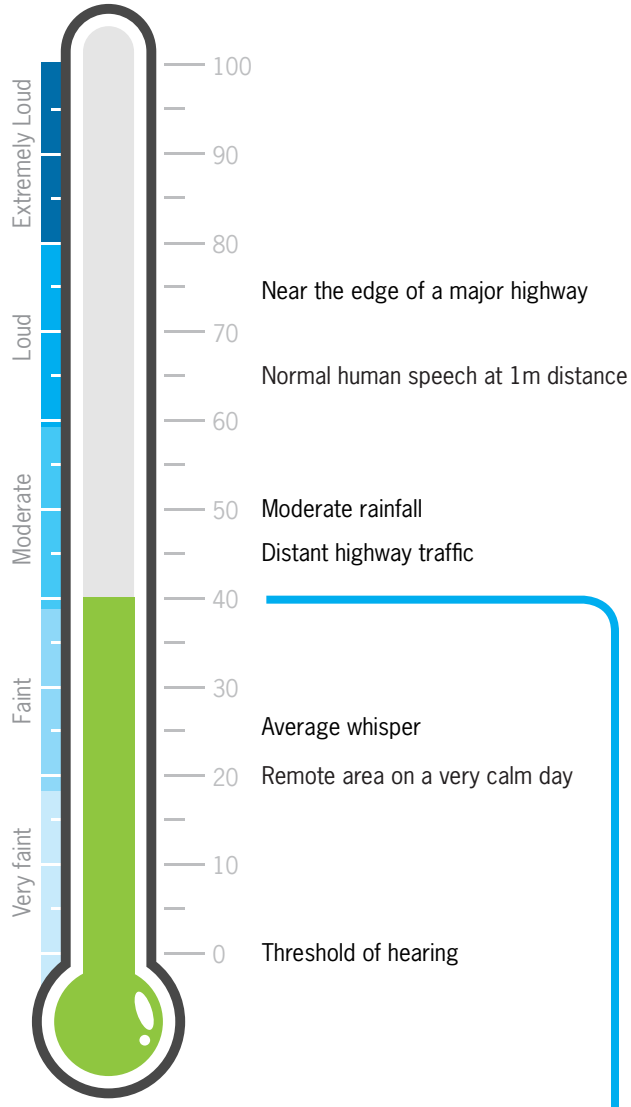
The background noises typically heard in rural areas during the day – such as from farming, or from nearby roads – often decrease at night. When that happens, wind turbine sounds can be more noticeable.

How can residents around a wind project learn more about sound levels?

As part of the provincial environmental assessment process, local residents have an opportunity to attend open houses and discuss concerns about potential sound levels with the wind developer and provincial and local regulators.

How loud is a wind turbine?

The diagram below shows how the sound levels from a wind turbine measure up.



At a distance of 550 metres, typically the sound from a wind turbine will have a sound pressure level of approximately 40 decibels at the outside of a residence.

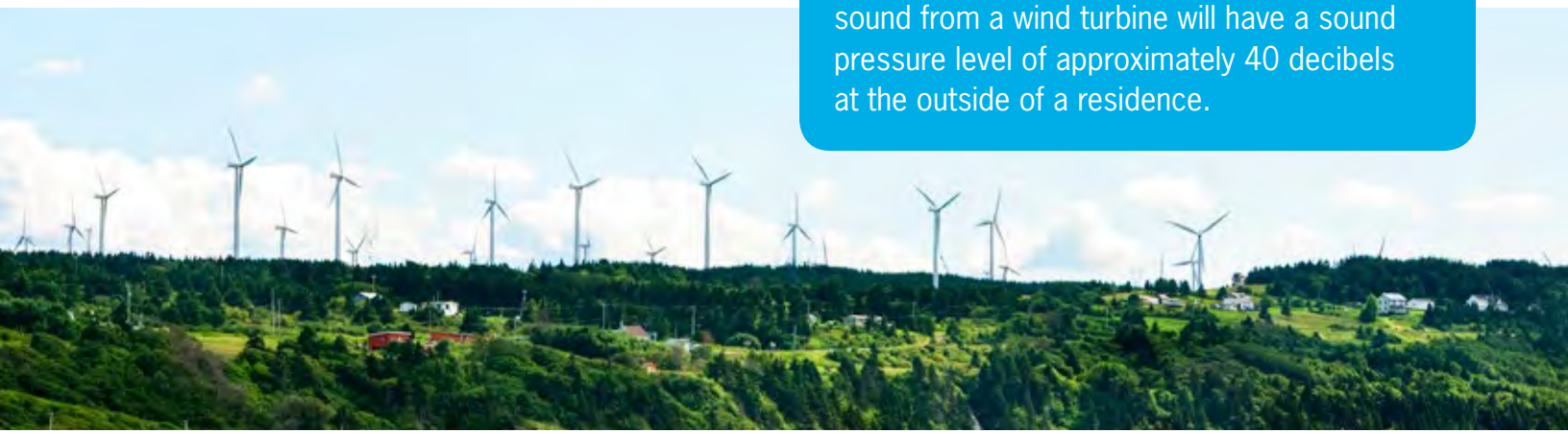


Illustration of Site from Lorneville Church

Illustration of Site from Lorneville Community Centre

From:	QM Construction
To:	onestop
Subject:	Zoning By-law Amendment (Rezoning) Application & Section 59 Amendment - 399 Burchill Road
Date:	February 18, 2020 11:25:53 AM

We are writing in response to your correspondence dated February 5, 2020 regarding the above referenced rezoning application.
Please be advised that QM Construction Ltd. has no objections to the proposed rezoning as presented in your notice dated February 5, 2020.

Regards,

Larry W. Dunlop, P. Eng.
President
QM Construction Ltd.

PROPOSED ZONING BY-LAW AMENDMENT AND SECTION 59 AMENDMENT

RE: 399 BURCHILL ROAD

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room on **Monday, March 9, 2020** at 6:30 p.m., by:

1. Rezone a parcel of land with an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM) to Green Energy (GE).

2. Rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SZ-5).

3. Rescind the Section 39 (now Section 59) conditions imposed on the September 12, 2011 rezoning of a parcel of land having an area of approximately 4143 square metres, located at 399 Burchill Road, also identified as a portion PID 00412189, to Pit and Quarry (PQ).

PROJET DE MODIFICATION DU L'ARRÊTÉ DE ZONAGE ET L'ARTICLE 59

OBJET : 399, CHEMIN BURCHILL

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention de modifier l'arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow le **lundi 9 mars 2020 à 18 h 30**, en apportant les modifications suivantes:

1. Modifier le zonage de un parcelle de terrain d'une superficie d'environ 995,1 hectares, située au 399, chemin Burchill, et portant une partie du NID 00412189, les zones industrie lourde (IH), industrie moyenne (IM), carrière et gravière (PQ) et rurale (RU) à zones énergie verte (GE).

2. Modifier le zonage de un parcelle de terrain d'une superficie d'environ 2,5 hectares, située au 399, chemin Burchill, et portant une partie du NID 00412189, les zones carrière et gravière (PQ) et rurale (RU) à zone spéciale n° 5 (SZ-5).

3. Annuler les conditions de l'article 39 (maintenant l'article 59) imposées au rezonage de 12 septembre 2011 d'une parcelle de terrain d'une superficie d'environ 4143 mètres carrés, située au 399, chemin Burchill, également identifiée comme une partie PID 00412189 à les zones carrière et gravière (PQ).

REASON FOR CHANGE:
To facilitate the establishment of the Burchill Wind Project, which will include the development of several wind turbines on the subject site.

RAISON DE LA MODIFICATION :
Vise à faciliter la mise en chantier du projet éolien de Burchill, qui comprendra l'aménagement de plusieurs éoliennes sur le site en question

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Written objections to the amendment may be sent to the undersigned at City Hall.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Jonathan Taylor, Common Clerk
658-2862

Toute personne intéressée peut examiner le projet de modification au bureau du greffier communal ou au bureau du service de la croissance et du développement communautaire à l'hôtel de ville situé au 15, Market Square, à Saint John, au Nouveau-Brunswick., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Veuillez faire part de vos objections au projet de modification par écrit à l'attention du soussigné à l'hôtel de ville.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.
Jonathan Taylor, Greffière communale
658 2862

natural forces

Natural Forces | 1801 Hollis Street | Suite 1205 | Halifax | NS | B3J 3N4 | T: (902) 422 9663 | F: (902) 422 9780

December 19, 2019

Attn: Kenneth Melanson
Growth & Community Development Services
City of Saint John
10th Floor City Hall
P.O. Box 1971
Saint John, NB E2L 4L1

Dear Mr. Melanson,

Please accept this letter and the attached documentation in application for the rezoning of that portion of the Crown lands with PID 00412189 to the northwest of King William Road. The attached Site Plan delineates these lands. This application is to rezone these lands from the Medium Industrial (IM), Heavy Industrial (IH), and Rural (RU) zones to the Green Energy (GE) Zone. In the Municipal Plan, these lands are designated as Heavy Industrial and Rural Resource. The following attachments are included in support of this application:

- Attachment 1: General Application Form and Council Application
- Attachment 2: Proposed Project Site Plan
- Attachment 3: Proof of Encumbrances on Lands
- Attachment 4: Project Brief
    - Appendix A: Supporting Project Site Maps
    - Appendix B: Noise and Shadow Flicker Maps
    - Appendix C: Archaeological Predictive Model Map
    - Appendix D: Public Consultation Materials

These are provincial Crown lands held by the Minister of Energy and Resource Development. Saint John Energy currently holds a License of Occupation for these lands, the entirety of which is being requested for rezoning. This license is currently in the process of being assigned to Natural Forces. Authorization for this application has been given by Craig Parks, the Director of Crown Lands of the Department of Energy and Resource Development of New Brunswick, who is a designated signatory for the Minister. This authorization is included in the Authorization section of the Council Application.

Because of the disturbed, industrial nature of these lands, this site is well-suited for wind energy development. Further project information can be found in Attachment 4. This includes a project overview, siting and environmental considerations, permitting process, and public consultation details, along with various supporting project site maps. The EIA for this project is set to be registered with the province in early 2020.

Our intention is that this application be reviewed at the PAC meeting on February 19, 2020 and thereafter at the Public Hearing at Council in March 2020.

If any additional information is needed, please do not hesitate to reach out to me.

Sincerely,

Meg Morris

Meg Morris
Development Officer
Natural Forces

Attachment 1:
General Application Form and Council Application Form

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN
onestop@saintjohn.ca Phone: 658-2911 Fax: 632-6199

General Application Form

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

LOCATION	CIVIC ADDRESS :	King William Road	PID # :	00412189
STAFF USE	HERITAGE AREA: Y / N	INTENSIFICATION AREA: Y / N	FLOOD RISK AREA: Y / N	APPROVED GRADING PLAN: Y / N
	APPLICATION #:		DATE RECEIVED:	
			RECEIVED BY:	

APPLICANT INFORMATION			
APPLICANT	Natural Forces (Meg Morris)	EMAIL mmorris@naturalforces.ca	PHONE 902-422-9663
MAILING ADDRESS	1205-1801 Hollis St. Halifax, NS		POSTAL CODE B3J 3N4
CONTRACTOR		EMAIL	PHONE
MAILING ADDRESS			POSTAL CODE
OWNER		EMAIL	PHONE
MAILING ADDRESS			POSTAL CODE

PRESENT USE:

PROPOSED USE: Wind Energy Development

CHECK ALL THAT APPLY

BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
☐ INTERIOR RENOVATION	☐ NEW CONSTRUCTION	☐ VARIANCE	☐ STREET EXCAVATION	☐ HERITAGE DEVELOPMENT
☐ EXTERIOR RENOVATION	☐ ACCESSORY BLDG	☐ PLANNING LETTER	☐ DRIVEWAY CULVERT	☐ HERITAGE SIGN
☐ ADDITION	☐ POOL	☑ PAC APPLICATION	☐ DRAINAGE	☐ HERITAGE INFILL
☐ DECK	☐ DEMOLITION	☑ COUNCIL APP	☐ WATER & SEWERAGE	☐ HERITAGE DEMO
☐ CHANGE OF USE	☐ SIGN	☐ SUBDIVISION	☐ OTHER	☐ OTHER
☐ MINIMUM STANDARDS	☐ OTHER	☐ OTHER		

DESCRIPTION OF WORK

Re-zoning that portion of the Crown land parcel with PID 00412189 to the northwest of King William Road to Green Energy (GE). Current zoning is a combination of Medium Industrial (IM), Heavy Industrial (IH), and Rural (RU).

☐ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
8th Floor - 15 Market Square
Saint John, NB E2L 1E8
commonclerk@saintjohn.ca
(506) 658-2862

The City of Saint John

I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Meg Morris
Applicant Name

Meg Morris
Applicant Signature

December 19, 2019
Date

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN

Council Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	King William Road	APPLICATION #		FEE PAID	Y	N

TYPE OF APPLICATION

- [ ] Land for Public Purposes Release — Service Fee: $300
- [ ] Non-Conforming Use — Service Fee: $200
- [ ] Satisfactory Servicing — Service Fee: $200
- [ ] Section 39 Amendment — Service Fee: $2,500
- [x] Zoning By-law Amendment — Service Fee: $2,500
- [ ] Zoning By-law Amendment with a Municipal Plan Amendment — Service Fee: $3,500

DETAILED DESCRIPTION OF APPLICATION

Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

Re-zoning that portion of the Crown land parcel with PID 00412189 to the northwest of King William Road to Green Energy (GE). Current zoning is a combination of Medium Industrial (IM), Heavy Industrial (IH), and Rural (RU). This rezoning is for the Burchill Wind Project, a proposed 5-10 wind turbine development near Lorneville. Project details and a site plan are attached in the Project Brief.

ENCUMBRANCES

Describe any easements, restrictive covenants, and other encumbrances affecting the land.

- Quarry at 1035 Burchill Rd. (May 2008, land use agreement attached)
- Saint John Industrial Parks Ltd. utility Right of Way to Quarry at 1035 Burchill Rd. (June 2010, Grant of RoW attached)
- Irving Oil Ltd. Pipeline
- City of Saint John water main

AUTHORIZATION

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Registered Owner or Authorized Agent

Additional Registered Owner

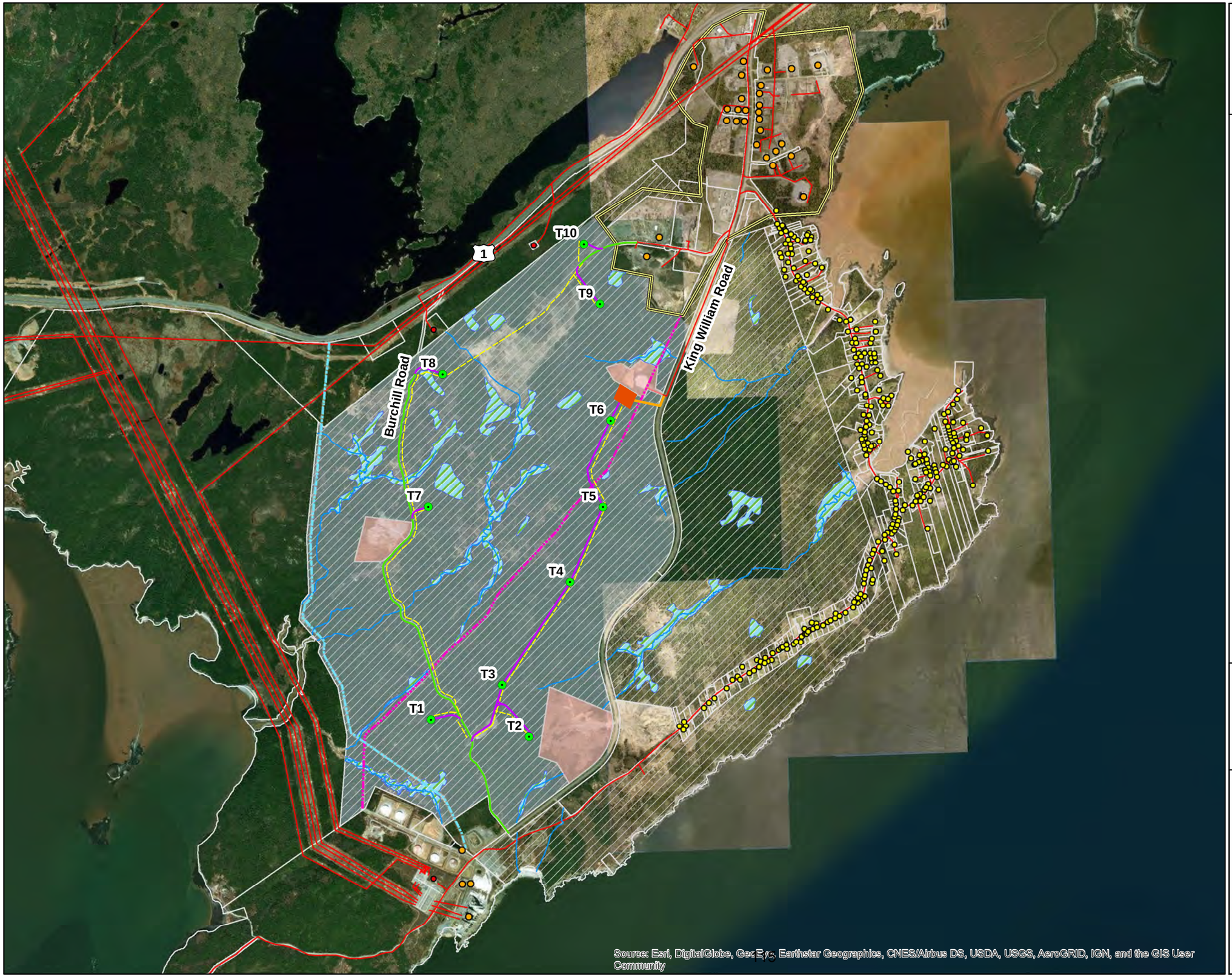
December 19, 2019
Date

Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Council Application Form 20/01/2017

Attachment 2:
Proposed Project Site Plan



Burchill Wind Project

Proposed Site Plan

Proposed Infrastructure

- Turbine Locations
- Roads to be Upgraded
- New Roads
- Collection System
- Interconnection (being developed by SJE)
- Substation (being developed by SJE)

Existing Infrastructure/Constraints

- Residences
- Industrial Buildings
- Telecommunication Towers
- Existing SJE Electrical Infrastructure
- Water Main
- Pipeline (owned by Irving)
- Mapped Watercourses
- Spruce Lake Industrial Park
- NB Mapped, Regulated Wetlands
- Pits/Quarries
- Crown PID 00412189
- Land Parcels
- Re-zoning Request Area

Notes:

The proposed infrastructure shown here is preliminary and will be confirmed through the ongoing EIA and permitting process.

N

0 0.5 1 2

Kilometers

1:30,000

Coordinate System: UTM Zone 19, Northern Hemisphere

Date: 12/19/2019

naturalforces

Attachment 3:
Proof of Encumbrances on Land

25526063

PID # 00412189

PROVINCE OF NEW BRUNSWICK
COUNTY OF SAINT JOHN

10:24:13
MAY 0 9 2008

I, ELIZABETH GORMLEY, of The City of Saint John in the County of Saint John and Province of New Brunswick, DO HEREBY CERTIFY:-

1. That I am the Common Clerk of the said City of Saint John, 15 Market Square, P.O. Box 1971, Saint John, N.B. E2L 4L1 and as such have the custody of the minutes and records of the Common Council of the said City of Saint John and of the Common Seal of the said City.

2. That hereto attached and marked "A" is a copy of a resolution adopted pursuant to Section 39 of the Community Planning Act (Chapter C-12, R.S.N.B. 1973) at a meeting of the Common Council of The City of Saint John held on the 28th day of April, A.D. 2008.

3. That the resolution identified in the immediately preceding paragraph applies to land identified by PID Number 00412189 and which land is apparently owned by: City of Saint John, P.O. Box 1971, Saint John, NB E2L 4L1 and Province of NB, P.O. Box 6000, Fredericton, NB E3B 5H1.

4. That I have carefully compared the said resolution with the original and the same is a true copy thereof.

D A T E D at The City of Saint John on the 8th day of May, A.D. 2008.

IN TESTIMONY WHEREOF, I, the said Common Clerk of The City of Saint John have hereunto affixed the Common Seal of the said City the day and year first hereinbefore written.

O FORTUNAI QUORUM JAMMOENIA SURGUNT

Elizabeth Gormley
Common Clerk

"A"

"RESOLVED that pursuant to the provisions of Section 39 of the Community Planning Act, the establishment and operation of a quarry on a parcel of land having an area of approximately 17 hectares, located at 1035 Burchill Road, also identified as being a portion of PID Number 00412189, be subject to the condition that, in addition to the requirements contained in Section 680(10)(d) of the Zoning By-law, the elevation of any disturbed portion of the site after excavation shall be no less than 50 metres above sea level."

I certify that this instrument is registered or filed in the Saint John County Registry Office, New Brunswick

J'atteste que cet instrument est enregistré ou déposé au bureau d'enregistrement du comté de Saint John, Nouveau-Brunswick

MAY 0 9 2008

date

10:24:13

time - heure

25526063

number - numéro

Yvonne Janssen

Deputy Registrar Conservateur Adjoint

28801406

JUN 0 3 2010
15:07:59

Burdened Parcel: PID 00412189
Benefitted Parcel: PID 55193908

GRANT OF RIGHT-OF-WAY

BETWEEN: **HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NEW BRUNSWICK as represented by the Minister of Business New Brunswick** (the "Grantor")

OF THE FIRST PART

AND: **SAINT JOHN INDUSTRIAL PARKS LTD.**, a body corporate, under the laws of the Province of New Brunswick, having its Head Office at P.O. Box 1971, Saint John, New Brunswick, (the "Grantee")

OF THE SECOND PART

WHEREAS, the Grantor is the owner of certain lands and premises situate, lying and being in the City of Saint John and Province of New Brunswick, more particularly identified as New Brunswick PID 00412189 (the "Grantor Lands"),

AND WHEREAS, by way of transfer from the Grantor of even date herewith, the Grantee is the owner of certain lands and premises situate, lying and being in the City of Saint John and Province of New Brunswick, more particularly identified as New Brunswick PID 55193908, (the "Grantee Lands),

AND WHEREAS the Grantor has agreed to grant to the Grantee a right-of-way over the Grantor Lands, such that the Grantee will have a legal access across the Grantor Lands in order to gain access to the Grantee Lands,

AND WHEREAS, the Grantor and the Grantee have caused a plan to be completed showing the location and limits of the 8.0 meter wide right-of-way extending from the northerly limits of King William Road across the Grantor's Property to the southerly boundary line of the Grantee Lands (the "Plan"), which Plan is attached hereto as Schedule "A",

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants, agreements, rights and privileges herein contained and for such other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) the Grantor grants to the Grantee, its successors and assigns, a free and uninterrupted right-of-way for purposes of ingress and egress in favour of the Grantee, its successors and assigns, its agents, servants, workman and all other authorized persons and with or without vehicles, in, over, upon and along the right-of-way more particularly described in Schedule "A" hereto annexed, the said granted right-of-way, for ingress and egress, to be used by the Grantee, its successors and assigns, in common with the Grantor, his heirs and assigns and all other persons lawfully entitled to use the same.

The Grantor and the Grantee, being the parties to this Grant of Right-of-Way agree that either the Grantor or the Grantee shall have the right to install and maintain in, along and upon the herein granted Right-of-Way such utilities as are necessary for the proper use and enjoyment of the Grantor Lands and the Grantee Lands.

Nothing herein shall be deemed to be a covenant on the part of the Grantor to construct, maintain or repair any roadway or passageway of any sort on the lands referred to in Schedule "A" or to contribute to the cost thereof.

This Agreement shall enure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns.

DATED at Saint John, New Brunswick this 27th day of May, 2010.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

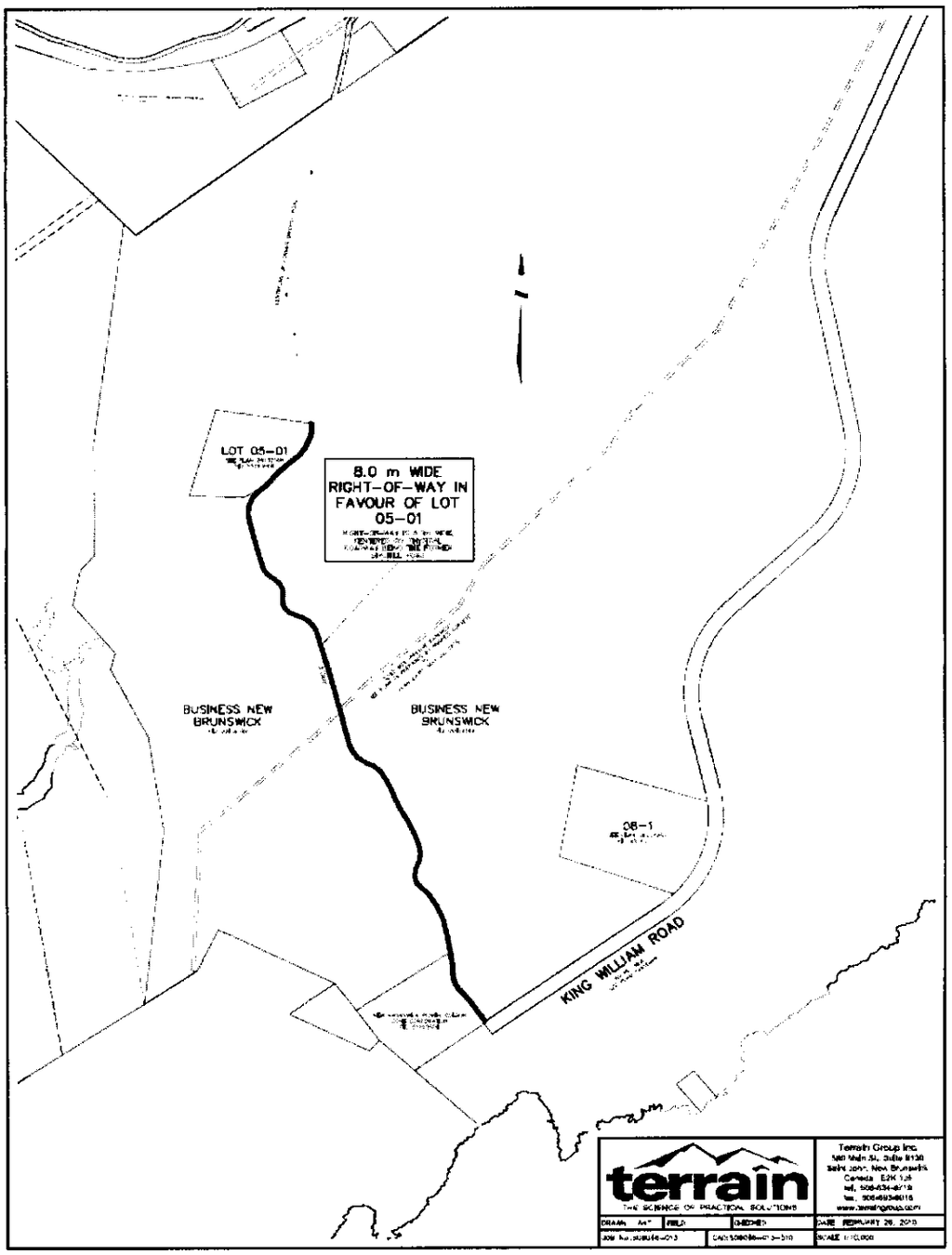
Witness

HER MAJESTY THE QUEEN in right OF THE PROVINCE OF NEW BRUNSWICK as represented by the MINISTER OF BUSINESS NEW BRUNSWICK

Hon. Victor Boudreau

SAINT JOHN INDUSTRIAL PARKS LTD.

Schedule A – Right of Way



Attachment 4:
Project Brief

PROPOSED BURCHILL WIND PROJECT

Project Brief

December 2019

natural forces

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Appendix B: Noise and Shadow Flicker Maps
Appendix C: Archaeological Predictive Model Map
Appendix D: Public Consultation Materials

Introduction

Natural Forces submitted a proposal to develop a wind energy project near Lorneville, NB in March 2019 to Saint John Energy as part of Saint John Energy's Request for Proposal (RFP) to acquire additional renewable energy sources for their energy supply. As part of this RFP, Natural Forces has proposed a project that consists of five (5) to ten (10) wind turbines with an installed capacity between twenty (20) and forty-two (42) MW, to be supplied to Saint John's electrical grid. Natural Forces was announced as the successful Proponent chosen to develop and operate this Burchill Wind Project on September 4, 2019.

1.0 Project Overview

The proposed project is called the Burchill Wind Project (the "Project"), and is sited on Crown land approximately 15 kilometers southwest from the City of Saint John near Lorneville and the existing Coleson Cove Generating Station. The regional location of the Project site is shown in Map 1 in Appendix A. The Project would make use of the existing Burchill Road for access as much as feasible and would consist of 5 to 10 turbines with a total installed capacity ranging between twenty (20) and forty-two (42) megawatts (MW). The Project is proposed to connect to the Saint John Energy electrical grid, and would require an on-site substation and interconnection infrastructure to be developed by Saint John Energy.

Saint John Energy has secured an exploratory license of occupation over the Crown Lands (PID 00412189) being considered for the Project. This license, the extent of which is shown as the Project Site Lands in Map 2 in Appendix A, is currently in the process of being assigned to Natural Forces. The secured lands allow for a variation of the turbine locations based on the findings and constraints of environmental studies and field surveys. There are several known mapped regulated wetlands on the site that are connected by small watercourses, which have been taken into consideration in the current proposed Project layout. A more detailed preliminary environmental screening is provided in the following sections.

The Project area is known to have an energetic wind regime, largely due to its elevation. At the proposed turbine locations, elevations vary from 51 m to 74 m. The exact geographic location of the site is included in Table 1.

Table 1: Coordinates of the Project site.

	Longitude & Latitude	**UTM Zone 19**
Geographic site center	66° 11' 59.13" W 45° 10' 22.12" N	720037 m E, 5005963 m N

For additional information on the proposed Burchill Wind Project, visit the project website at:

https://www.naturalforces.ca/burchill-wind-project

2.0 Considerations

Natural Forces has extensive knowledge and experience with respect to project site finding and the development of wind farms. There are many considerations to take into account when developing these types of projects and a detailed assessment of these considerations is ongoing to further refine the turbine locations to provide efficient renewable energy, while minimizing impacts on the community and environment. Natural Forces has used the lands chosen and secured by Saint John Energy for the early development proposal of this Project, shown in Map 2 in Appendix A, to develop the preliminary turbine layout following an internal review of the site. Natural Forces believes this Project site is attractive due, in no particular order, to its estimated wind resource, its elevation, and the industrial nature of the surrounding lands. The area has extensive industrial disturbances including a waterline, a pipeline, three communication towers, several gravel pits, several transmission lines, and the Coleson Cove Generating facility and its auxiliary buildings. On a site visit on a clear day, industrial sounds can be heard throughout the Project site lands.

The following is a list of factors that have been considered during the Natural Forces site review:

- Technical Considerations;
    1. Sufficient wind resource;
    2. Regional topography;
    3. Proximity to existing electrical infrastructure; and,
    4. Turbine technology.
- Environmental Considerations;
    1. Proximity to provincially regulated wetlands;
    2. Proximity to residential dwellings or other sensitive buildings;
    3. Sensitivity of flora & fauna;
    4. Proximity to provincial or national parks and nature reserves; and,
    5. Risk of archaeological resource disturbance.
- Land use considerations;
    1. Known culturally significant areas;
    2. Current land use;
    3. Future land use;
    4. Available access to the land; and,
    5. Proximity to residential properties, communities, and towns.

The proposed locations of the turbines in the 10-turbine layout, as shown in Map 2 in Appendix A, are detailed in Table 2, along with their respective ground elevations and distance to nearest residential dwelling. The turbine model for this project has not yet been decided. The turbines being considered have hub heights that range from 120 m to 135 m. The tallest model being considered at this time has a total height, from ground to blade tip, of 205 m.

Table 2: Location and ground elevation of turbines in the proposed 10-turbine layout.

Turbine	Location	Ground Elevation	Distance to Nearest Residential Dwelling
T1	45°10'6.86"N 66°12'20.37"W	71 m	2.06 km
T2	45°10'1.35"N 66°11'43.38"W	73 m	1.25 km
T3	45°10'15.52"N 66°11'52.89"W	74 m	1.5 km
T4	45°10'42.44"N 66°11'25.73"W	73 m	1.49 km
T5	45°11'2.30"N 66°11'12.18"W	60 m	1.75 km
T6	45°11'25.45"N 66°11'8.12"W	51 m	1.87 km
T7	45°11'4.04"N 66°12'18.56"W	58 m	2.77 km
T8	45°11'39.49"N 66°12'11.39"W	63 m	2.94 km
T9	45°11'56.87"N 66°11'10.69"W	57 m	1.55 km
T10	45°12'13.12"N 66°11'16.05"W	70 m	1.64 km

2.1 Wind Resource - Wind Monitoring Campaign

The New Brunswick Wind Atlas indicates the approximate wind speed at the Project site lands is within a range sufficient for wind farm development. The predominate wind direction is from the southwest, typical of Canada's east coast. The turbine locations have been optimized to account for this southwesterly wind direction in order to maximize the wind energy generation. Natural Forces has installed a meteorological mast on site to collect detailed wind data specific to the site to assist in further refining the turbine locations to best capture the wind resource.

2.2 Environmental Considerations

The following studies will be included as part of the Environmental Impact Assessment (EIA) of the Project:

- Predicted Environmental (physical, biophysical, and socio-economic) Impacts and Mitigation;
- Shadow Flicker Impact Assessment;
- Noise Impact Assessment;
- Public Consultation & Stakeholder Consultation; and,
- Rightsholders and First Nation Consultation.

During the 2019 survey season, wetland, watercourse, and vegetation surveys were completed in proximity to the proposed infrastructure, shown on the Site Plan in Appendix A. The entirety of the Project site lands were surveyed for birds and bats during the 2019 survey season. Surveys will continue during the 2020 survey season. These surveys will include bird and bat monitoring, as well as any additional surveys required through the provincial EIA process. Maps of the shadow flicker and noise impact assessments are included in Appendix B.

The EIA for the Project is set to be registered with the province in early 2020, the feedback from which will shape our remaining studies.

2.2.1 Protected Areas

A search of the GeoNB geographical data layers that identify federal and provincial parks, protected natural areas (PNA), and wildlife refuges, as well as the database for Important Bird Areas (IBA) was carried out to identify protected areas near the proposed Project site lands. The results of this search are shown in Map 3 in Appendix A. The closest protected areas are the Musquash Estuary PNA, located just over 1 km west of the nearest proposed turbine location, and an IBA located approximately 5 km east of the nearest proposed turbine location.

2.2.2 Wetlands and Watercourses

A search of the GeoNB database also reveals known, regulated wetlands and watercourses within the Project site boundaries. Field surveys are being carried out to verify the location of these areas, as well as unmapped wetlands and watercourses. Map 4 in Appendix A shows the proposed Project layout with the known regulated wetlands and watercourses.

2.2.3 Residential Areas

The Project is proposed in a rural location. The nearest community to the Project is Lorneville, New Brunswick. Preliminary noise and shadow flicker impact assessments have been completed to ensure minimal impact on nearby residents. These assessments show that the Project complies with noise and shadow flicker regulations determined by the Province. Maps included in Appendix B show the results of these preliminary studies. Further detailed assessments will be included in the EIA.

2.2.4 Archaeological Services Database Results

An Archaeological Services database search has been initiated to identify the potential for archaeological resources on the Project site and is shown in Appendix C.

3.0 Permitting

Table 3 includes a list of permits that will likely be required for the development and construction of the Project. Additional permits may be necessary and will be secured when required.

Table 3: Required Permits

Permit	Permitting Authority
Development Permit	City of Saint John
Archaeology Field Research Permit	NB Department of Tourism, Heritage and Culture
Environmental Impact Assessment	NB Department of Environment and Local Government
Work Within a Highway Right of Way	NB Department of Transportation and Infrastructure
Watercourse and Wetland Alteration Permit	NB Department of Environment and Local Government
Aeronautical Obstruction Clearance Permit	Transport Canada
Land Use Permit	NavCan
License of Occupation to Explore	NB Department of Energy and Resource Development
Crown Land Wind Farm Lease	NB Department of Energy and Resource Development
License of Occupation for Construction and Operation	NB Department of Energy and Resource Development
Work permit	NB Department of Energy and Resource Development
Cutting Permit	NB Department of Energy and Resource Development

3.1 Environmental Impact Assessment

The New Brunswick Environmental Impact Assessment (EIA) legislation requires all proposed wind farms with a combined design production rating of 3 MW or more to conduct an EIA. As the Project will have an approximate nameplate capacity of 20-42 MW, an EIA will be required. The EIA is currently being prepared and is set to be registered with the province in early 2020.

Natural Forces has experience conducting EIAs for wind projects in New Brunswick. The EIA for the Project will be managed internally by the Natural Forces team.

Natural Forces has held several meetings with the NB Environmental Assessment branch of the Department of Environmental and Local Government, as well as the Department of Energy and Mines to discuss the scoping and general regulation requirements for several of its proposed wind farm projects. The NB EIA Wind Turbine Specific Guidelines is being followed in the preparation of the EIA.

3.2 Proposed Project Timeline

The Project schedule activities are currently arranged into five (5) distinct phases.

1. *Development Phase* includes all development activities preceding the construction of the Project. These activities include the core of the main Project development tasks, including environmental field surveys, EIA writing, First Nation consultation, public consultation, wind resources assessment, site geotechnical work, and permitting. The engineering design and system and facilities impact studies that will be conducted by Saint John Energy are included in this phase. Saint John Energy initiated this phase in Q2 2019 and Natural Forces has taken over most development activities.
2. *Pre-Construction Phase* includes all pre-construction activities that often overlap the initial development activities for a project. Activities in this phase include preparing the financing arrangement for debt and equity, wind turbine supply negotiation, final site design, execution of the Facilities Study Agreement, tendering for all construction contracts, and final construction-related permitting. This phase is expected to run from Q3 2020 to Q4 2020.
3. *Construction Phase* includes all construction and commissioning activities. These activities range from tree clearing and grubbing, to road building, electrical works, foundation pouring, turbine delivery, turbine assembly, and final project commissioning. This phase is expected to run from Q3 2020 to Q4 2021, and includes the necessary network transmission upgrades that will be commissioned by Saint John Energy. The proposed Commercial Operation Date is set for Q4 2021.
4. *Operational Phase* includes all activities that occur during the operation of the wind project, once it has been commissioned. These range from post-construction monitoring, annual monitoring reports, remote monitoring of turbine performance, and maintenance. This phase is expected to run from Q4 2021 to decommissioning of the Project.
5. *Decommissioning Phase* includes all the activities that will occur to decommission the Project. These include the removal of the turbine materials and associated infrastructure to an appropriate underground depth, and the restoration of the site. Decommissioning activities will be planned a few months prior to the decommissioning date. This date may vary as the life of a wind turbine can be extended by replacing certain parts to safely produce additional energy after its original lifespan. Replacing turbine parts to maintain operation would also be dependent on the desire of Saint John Energy to purchase additional power from the project after the initial power purchase agreement term.

4.0 Public and Stakeholder Consultation and Engagement

Natural Forces is committed to ensuring that the local community and all stakeholders are engaged in the Project. Natural Forces has prepared a Public Consultation and Communication Plan outlining the main consultation and communication activities that will be ongoing throughout the project to maintain transparency with stakeholders. These activities include:

- Maintaining an up-to-date project website;
- Hosting open houses in the community to provide information and accept feedback;
- Engage in meetings with individuals, community groups, and businesses as requested; and
- Send project updates to the project mailing list.

This Public Consultation and Communication Plan is a baseline that will be shaped by the feedback and requests received by stakeholders. The first Open House was held on September 24th at the Lorneville Community Center, documentation of which is included in Appendix D, including:

- A summary of the discussions had at the Open House, as well as a description of the event;
- The handout offered to participants with a summary of the information presented on the display boards;
- The questionnaire that participants were encouraged to fill out and submit to Natural Forces; and,
- The updated Burchill Wind Project website that was updated after the Open House with answers to the FAQs.

The second Open House will be scheduled in early 2020 upon the submission of the EIA to the Province.

Consultation has also been ongoing with regulatory bodies, community organizations, and the other users of this land.

5.0 Closure

Natural Forces' proposal for the Burchill Wind Project consists of five (5) to ten (10) wind turbine generators capable of producing approximately 20-42 MW of renewable energy, which will displace electricity produced from fossil fuels. Consultation and engagement with a wide variety of stakeholders and rights holders will be continuous to gauge the full range of impacts and concerns of the Project.

The following benefits are associated with the Burchill Wind Project:

- Production of emission-free energy, which will displace energy produced from fossil fuels in New Brunswick and contribute to the growing renewable energy sector in Saint John;
- Reduction of New Brunswick’s contribution to anthropogenic induced climate change, which is putting our environment at serious risk;
- Increased revenue for the local area through payment of annual property taxes;

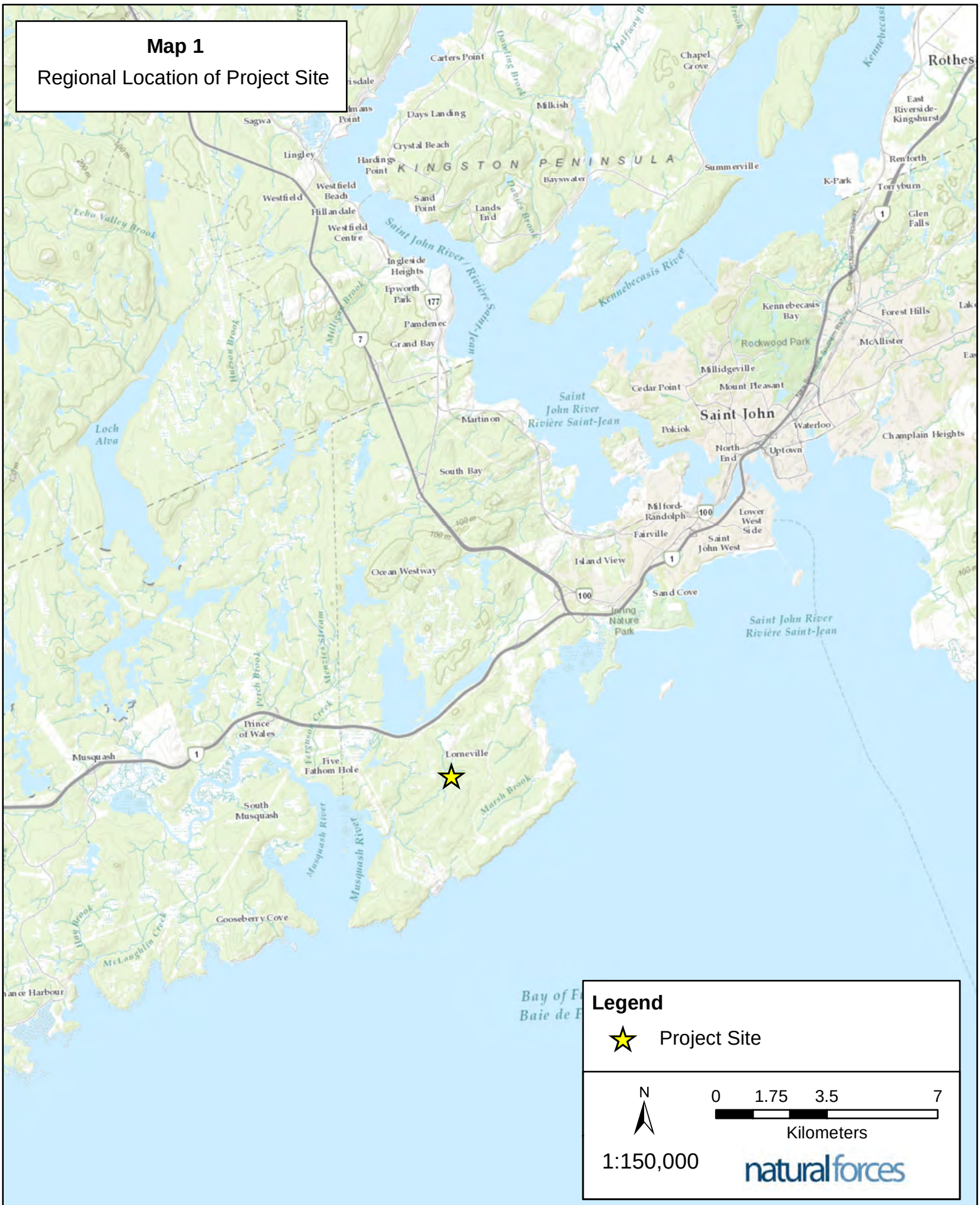
- Increased revenue for local businesses due to activities associated with the construction, operation and decommissioning phases of the Project; and,
- Creation of additional employment in the region during the entire Project life.

The Burchill Wind Project provides an excellent opportunity to transform a disturbed industrial site into a productive source of renewable energy, leading to increased source diversity while contributing to meeting increasing energy demands. Natural Forces is excited to develop this Project and looks forward to working with stakeholders to garner community support for the Project.

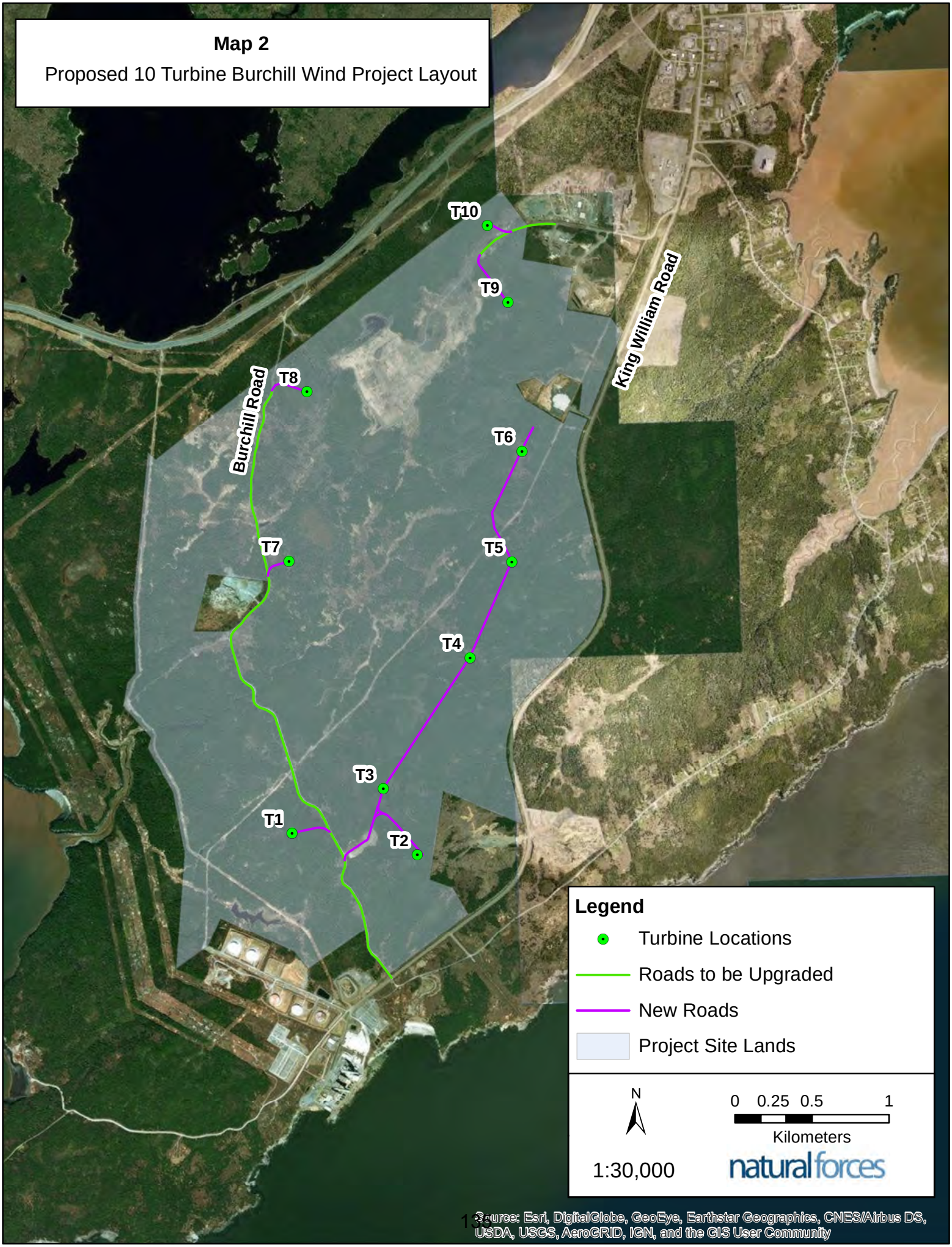
APPENDIX A: Project Site Maps

Map 1

Regional Location of Project Site

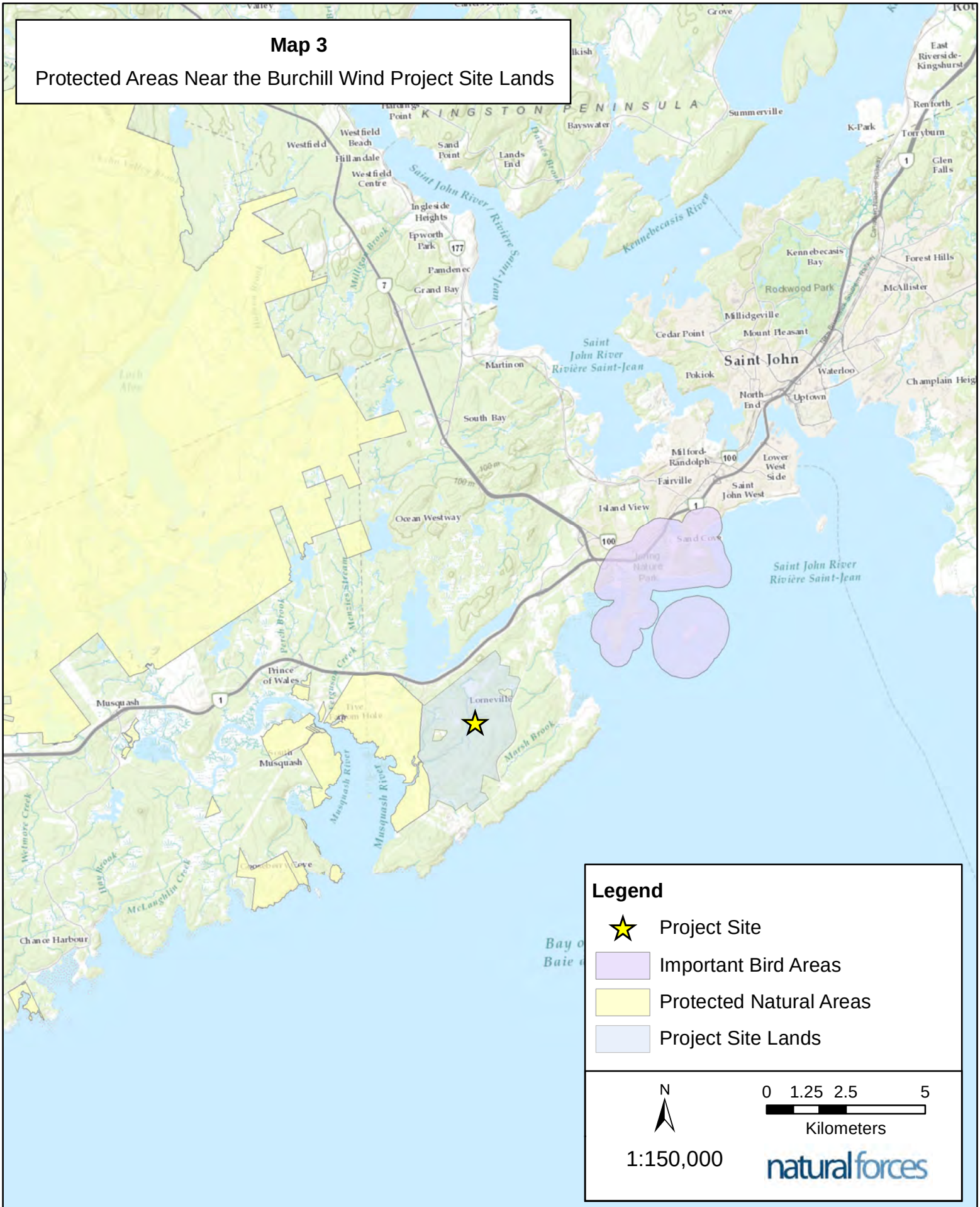


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

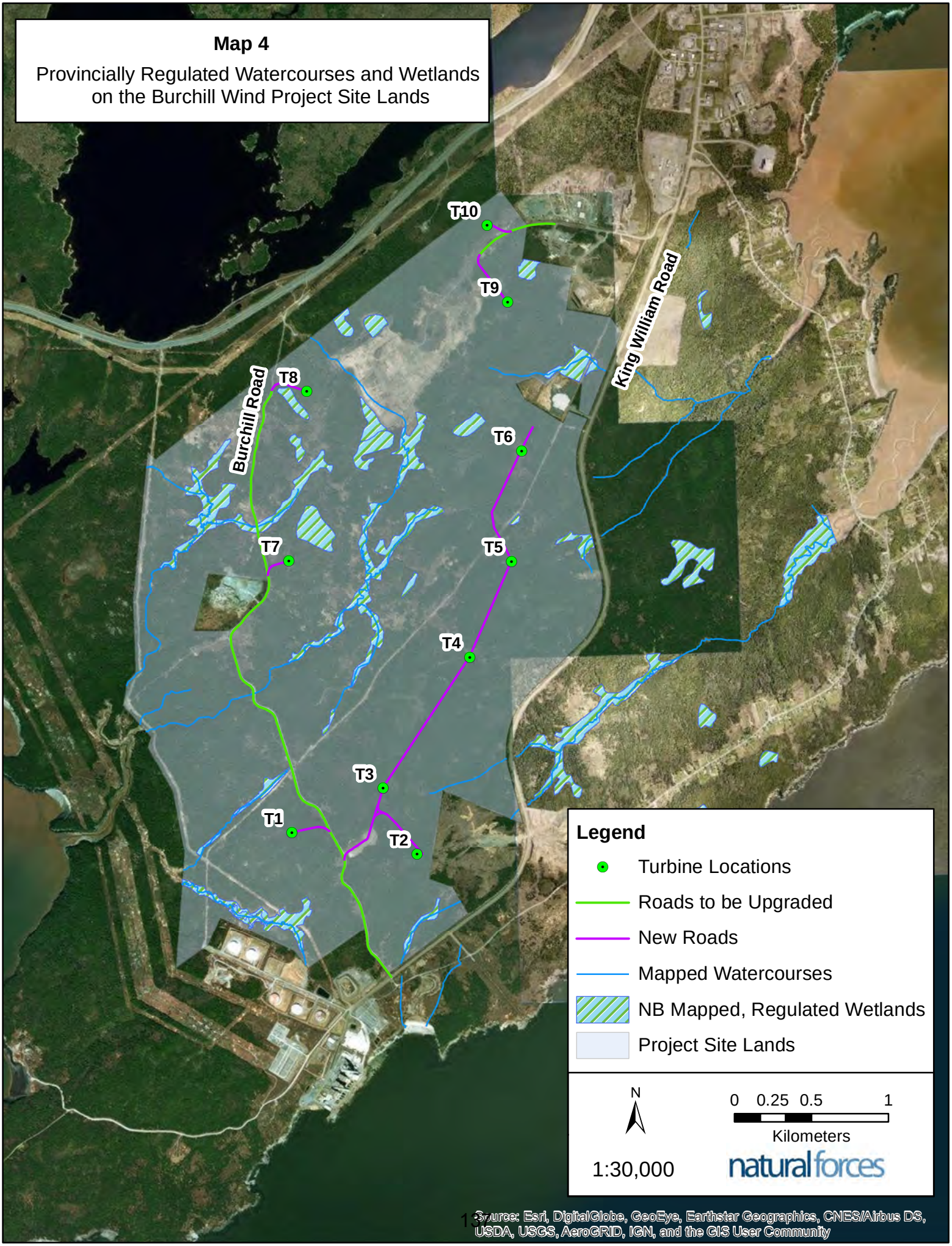

Map 2
Proposed 10 Turbine Burchill Wind Project Layout
T10
T9
King William Road
T8
Burchill Road
T6
T7
T5
T4
T3
T1
T2
Legend
Turbine Locations
Roads to be Upgraded
New Roads
Project Site Lands
N
0 0.25 0.5 1
Kilometers
1:30,000
natural forces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map 3

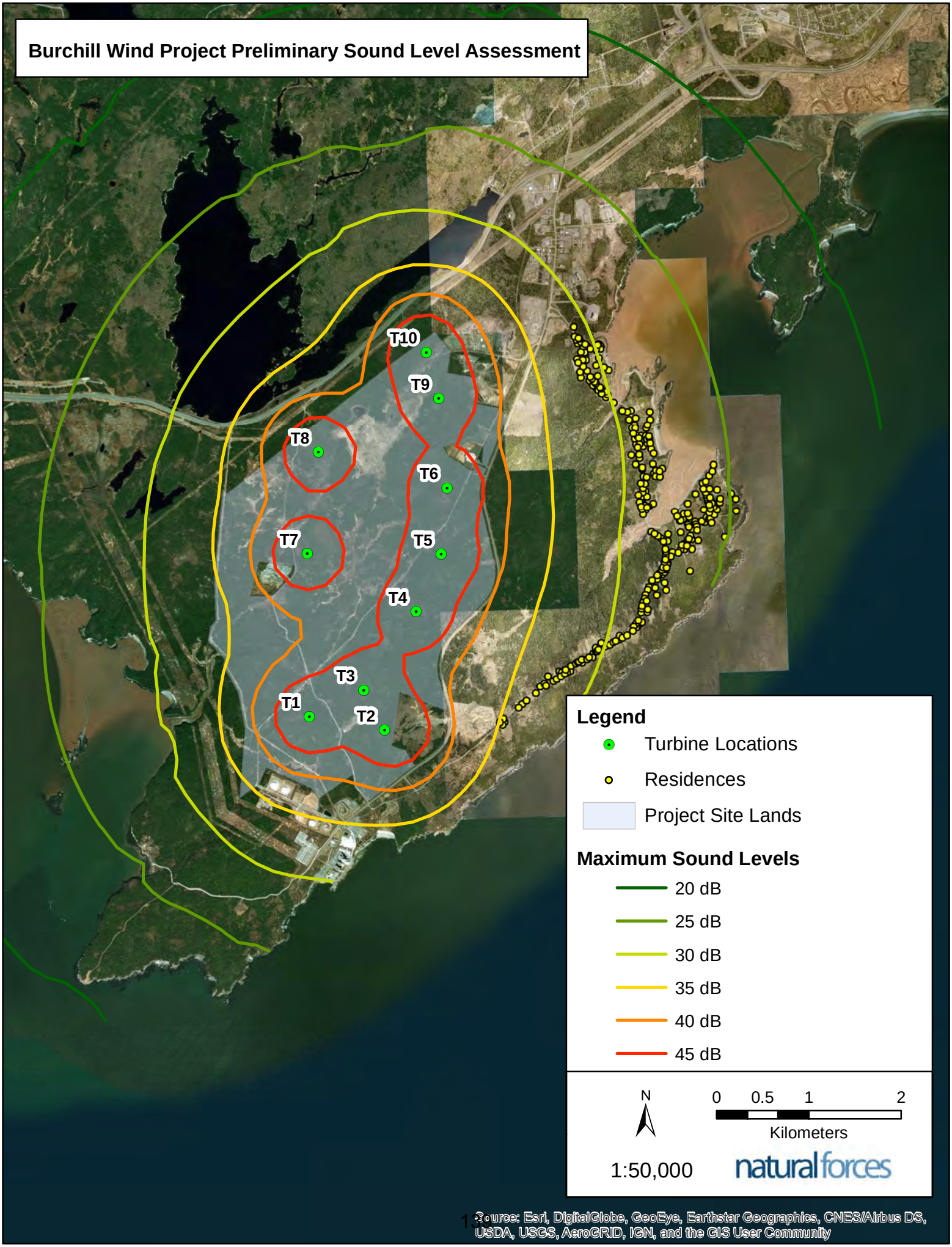
Protected Areas Near the Burchill Wind Project Site Lands

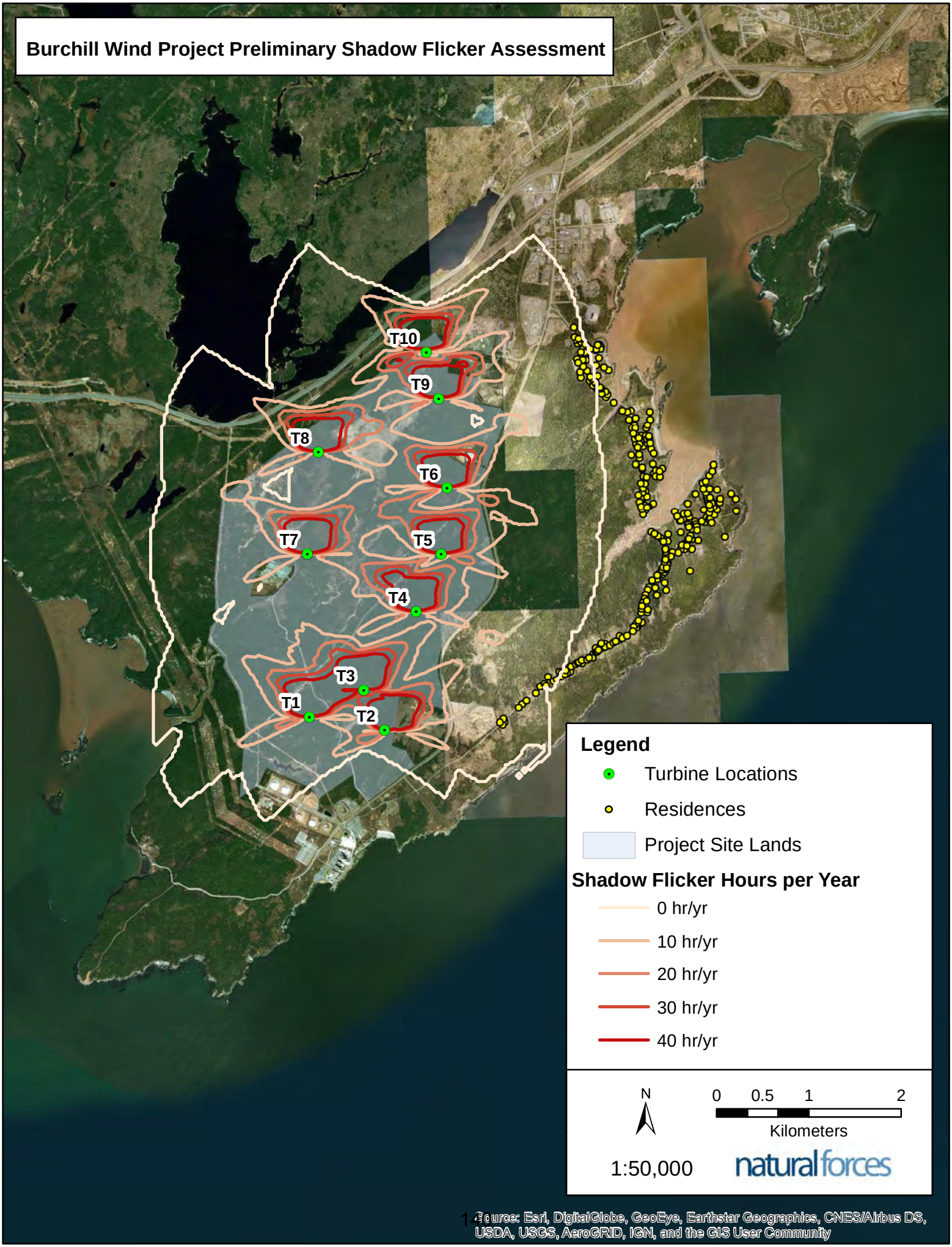


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

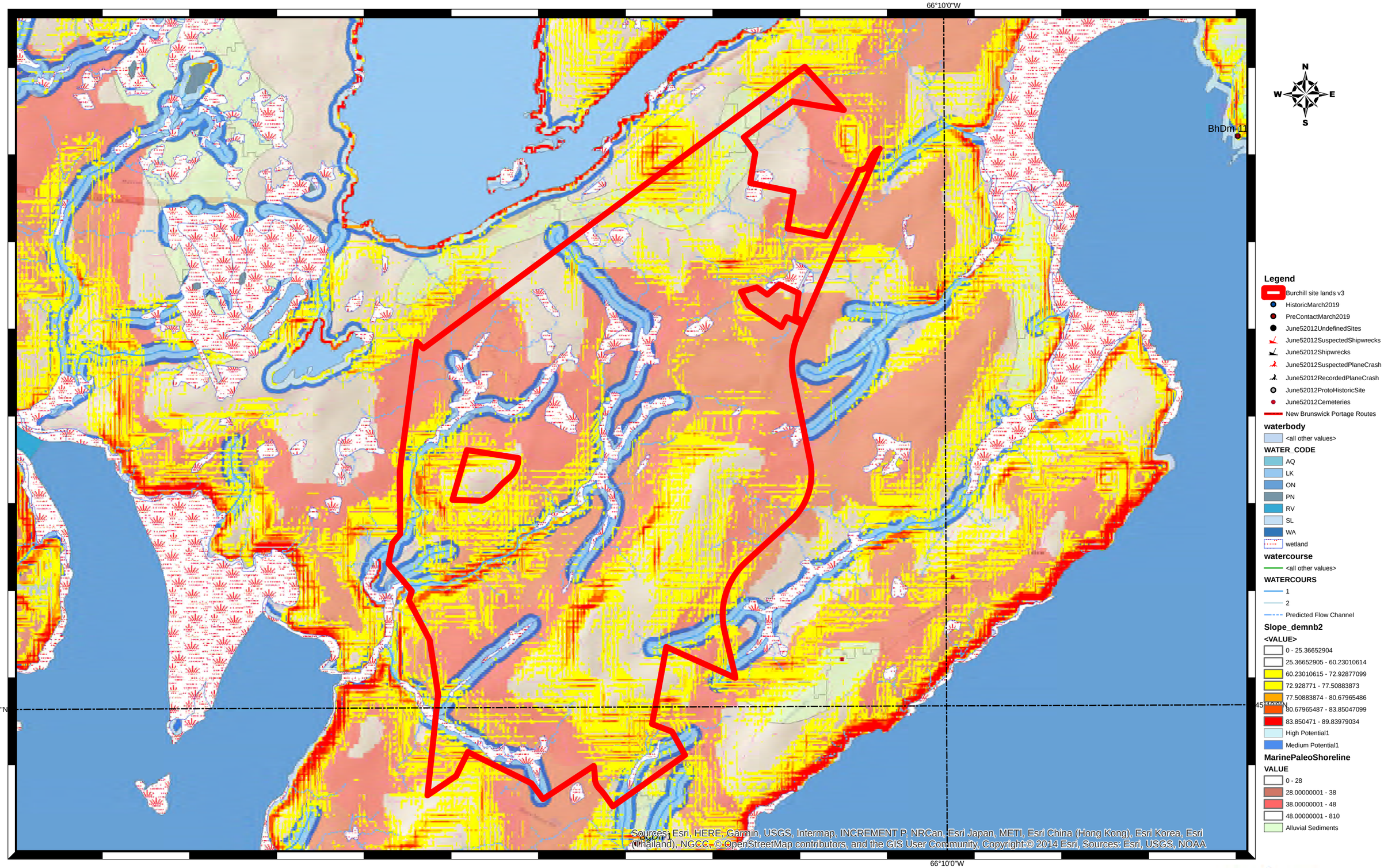

Map 4
Provincially Regulated Watercourses and Wetlands on the Burchill Wind Project Site Lands
T10
T9
T8
T7
T6
T5
T4
T3
T2
T1
Burchill Road
King William Road
Legend
Turbine Locations
Roads to be Upgraded
New Roads
Mapped Watercourses
NB Mapped, Regulated Wetlands
Project Site Lands
N
0 0.25 0.5 1
Kilometers
1:30,000
natural forces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX B: Noise and Shadow Flicker Maps


Burchill Wind Project Preliminary Sound Level Assessment
T10
T9
T8
T6
T7
T5
T4
T3
T1
T2
Legend
Turbine Locations
Residences
Project Site Lands
Maximum Sound Levels
20 dB
25 dB
30 dB
35 dB
40 dB
45 dB
N
0 0.5 1 2
Kilometers
1:50,000
naturalforces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Burchill Wind Project Preliminary Shadow Flicker Assessment
T10
T9
T8
T6
T7
T5
T4
T3
T1
T2
Legend
Turbine Locations
Residences
Project Site Lands
Shadow Flicker Hours per Year
0 hr/yr
10 hr/yr
20 hr/yr
30 hr/yr
40 hr/yr
N
0 0.5 1 2
Kilometers
1:50,000
natural forces
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX C: Archaeological Predictive Model Map



0 0.2 0.4 0.8 1.2 1.6 Kilometers

New Nouveau Brunswick

Time: 12:46:19 AM
Date: 8/27/2019

APPENDIX D: Public Consultation Materials

Natural Forces | 1801 Hollis Street | Suite 1205 | Halifax | NS | B3J 3N4 | T: (902) 422 9663 | F: (902) 422 9780

Burchill Open House #1 Summary

September 24, 2019

Natural Forces hosted the first open house for the proposed Burchill Wind Project on September 24, 2019 at the Lorneville Community Centre. The purpose of this event was to inform local residents and stakeholders about the project, to answer any questions, and to accept feedback on the proposal. The open house included various display materials, including:

- A two-meter high display with a project map, overview, and timeline.
- A poster with information about Natural Forces
- Posters with information about the noise and environmental studies being conducted
- Handouts summarizing all of the information on the display and posters
- CanWEA handouts with information about the wind industry
- Binders of research about wind turbines and human health
- Questionnaires for participants to fill out
- Sign-in and mailing list sheets

All of this information was displayed around the room for participants to read. Natural Forces staff were present to answer any questions and accept comments that participants had. There were beverages and light snacks available and various locations to sit and read the materials or fill out the questionnaire.

Natural Forces informed community members of the open house by sending out an admail to all residents in the Lorneville area, running news paper advertisements in the Telegraph Journal for two weeks, and notifying the stakeholders that has already been identified. Many community members attended the open house, with more than 60 people who signed in. The participants who filled out the mailing list sheet have been added to the mailing list for future notifications about project events and updates. Overall, the participants were very interested in the project and were keen to speak with the Natural Forces representatives.

While most of the community members were supportive of wind energy, many were concerned that the wind turbines were being proposed too close to homes. The specific concerns related to health risks, property values, aesthetics, noise, and shadow flicker. The health-related concerns were largely based on the information included in an anti-wind pamphlet circulated by a community member that featured the dangers of “wind turbine syndrome” and had several articles attached to back up this claim. These articles were written by Dr. Nina Pierpont who sells books on wind turbine syndrome. None of the studies listed in the pamphlet had been published or accepted by any peer reviewed scientific journal, due to improper research methods and drawing conclusions from incomplete data.

As Natural Forces has learned through conversations with residents, the citizens of Lorneville have had a challenging history with government expropriation of their land, and several projects that were developed without their support. This has made community members wary of new developments. Most of the fear and concerns originated from the misinformation spread by the anti-wind pamphlets.

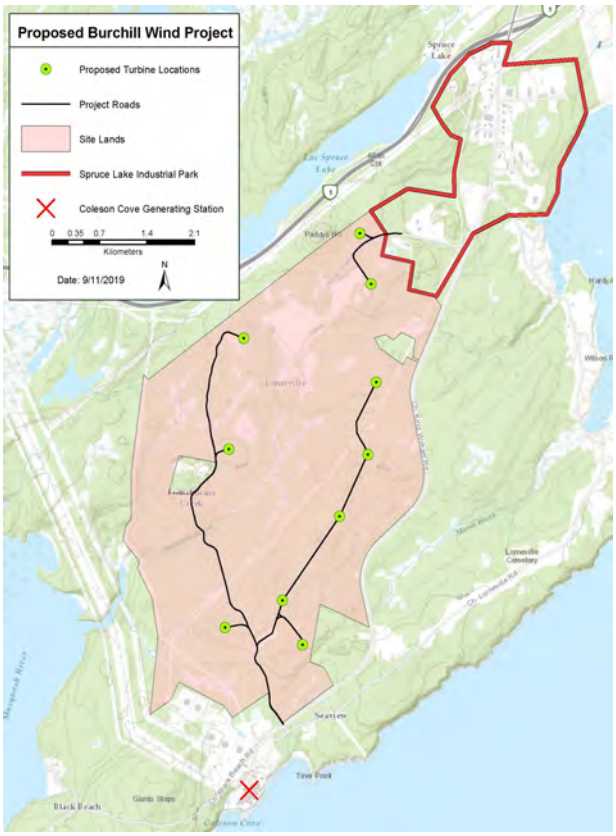
At the open house, Natural Forces presented materials prepared by independent organizations that pull from peer-reviewed studies about the impacts of wind turbines. Overall, these studies show no negative health impacts directly from wind turbines on nearby residents. Natural Forces has posted links to recent health studies on the Burchill Wind Project website and provided theses studies to anyone interested.

The majority of attendees were Lorneville community members, but there were also many residents from closer to the City of Saint John centre who attended. Most participants were quite amicable and interested in learning about the project and there were a few individuals who were particularly wary of the project and not particularly interested in learning the facts on wind energy. Natural Forces representatives listened to everyone's opinions and tried to better inform people on the science behind wind turbines.

Attendees were also interested in how many jobs the project would create, how the wind turbines would visually affect the horizon, and how the new development of the wind turbines would interfere with future development of hiking and ATV trails. The general sentiment of the community was very much in favor of wind and renewable energy, but very apprehensive of further developments near their homes. Overall, the open house was successful in conveying project and supporting information to community members and in documenting community questions and concerns.

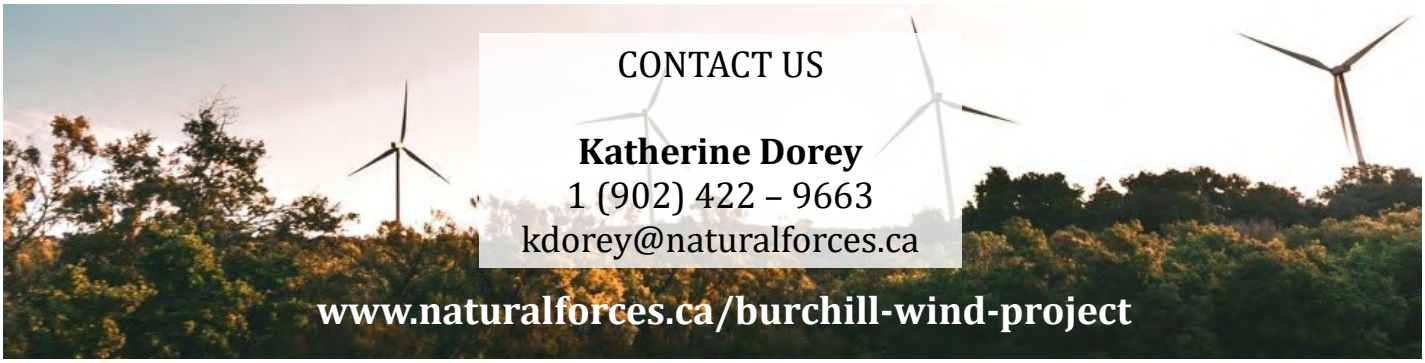
Proposed Burchill Wind Project

The proposed Burchill Wind Project is a 5 to 10 wind turbine project being developed by Natural Forces to help Saint John Energy diversify their electricity mix by providing more local, renewable energy to their customers. The Project will generate approximately 20 to 42 megawatts of power to be distributed through the Saint John Energy electrical grid. The proposed turbines have an individual capacity of 4.2 MW, an approximate tower height of 135 meters and blade length of 70 meters. The Project will be located on Crown land approximately 15 kilometers southwest from the City of Saint John, between Lorneville, Spruce Lake Industrial Park and the Coleson Cove Generating Station. This location has been chosen due to its elevation, optimal windspeeds, and the industrial nature of the surrounding area.



ABOUT US: Natural Forces is a private independent power producer from Halifax NS, that delivers renewable energy projects in partnership with local communities across Canada.

natural forces



Community Benefits

- Generate clean electricity for up to 10,000 homes in the Saint John area, displacing energy produced from fossil fuels and contributing to Saint John's growing renewable energy sector;
- Increase employment and revenue for local businesses due to activities associated with the development, construction and operation phases of the Project;
- Increase energy security by reducing Saint John Energy's dependency on imported energy sources;
- Create a local energy source that will contribute to reducing greenhouse gas emissions;
- Stabilize energy costs for Saint John Energy customers;
- Increase in property tax revenues to the City of Saint John; and
- Provide an investment opportunity to New Brunswick residents via the New Brunswick CEDC program.

Project Timeline

COMPLETED WORK — 2018

- Site identification
- Feasibility study
- Preliminary stakeholder consultation
- Preliminary discussions with regulators
- Preliminary wind assessment
- Request for proposal
- Initiated field surveys
- Secured lands for the project

WORK IN PROGRESS — 2019

- Natural Forces announced as proponent of project
- Continued field surveys
- Performed Environmental Impact Assessment
- Consultation with First Nation communities
- Began public consultation
- Initiated wind monitoring campaign
- Began grid interconnection studies
- Negotiating Power Purchase Agreement

FUTURE WORK — 2020

- Submission of Environmental Impact Assessment
- Finalizing field studies
- Continue with interconnection studies
- Continue consultation with local and First Nation community members
- Continue stakeholder consultation
- Approval of Environmental Impact Assessment

2021

- Civil works
- Electrical works and interconnection
- Turbine erection
- Commissioning of the project

2022+

- Operation of turbines
- Monitoring and site management
- Decommissioning and site reclamation

Environmental Studies

As the Burchill Wind Project will have an installed capacity greater than 3MW, a Provincial Environmental Impact Assessment (EIA) is required. Desktop and field studies are currently being completed as part of the EIA. These studies will help Natural Forces develop the project responsibly and mitigate environmental impact. Members of the local community will have an opportunity to review and comment on the EIA document.

Studies in Progress

- Wetland and Watercourse
- Breeding Birds
- Migratory Birds
- Common Nighthawk / Raptor
- Bat Detection
- Archaeology
- Vegetation
- Wildlife & Habitat
- Species of Interest / Species at Risk
- Wind Resource
- Noise
- Shadow Flicker and Visual Aesthetics

Wind Energy and Your Health

Wind energy is one of the safest and most environmentally-friendly sources of electricity available today. It has also become one of the lowest-cost options for new electricity supply, while providing significant economic benefits to Canadian communities.

People have been living, working and enjoying productive lives near wind farms for decades. Wind energy is a growing source of electricity in more than 90 countries around the world. It is a safe and sustainable choice for the production of emissions-free electricity. Unlike many other sources of energy, wind energy does not produce toxic, hazardous or radioactive waste, requires significantly less water, creates no air pollution, and does not contribute to climate change.

It is important to have factual information when making decisions about Canada's energy future. One common concern is that sounds from wind turbines can cause health effects. This has been studied extensively and **the balance of scientific evidence and human experience to date clearly concludes that wind turbines are not harmful to human health**.

The global wind industry continues to engage with experts in science, medicine and occupational and environmental health to monitor ongoing, credible research in the area of wind turbines and human health.

What do the experts say?

Health Canada's 2014 *Wind Turbine Noise and Health Study* found that wind turbine noise exposure was not associated with self-reported medical illnesses and health conditions. This study was undertaken in Ontario and Prince Edward Island, studying residents of homes in the vicinity of 18 wind farms (consisting of 399 wind turbines). The study found that the following disorders were ***not*** associated with wind turbine noise:

- Self-reported sleep problems (such as general disturbance, use of sleep medication, diagnosed sleep disorders);
- Self-reported illnesses (such as dizziness, tinnitus, prevalence of frequent migraines and headaches) and chronic health conditions (such as heart disease, high blood pressure and diabetes); and
- Self-reported perceived stress and quality of life.

The study did find that higher levels of wind turbine noise based on proximity were statistically associated with annoyance. It also found that annoyance was significantly lower among the 110 participants who received a personal benefit from the wind farm, which could include lease payments, employment, etc.

A review of 60 research studies conducted worldwide on wind turbines and human health was published in **Frontiers in Public Health** and the authors concluded that the weight of evidence suggests that when sited properly, wind turbines are not related to adverse health effects in humans though they may be a source of annoyance for some people.

Sound Levels from Wind Turbines

Wind energy has been used to generate electricity in Canada for more than three decades. It has many benefits – wind power does not pollute the air or emit greenhouse gases, it does not use water when producing electricity, and it has become the lowest-cost source for new electricity while benefiting local communities economically.

Some people living near existing or proposed wind turbines have expressed concerns about the sound levels coming from the turbines. Here are some facts about sound levels and how the wind energy industry strives to keep them at very low levels.

What kinds of sounds do wind energy developments produce?

Construction represents the most active phase of a wind energy project, in terms of personnel, equipment and overall activity, so during this time sound emitted on a project site can be louder. When construction concludes, the related sounds end too. Once the wind turbines are operational and are producing electricity, they produce two types of sound, aerodynamic and mechanical.

Aerodynamic sound is created as the turbine blades pass through the air. This makes a "whoosh" or "swishing" sound.

Mechanical wind turbine sound comes from the working components and rotating gears of the turbine. The wind energy industry has reduced mechanical sounds through improved insulation and overall design.

Some people claim that infrasound (which is sound at frequencies that cannot be heard by people) are a health concern. However, various studies show that infrasound near wind developments does not pose a concern for human health. For example, the Association of Australian Acoustical Consultants produced a position paper stating that "investigations conclude that infrasound levels adjacent to wind farms are below the threshold of perception and below currently-accepted limits set for infrasound."

Canadian sound regulations

Government requirements across Canada require that wind farms keep sound levels at required levels when measured at nearby dwellings.

Wind energy developers in Canada follow regulations for wind facilities that are administered by provincial governments. They also follow the best practices developed by the wind energy industry. This is in the interest of wind developers, who must meet the stringent requirements designed by regulators to protect communities from noise for their project to be approved.

For example, in Alberta a *Noise Impact Assessment* is required for all wind power project applications. The assessment considers other operational or proposed wind facilities nearby, as well as sound limits and distance constraints that create space between areas of concern (such as inhabited structures and property lines) and the wind project.

(continued on next page)

In Ontario, noise guidelines specific to wind power have been in place since 2004 and have been updated a number of times since. The regulatory requirements include detailed noise modelling, sound level limits for operating wind turbines, and post-construction sound measurement requirements.

Studying potential sound levels

Wind energy developers first rely on wind turbine manufacturers to provide data about the sound levels the wind turbine will produce during operations. Next, the developer uses the noise calculations and measurements within the context of the development area to optimize turbine layouts and to minimize sound levels for residents.

Once the turbines are operational, sound audits are conducted to measure turbine sounds (ensuring they meet manufacturers' sound specifications), and to measure sound levels at nearby residences.

Are wind turbine sounds more noticeable at night?

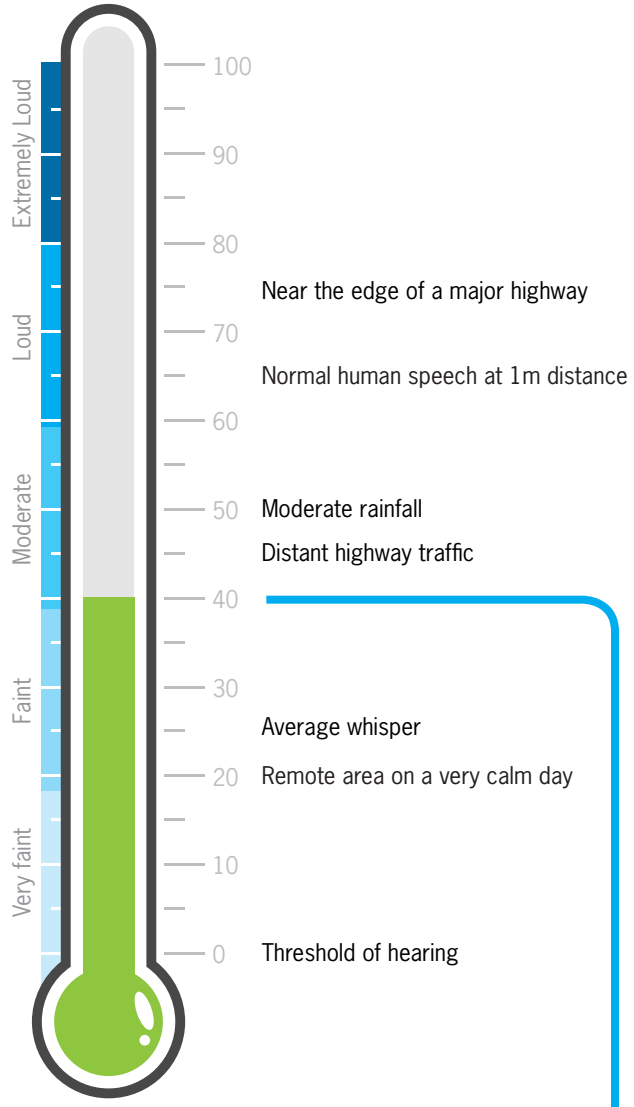
The background noises typically heard in rural areas during the day – such as from farming, or from nearby roads – often decrease at night. When that happens, wind turbine sounds can be more noticeable.

How can residents around a wind project learn more about sound levels?

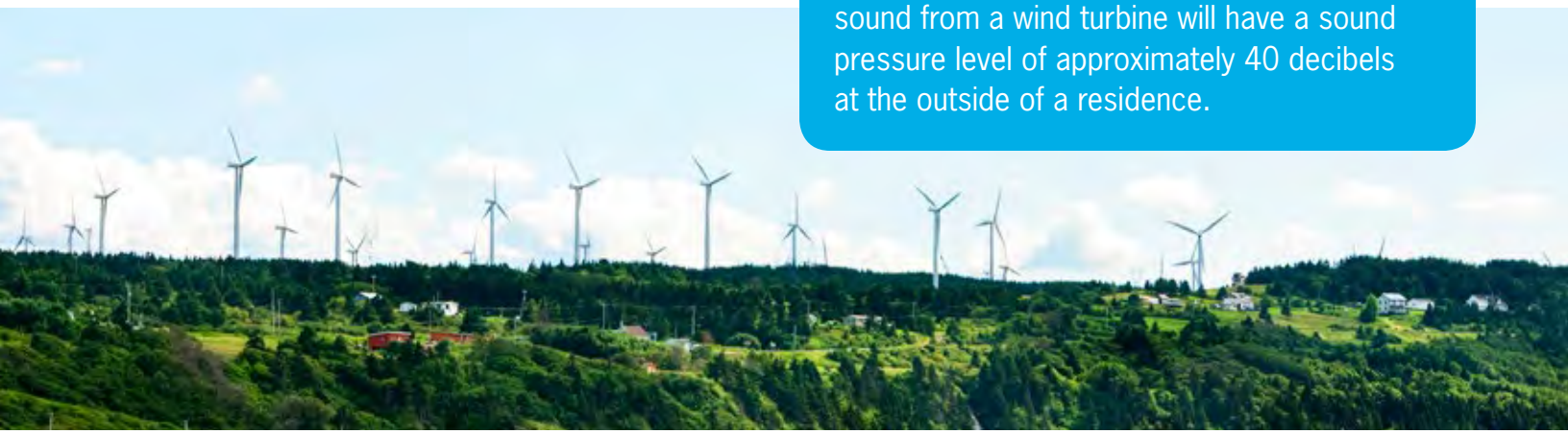
As part of the provincial environmental assessment process, local residents have an opportunity to attend open houses and discuss concerns about potential sound levels with the wind developer and provincial and local regulators.

How loud is a wind turbine?

The diagram below shows how the sound levels from a wind turbine measure up.



At a distance of 550 metres, typically the sound from a wind turbine will have a sound pressure level of approximately 40 decibels at the outside of a residence.



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Burchill Wind Project - Public Information Session
September 24th, 2019
Visitor Questionnaire

Your feedback is important to us!

We appreciate that you have taken the time to fill out this questionnaire. This information will help us plan future wind energy developments in New Brunswick. Thank You!

Contact Information: (This information will not be shared with the general public.)

Name: (*Please circle:* Mr. / Mrs. / Ms. / Dr.) _____

Address: _____ Town: _____ Postal code: _____

Is this your primary residence? **Yes** ☐ **No** ☐

Telephone number: _____ E-mail: _____

How did you hear about this meeting? _____

Do you have any questions about the Burchill Wind Project, the studies that have been conducted or the construction plans for the projects?

_____

_____

_____

_____

_____

Did you have any previous knowledge of the project? If so, how did you hear about it?

_____

_____

_____

_____

_____

Did you have the chance to speak with one of the representatives of Natural Forces? If so, did you find your discussion helpful? If not, what could have been improved?

_____

_____

_____

_____

_____

Please continue on reverse side…

Please check the most appropriate response:

Do you support wind energy in general? **Yes** ☐ **No** ☐ **Undecided** ☐

Do you support wind energy in New Brunswick? **Yes** ☐ **No** ☐ **Undecided** ☐

If you answered no to the previous question, what are your specific concerns?

- Avian species ☐
- Bats ☐
- Other fauna ☐
- Human health ☐
- Property values ☐
- Noise impact ☐
- Shadow flicker ☐
- Other: _____

Correspondence:

Would you like to be added to our **MAILING LIST** for future correspondence? **Yes** ☐ **No** ☐

How would you prefer to receive correspondence? **Regular Mail** ☐ **E-mail** ☐

(*Please ensure a full mailing address or e-mail address is clearly printed on the reverse side*.
Your phone number will only be used to clarify contact details in the event of an email or letter returned to sender)

Please tell us a little bit about yourself (optional):

Occupation: _____

Age (check range): **Under 25** ☐ **25 – 34** ☐ **35 – 49** ☐ **50 – 64** ☐ **Over 65** ☐

Are you a member of any organizations in the area? **Yes** ☐ **No** ☐
If so, which one(s)? _____

Thank you for filling out this questionnaire!
Please leave the questionnaire with an employee of Natural Forces at the information session. It can also be forwarded to our offices via fax, email or regular mail.

Natural Forces
1205-1801 Hollis St
Halifax, NS B3J 3L1
www.naturalforces.ca
www.richibuctowindfarm.ca

Telephone: 902-422-9663
Toll free: 1-844-422-WIND (9463)
Fax: 902-422-9780

Contact Details
Amy Pellerin: apellerin@naturalforces.ca, 902-422-9663 ext. 211
Please feel free to contact us with any further questions or comments.

Welcome to the official Burchill Wind Project webpage!

This webpage has been created to provide information about the Project to the community, stakeholders, and the First Nations of New Brunswick.

Thank you for coming to our first Open House!

If you were unable to attend, please find all the information from the open house displayed here.

Burchill Wind Project - Information Package.pdf

Please let us know what you think by filling out a questionnaire form below:

Questionnaire.pdf

Mail or Email completed Questionnaires to:

Natural Forces
1205-1801 Hollis St
Halifax, NS B3J 3N4

or

kdorey@naturalforces.ca

About the Project

The Burchill Wind Project is located on Crown land approximately 15 km southwest of the City of Saint John, near Lorneville and the existing Coleson Cove Generating Station. This project will make use of the existing Burchill Road for access and will consist of 5 to 10 wind turbines with a total installed

capacity ranging between 20 and 42 MW. This project will connect to the Saint John Energy electrical grid.

The Site

HOME
PARTNERSHIPS
PROJECTS
TEAM
CONTACT
King William Rd
Lorneville Rd
Burchill Rd
Burch
ease note that the Project may consist of 5-10 turbines.

Who is Proposing this Project?

Natural Forces submitted a proposal to develop this wind energy project in March 2019 to Saint John Energy as part of Saint John Energy's Request for Proposals to acquire additional renewable energy sources as part of their energy supply. As of September 4, 2019, Natural Forces has officially been selected as the proponent of this project moving forward.

Natural Forces is a regional energy developer headquartered in Halifax, NS that has successfully developed, constructed, and operated multiple wind projects in Atlantic Canada for over a decade. Natural Forces has been working in New Brunswick for over 15 years, beginning with the development of the first wind farm in the province - Kents Hills in partnership with TransAlta Corp. Natural Forces is currently managing the construction of two additional wind farms in New Brunswick - the Richibucto Wind Project owned in partnership with Pabineau First Nation and the Wocawson Energy Project owned in partnership with Tobique First Nation. To learn more about Natural Forces and our projects, please visit our website at **www.naturalforces.ca** or contact us at 902-422-9663.

natural forces

In the media

Natural Forces was announced as the successful proponent of the Burchill

Wind Project by Saint John Energy on September 4, 2019. The news coverage can be found at the following links:

- CBC
- Global
- CTV
- Huddle

Why Here?

When developing a wind project, it is crucial to find the best suitable location and community to host it. To do so, there are four main factors to consider during the site finding phase of development:

- Wind resource
- Distance to existing electrical and civil infrastructure
- Environmental sensitivity
- Socio-economic concerns

Wind resource:
To measure the wind resource, a temporary meteorological mast or 'met mast' is being installed on the project site. The met mast is equipped to measure the wind speed, wind direction, temperature, and relative humidity.

Distance to existing electrical and civil infrastructure:
The project is located along the existing Burchill Road, which will largely be used to access the site. This project will connect to existing Saint John Energy electrical infrastructure.

Environmental sensitivity:

The project is not expected to present any significant environmental concerns that would prohibit development. Various field surveys will be carried out, the results from which will be submitted as part of the Environmental Impact Assessment.

Socio-economic concerns:

The proposed project is located on Crown land that has significant industrial disturbances including a waterline, a pipeline, three communication towers, several gravel pits, several transmission lines, the Coleson Cove Generating Facility, and a capped landfill. These disturbances combine to cause there to be industrial sounds throughout the project site. The site will allow all turbine locations to be more than a kilometer away from any residential buildings.

What's Happening?

September 4, 2019 – Natural Forces was announced as the successful proponent of the Burchill Wind Project.

September 24, 2019 – Natural Forces will host a open house at the Lorneville Community Centre.

Community Engagement

The development of wind energy in New Brunswick not only provides a clean and stable source of electricity to help meet growing energy demands and provincial targets, but also provides additional community benefits such as:

- An increase in demand for local goods and services during the feasibility and construction phases of development.
- The creation of jobs in the Lorneville area during the construction phase.

Natural Forces is excited about the opportunity to work with local residents to develop the Burchill Wind Project. We are committed to establishing positive relationships with the community through public meetings, community consultation, and one-on-one discussions. In doing so, we will do our best to address all concerns pertaining to this proposed development raised by local residents and community members. Natural Forces welcomes and encourages all community members to attend public meetings and engagement events to learn more about the project and to voice any concerns you may have.

How to Invest in the Project

Natural Forces is planning to offer an opportunity for New Brunswick residents and businesses to invest in the Burchill Wind Project utilising New Brunswick's Community Economic Development Corporation (CEDC) program. More information can be found at the Financial and Consumer Services NB website: **fcnb.ca/cedc.html.** We are still in the process of finalizing the CEDC agreements, but if you are interested in investing, please leave us your contact information to receive information and updates on the Burchill Wind Project CEDC.

** INDICATES REQUIRED FIELD*

NAME *

First

Last

EMAIL *

PHONE NUMBER *

PLEASE LEAVE ANY QUESTIONS OR COMMENTS HERE!

SUBMIT

What is the

Process ?

1 - Development

- Assess the wind resource
- Survey for environmentally sensitive features
- Optimize turbine location to capture the wind efficiently and minimize impact on sensitive features
- Begin consultation with regulators and the public
- Conduct and present the Environmental Impact Assessment for environmental approval (Current Stage)
- Apply for road, work and construction permits

2 - Construction

- Clear trees for roads and turbine pads
- Build access roads and pad areas
- Pour the turbine foundation
- Assemble the wind turbine
- Connect to the electrical grid

3 - Operation

- Commission the wind turbines to start producing power
- Conduct post-construction wildlife monitoring

4 - Decommission or Retrofit

- Assess wind turbine after 30 years
- Decommission wind turbines in 3-6 months

- Monitor remotely for real time alerts when additional maintenance is needed
- Operate for 30 years

- Reclaim the site to its former state OR
- Receive approvals and permits to retrofit the turbine to continue harnessing energy

Environmental Assessment

The New Brunswick Clean Environment Act, Environmental Assessment Regulations states that any wind farm project exceeding 3 MW of installed capacity must undergo an Environmental Impact Assessment (EIA). As the Burchill Wind Project will produce 20-40 MW of electricity, it is subject to an EIA.
To fully assess the potential environmental impacts of the project, the following comprehensive studies will be conducted:

- Wind Resource Assessment
- Bird and Bat Surveys
- Wetlands and Watercourses Surveys
- Vegetation and Habitat Surveys
- Noise and Visual Assessments
- Electromagnetic Interference Assessments
- Archaeological Assessments

Results from these studies will be compiled in an EIA document that will be registered with the Province for review.

For more information on the EIA process, please visit the Department of Environment and Local Governments EIA webpage by clicking ***here***.

Frequently Asked Questions

Conventional sources of electricity come from burning fossil fuels such as coal, gas, oil, and from nuclear fuels. There are fears of fossil fuel shortages, and an international consensus that burning fossil fuels is contributing to our planet's increasingly rapid climate change.

Power generation from clean energy sources has become increasingly important. To reflect these needs, the Canadian government's targets seek to increase Canada's electricity generated by renewable sources to 40% by 2020. The benefits of wind energy in Canada are extensive:

- New energy generation helps to meet the growing demand for electricity.
- Increased diversity of supply and therefore, increased security of supply.
- Aids in the prevention of biodiversity loss caused by unchecked world temperature rises.

For more information on wind energy in Canada, visit: **www.canwea.ca**.

Some people have concerns about the impact of wind farms on house prices, health, and other issues. As a result, many studies have been done with regard to these issues and are available on Government and Industry association websites. To help people find good quality information, the Canadian Wind Energy Association (CanWEA) lists **Windy myths about Wind Power**. Many more facts about Wind Energy can also be found on the **CanWEA Wind Facts page** (FAQ's).

Are wind turbines noisy?
Since wind turbines are large mechanical pieces of equipment, they can be expected to produce some noise. However, as wind turbine technology has evolved, the sound emitted by wind turbines has decreased. In current designs the mechanical noise is almost obsolete, resulting in only the interaction of the air and the turbine parts producing noise. This noise decreases as the radial distance from the turbine increases. For reference, the compressor of a refrigerator produces 40-45 dB of noise, whereas a wind energy project would have a

noise level of between 35-45 dB at 350 meters away (Check out the **Energy Nova Scotia Wind Page** for more information). Federal and provincial jurisdictions establish minimum distances from turbines to occupied dwellings to minimize this noise.

Does turbine noise have any effect on health?

A study done by Health Canada in 2014 investigated the health effects of wind turbine noise. This study found that wind turbine noise was not associated with self-reported sleep, illness or stress levels. The summary of these results can be reviewed on the **Health Canada Environmental and Workplace Health** page and links to additional studies can be found in the following section.

What is shadow flicker?

Shadow flicker is created when the sun is at a certain angle behind the turbine. When the sun shines through the blades, the movement of the blades can cause a shadow that flickers on and off as the blades rotate. The Province of New Brunswick has identified specific guidelines for wind turbines that require wind energy projects not to exceed 30 minutes/day or 30 hours/year of shadow flicker at any residence. These guidelines also require that wind energy projects not exceed 40 dB[A] of sound at any residence.

How close are the turbines to residential dwellings?

The proposed turbines will be set back at least 1.0 km from all cabins and houses.

Will you be able to see the turbines from residential dwellings? From existing roadways?

The turbines being considered for this project have a maximum height of 205 m to blade tip. Wind turbines have gotten taller over the past few years, allowing them to produce more power and reduces the number of wind turbines needed to meet energy demands. Though these larger turbines are more efficient and reduce the ground disturbance by reducing the amount of turbines needed, they are taller and can be seen from further areas surrounding the project. Photomontages will be completed where photos are taken of local areas and the turbines will be realistically imposed on the photo to provide a general idea of what the landscape will look like once the Project is built.

Who will own the land once the project is constructed?

The project is proposed on Crown Land owned by the Province of New Brunswick. While the project is in operation, the land will still be owned by the province.

Will any land be expropriated from property owners?

No land will be expropriated from landowners. Natural Forces has many operating windfarms on private lands in Nova Scotia. In these cases, the company has developed, over years, a trusted relationship with the landowners and in all instances the land remains in the ownership of the landowner and is leased for the duration of the project. No land has been leased from unwilling landowners. Since the site for the Burchill Energy Project is located on Crown land, there will be no need to lease lands from private landowners.

Considering the construction and manufacturing demands, how does a wind farm offset carbon use?

According to the National Renewable Energy Laboratory, and considering the emissions produced within the New Brunswick Power energy sector, the Burchill Energy Project is expected to offset the carbon emitted during its life cycle within the first year or two of operations. This will allow at least 28 years of operation to offset additional emissions produced in the New Brunswick electricity sector from fossil fuel emitting sources.

What will be the maximum speed at which the turbines can operate before they are 'locked down'?

At wind speeds above 30 m/s (108 km/h) the turbine blades feather so they do not catch the wind and the hub rotates the blades so they are parallel to the wind direction. This causes the turbine blades to reduce their speed drastically to ensure no damage is done to the turbines.

Will there be any employment opportunities for local community members?

Yes. There will be many construction jobs created by the Burchill Energy project. These positions will be held by local-subcontractors hired by Natural Forces, which will act as the General Contractor during the construction phase of the project.

What will be the impact on the environment?

With the new advances in wind turbine technology, the installed capacity of each turbine

allows us to use fewer turbines to meet energy demands. By using fewer turbines we are able to reduce the overall project footprint. We will attempt to use as many existing roads onsite to minimize the clearing footprint. Tree clearing for the turbines, roads and collection system is often the main source of environmental impact. Another common environmental concern is avian collision with the moving blades and baurotrama for bats. In Atlantic Canada, wind projects have seen the lowest avian and bat mortality compared to the rest of Canada. In this region, data shows that less than one bird per turbine per year is impacted by wind turbines.

When will the environmental studies be available?

Consultants are currently working on their field data reports and Natural Forces hopes to have the Environmental Impact Assessment submitted to the Province in February 2020. The environmental studies and EIA document will be made publicly available on this website, the provincial EIA website and a hardcopy will be located in the local community to review.

Will the land still be accessible to the public once the Project is operational?

The proposed Project resides on Crown land and Natural Forces is not allowed to gate the premises and restrict access. Once constructed, the wind turbines are secure and self contained. Residents will still be able to use the land as they have in the past. Appropriate Project and safety signs will be posted throughout the site.

Where do the turbines come from?

This depends on the turbine model and manufacturer. In Natural Forces past projects, we've used Enercon turbines which are manufactured in Germany and Portugal and shipped over to a nearby port. Additionally, some concrete tower sections can come from the manufacturing facility in Quebec.

Wind Turbines and Human Health

Natural Forces thanks everyone who attended the Open House to voice your questions and concerns. During this Open House, many community members had concerns about the potential health impacts of wind turbines. We would like to offer the following resources to help provide some comfort on this issue.

Wind turbine noise and health study : summary of key findings (pamphlet)
http://publications.gc.ca/collections/collection_2014/sc-hc/H129-46-2014-eng.pdf

Wind Turbine Noise and Health Study: Summary of Results
https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/wind-turbine-noise/wind-turbine-noise-health-study-summary-results.html

Wind Turbines and Health: A Critical Review of the Scientific Literature
https://journals.lww.com/joem/Fulltext/2014/11000/Wind_Turbines_and_Health__A_Critical_Review_of_the.9.aspx.

Health Effects Related to Wind Turbine Noise Exposure: A Systematic Review
https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0114183

Health effects and wind turbines: a review of the literature
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3179699/

The Potential Health Impact of Wind Turbines
http://health.gov.on.ca/en/common/ministry/publications/reports/wind_turbine/wind_turbine.pdf

To get in touch with us

Natural Forces - Halifax office
1801 Hollis Street, Suite 1205
Halifax, NS
B3J 3N4

Amy Pellerin - Senior Development Manager
1 (902) 422 9663
1 (844) 422 WIND(9463) toll free
apellerin@naturalforces.ca

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

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

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

1. Adding the following to the list of Other zones in Section 2.2:
"Special Zone No. 5 SZ-5"

2. Adding the following as Section 14.9:

"**14.10 Special Zone No. 5 (SZ-5)**

14.10(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- An access road for a pit and/or quarry;
- All uses permitted in Section 14.11

3. Amending Schedule "A", the Zoning Map of The City of Saint John, by re-zoning a parcel of land having an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM) to Green Energy (GE).

4. Rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID Number 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SZ-5).

14.10(2) Zone Standards

Standards for development in Special Zone No.5 shall be as set-out in subsection 12.4(4) and Parts 4 to 9 where this zone shall be considered a Pit and Quarry (PQ) zone or a Green Energy (GE) zone, as the case may be."

ARRÊTÉ N^{O} C.P. 111-
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE ZONAGE DE THE CITY OF SAINT JOHN

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

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

1. L'adjonction de l'élément suivant à la liste d'Autres zones d'article 2.2 :
« Zone spéciale nº 5 SZ-5 »

2. L'adjonction de l'article 14.9 qui se lit comme suit:

« **14.10 Zone spéciale nº 5 (SZ-5)**

14.10(1) Usages permis

Les terrains, bâtiments et constructions ne peuvent être affectés qu'aux fins suivantes :

- Une route d'accès pour une gravières et / ou une carrière;
- Toutes les usages autorisées dans la section 14.11

3. Modifier le zonage de un parcelle de terrain d'une superficie d'environ 995,1 hectares, située au 399, chemin Burchill, et portant une partie du NID 00412189, les zones industrie lourde (IH), industrie moyenne (IM), carrière et gravière (PQ) et rurale (RU) à zones énergie verte (GE).

4. Modifier le zonage de un parcelle de terrain d'une superficie d'environ 2,5 hectares, située au 399, chemin Burchill, et portant une partie du NID 00412189, les zones carrière et gravière (PQ) et rurale (RU) à zone spéciale n° 5 (SZ-5).

14.10(2) Normes applicables à la zone

Les normes d'aménagement dans la zone spéciale nº 5 doivent être conformes aux dispositions de paragraphe 12.4(4) et des parties 4 à 9, et la zone en question doit être considerée en tant que

zone carrieres et de gravieres (PQ) ou zones énergie verte (GE) selon le cas.

- all as shown on the plan attached hereto and forming part of this by-law.

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2019 and signed by:

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 2019, avec les signatures suivantes :

_____

Mayor/Maire

_____

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -

PROPOSED MUNICIPAL PLAN AMENDMENT RE: 251-361 RIVERVIEW DRIVE	PROJET DE MODIFICATION DU PLAN MUNICIPAL OBJET : 251- 361 PROMENADE RIVERVIEW
Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan which would: 1. Re-designate on Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 2734 square metres located at 251-361 Riverview Drive also identified as portions of PID Nos. 55226054, 00415992, 55206411, 55147540 and a portion of Algonquin Place, from **Park and Natural Area** to **Stable Area** as illustrated below; 2. Re-designate, on Schedule B of the Plan, the same parcel of land, from **Park and Natural Area** to **Stable Residential**. A public presentation of the proposed amendment will take place at a regular meeting of Common Council on **Monday March 9, 2020** in the Ludlow Room, 8th floor of City Hall.	Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit : 1. Modifier la désignation, à l'annexe A du plan, des parcelles de terrain d'une superficie d'environ 2734 mètres carrés, située au 251-361, promanade Riverview, et portant des parties de NIDs 55226054, 00415992, 55206411, 55147540, et une partie de place Algonquin et afin de la faire passer de **parc ou aire naturelle** à **secteur stable**, comme il est indiqué ci-dessous; 2. Modifier la désignation, à l'annexe B du plan, des parcelles de terrain précitée, afin de la faire passer de **parc ou aire naturelle** à **secteur résidentiel stable**. Une présentation publique du projet de modification aura lieu lors de la réunion ordinaire du conseil communal le **lundi 9 mars 2020** dans la dans la salle Ludlow, 8ème étage de l'hôtel de ville.

REASON FOR CHANGE: To permit a residential development.	**RAISON DE LA MODIFICATION** : Permettre le développement résidentiel.
Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **April 8, 2020**. Enquiries may be made at the office of the Common Clerk or Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.	Veuillez faire part au conseil par écrit de vos objections au projet de modification au plus tard le **8 avril 2020** à l'attention du soussigné. Pour toute demande de renseignements, veuillez communiquer avec le bureau du greffier communal ou le bureau de service de la croissance et du développement communautaire à l'hôtel de ville au 15, Market Square, Saint John, N.-B., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.
Jonathan Taylor, Common Clerk 658-2862	Jonathan Taylor, Greffière communale 658 2862

HUGHES
SURVEYORS - ENGINEERS

HUGHES SURVEYS & CONSULTANTS INC.

NB LAND SURVEYORS, CONSULTING ENGINEERS

January 29, 2020 Our file Y15-044

Mr. Mark Reade, MCIP
Growth & Development Services
City of Saint John
10th Floor, City Hall
Saint John, NB

Re: Applications for W and S Holdings, Riverview Drive Development:

1. ***Street Closure and Acquisition;***
2. ***Municipal Plan Amendment, Rezoning and Associated Approvals.***

Dear Mark,

Please find enclosed the following material with respect to the above noted development:

1. General Application Form;
2. Council Application Form for Municipal Plan and rezoning approvals;
3. Subdivision Application Form;
4. Variance Application Form;
5. Copy of Preliminary Site Plan
6. Copy of site layout with existing contours;
7. Copy of front and rear elevation of a sample unit;
8. Plan of Survey of portion of Algonquin Street to be closed and acquired by the developer;
9. Plan of Survey of easement to be reserved by City of Saint John;
10. Accepted agreement to purchase a strip of land from Dept. of Transportation and Infrastructure.
11. - Plan of land being acquired from Dept of Transportation & Infrastructure

Details of the proposal are outlined in the applications. Once you have reviewed the enclosed material if you have any questions, please do not hesitate to contact me. A digital submission to Onestop has been forwarded and payment of the required fees will be paid as soon as you confirm the amount.

Yours truly,

HUGHES SURVEYS & CONSULTANTS LTD.

Richard Turner
Encl.

575 CROWN STREET, SAINT JOHN, NB E2L 5E9 (506) 634-1717 FAX (506) 634-0759

One Stop **Development Shop** SAINT JOHN
PLANNING BUILDING INFRASTRUCTURE
onestop@saintjohn.ca Phone: 658-2911 Fax: 632-6199

General Application Form

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

LOCATION	CIVIC ADDRESS :	Riverview Drive	PID # :	00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411
STAFF USE	HERITAGE AREA: Y / N	INTENSIFICATION AREA: Y / N	FLOOD RISK AREA: Y / N	APPROVED GRADING PLAN: Y / N
	APPLICATION #:		DATE RECEIVED:	
			RECEIVED BY:	

APPLICANT INFORMATION

APPLICANT Hughes Surveys & Consultants Inc. on behalf of W and S Holdings Ltd.	EMAIL rick.turner@hughessurveys.com	PHONE (506)634-1717
MAILING ADDRESS 575 Crown Street, Saint John, NB E2L 5E9		POSTAL CODE
CONTRACTOR /DEVELOPER W and S Holdings Ltd.	EMAIL	PHONE
MAILING ADDRESS c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		POSTAL CODE E2L 5E9
OWNER W and S Holdings Ltd., The City of Saint John and New Brunswick Highway Corporation	EMAIL	PHONE
MAILING ADDRESS c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		POSTAL CODE E2L 5E9

PRESENT USE: Vacant land PROPOSED USE: Townhouse development

CHECK ALL THAT APPLY

BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
☐ INTERIOR RENOVATION	☐ NEW CONSTRUCTION	☒ VARIANCE	☐ STREET EXCAVATION	☐ HERITAGE DEVELOPMENT
☐ EXTERIOR RENOVATION	☐ ACCESSORY BLDG	☐ PLANNING LETTER	☐ DRIVEWAY CULVERT	☐ HERITAGE SIGN
☐ ADDITION	☐ POOL	☒ PAC APPLICATION	☐ DRAINAGE	☐ HERITAGE INFILL
☐ DECK	☐ DEMOLITION	☒ COUNCIL APP	☐ WATER & SEWERAGE	☐ HERITAGE DEMO
☐ CHANGE OF USE	☐ SIGN	☒ SUBDIVISION	☐ OTHER	☐ OTHER
☐ MINIMUM STANDARDS	☐ OTHER	☒ OTHER - Closure of a portion an undeveloped city street - Algonquin Place		

DESCRIPTION OF WORK

Details of the proposal for ***Terraced Homes at Riverview Drive,*** a Development Proposal by W and S Holdings Ltd. are included on Attachment "A" appended to this application.

☐ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
8th Floor - 15 Market Square
Saint John, NB E2L 1E8
commonclerk@saintjohn.ca
(506) 658-2862

The City of Saint John

I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Hughes Surveys & Consultants Inc. on behalf of W & S Holdings Ltd. - RichardTurner	W & S Holdings Ltd. William Shannon
Applicant Name	Owners Authorization
Applicant Signature	Owners Signature
January 29, 2020	January 29, 2020
Date	Date

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN

Council Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	251-361 Riverview Dr	APPLICATION #	20-0017	FEE PAID	(Y)	N

Chq# 795

TYPE OF APPLICATION

- ☐ Land for Public Purposes Release — Service Fee: $300
- ☐ Non-Conforming Use — Service Fee: $200
- ☐ Satisfactory Servicing — Service Fee: $200
- ☐ Section 39 Amendment — Service Fee: $2,500
- ☐ Zoning By-law Amendment — Service Fee: $2,500
- X Zoning By-law Amendment with a Municipal Plan Amendment — Service Fee: $3,500

DETAILED DESCRIPTION OF APPLICATION

Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.

PROPOSAL: Details on the proposal are outline on Attachment "A" submitted as an attachment to the General Application form.

ENCUMBRANCES

Describe any easements, restrictive covenants, and other encumbrances affecting the land.

There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.

AUTHORIZATION

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Hughes Surveys & Consultants Inc. on Behalf of
W and S Holdings Inc – Richard Turner

See Owners Authorization on General Application
Registered Owner or Authorized Agent

Additional Registered Owner

January 29, 2020
Date

Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Council Application Form 20/01/2017

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN

Subdivision Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	Riverview Drive (Various properties)	APPLICATION #		FEE PAID	Y	N

TYPE OF APPLICATION

☐ Instrument
Documents requiring Development Officer endorsement for registration
Service Fee: $50

X Tier 1 Subdivision
Lot boundary adjustments, consolidations, and new lots along an existing street
Service Fee: $250 plus $50 per new building lot

☐ Tier 2 Subdivision
Subdivisions involving the construction of a street
Service Fee: $500 plus $100 per new building lot

DETAILED DESCRIPTION OF APPLICATION

Attach the instrument or tentative subdivision plan, whichever is applicable, and any additional documentation to fully describe the application. Tentative subdivision plans must adhere to the requirements of Section 49 of the *Community Planning Act* of New Brunswick. In the case of a Tier 2 Subdivision, the submission of a preliminary proposal and a Pre-Application Meeting with City staff is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.

PROPOSAL: Details on the proposal are outline on Attachment "A" submitted as an attachment to the General Application form.

ENCUMBRANCES

Describe any easements, restrictive covenants, and other encumbrances affecting the land.

There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.

AUTHORIZATION

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Hughes Surveys & Consultants Inc. on behalf of
W and S Holdings Ltd – Richard Turner

See Owners Authorization on General Application
Registered Owner or Authorized Agent

Additional Registered Owner

January 29, 2020
Date

Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Subdivision Application Form 20/01/2017

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN

Variance Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	Riverview Drive (Various properties)	APPLICATION #		FEE PAID	Y	N

TYPE OF APPLICATION

☐ Tier 1 Variance Variances not greater than 25% of a numeric standard Service Fee: $50 plus $10 per additional variance	X Tier 2 Variance Variances greater than 25% of a numeric standard Service Fee: $100 plus $20 per additional variance	X PAC Variance Variances considered by the Planning Advisory Committee Service Fee: $300 plus $60 per additional variance

DETAILED DESCRIPTION OF APPLICATION

Attach site plans, building elevations, floor plans, and other documentation to fully describe the application.

LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.

VARIANCES and/or APPROVALS REQUESTED – Note that we have identified the following variances will be required to carry out the development. Upon planning staff reviewing the application and plans other variancesor approvals may be identified. Once the review is completed please advise our office as to the application fee amount.

1 – Front yard setback;
2 – Side yard Setback;
3 - Such other variances as may be determined by planning staffs review.
4 – Land for Public Purposes considerations if required.

SUBMISSION DOCUMENTS TO REVIEW VARIANCE APPLICATION:

1 – Site Plan of the proposed development;
2 – Front elevation plan (Sample from a similar project);
3 – Rear elevation plan (Sample from a similar project.

ENCUMBRANCES

Describe any easements, restrictive covenants, and other encumbrances affecting the land.

There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.

AUTHORIZATION

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

Hughes Surveys & Consultants Inc. on behalf of
W & S Holdings Ltd. – Richard Turner

See Owners Authorization on General Application
Registered Owner or Authorized Agent

Additional Registered Owner

January 29, 2020
Date

Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Attachment "A" to City General Application Form.

Terraced Homes at Riverview Drive

Development Proposal by W and S Holdings Ltd.
Townhouse Development at Riverview Drive,
Saint John, NB.

The nature of this request is to present a proposal for approval which includes properties assembled and others to be acquired adjacent to our client's property with a goal of developing a townhouse project. A proposed development plan is provided for your consideration along with an elevation plan showing the front elevation of one of the proposed buildings. The development will consist of a three-unit building and 2 - four-unit buildings. Each building will be constructed on a separate lot and each townhouse unit will be established on a separate Part Lot so they can be sold separately. Shared access ways will be established over the various Part Lots and will be defined with right of way limits once as-built conditions are able to be defined.

Build-out time is estimated at approximately 3 years although this is dependent on market conditions. The development at build out will see approximate sale values totalling nearly two million dollars. Development of units along the existing street is desirable from a fiscal management standpoint as it will utilize infrastructure already in place (street and services). Recently municipal services were upgraded in Riverview Drive and are available to connect to.

The development consists of various parcels now owned by W and S Holdings or in the process of being acquired through conditional purchase and sale agreements. The land presently owned by our client drops off quickly toward the river and moving the proposed units closer to Riverview Drive is desirable therefore arrangements have been put in place to acquire land from the Department of Transportation and Infrastructure to accommodate the development. The area being acquired is in excess to that required for highway or street purposes.

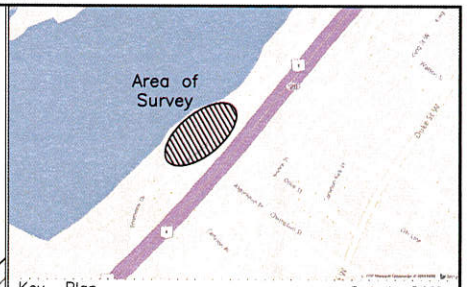
As well a portion of an undeveloped street known as Algonquin Place is proposed to be closed and acquired from the City of Saint John along with two other city owned lots. An easement will be reserved by the city over a portion of Algonquin Place to protect a storm sewer line at that location. Land along this part of the river comprises of steep bedrock conditions. Access to the river from the development is not practical.

The approvals sought include closure of an undeveloped street, an amendment to the Municipal Plan, rezoning from Park and 2-unit Residential to Low-Rise Residential for all properties included in the development plan. Subdivision and variance applications are also aspects of the approvals sought.

Respectfully submitted

Hughes Surveys & Consultants Inc.

Richard Turner



Key Plan Scale 1 : 5,000

Registration Data

Owner Name : ---
P.I.D. : ---
Effective Date : ---
Instrument : Transfer # ---

Doc. ---
Vol. --- Pg. ---
Reg. ---

Grantor to Grantee

Owners _____
Owner Names

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. ---- (based on NAD83 CSRS HPN Value on N.B. Mon. ---).
2. All distances are in metres , to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus ⊙———⊙ , peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Saint John County.
5. Field survey completed on ----.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.
7. Cross hatched area proposed to be acquired from New Brunswick Highway Corporation for consolidation with adjacent W & S Holdings Ltd. Property.

Purpose Of Plan

Submitted for Municipal Approvals

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Scale Factor Applied -------

Site Plan

The Terraced Homes at Riverview Drive,

City of Saint John,
Saint John County, New Brunswick.

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

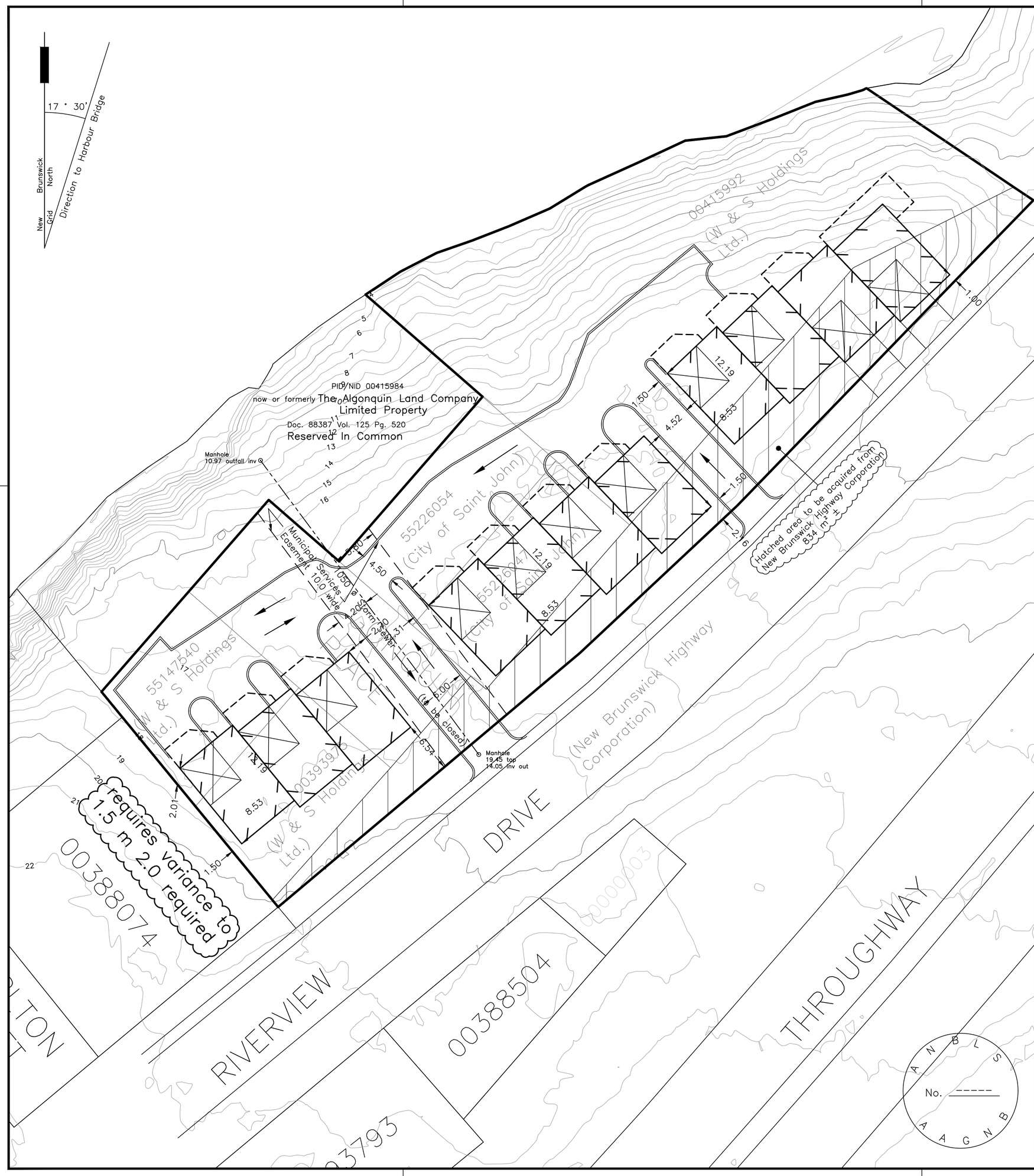
Jan. 30, 2020
Date

1:300 6 0 6 12 18 24 metres

Dwg. No.	Disk No.	Topos	Disk No.
S15044H	----	------	----

Dwn. by	Job No.	Rev. No.	Map Ref.
B.E.S.	Y15-044		G/08-T2A,SW(3)

H:\2015jobs\S15044\SHGS\S15044H.dwg Friday, January 31, 2020 2:32:45 PM



Area of Survey

Key Plan — Scale 1 : 15,000

Registration Data

Owner Name : ---
P.I.D. : ---
Effective Date : ---
Instrument : Transfer # ---

Doc. ---
Vol. --- Pg. ---
Reg. ---

Grantor to Grantee

Owners _____
Owner Names

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. ---- (based on NAD83 CSRS HPN Value on N.B. Mon. ---).
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7. Cross hatched area proposed to be acquired from New Brunswick Highway Corporation for consolidation with adjacent W & S Holdings Ltd. Property.

Purpose Of Plan

purpose of plan

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Scale Factor Applied -------

Site Plan

The Terraced Homes at Riverview Drive, City of Saint John, Saint John County, New Brunswick.

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

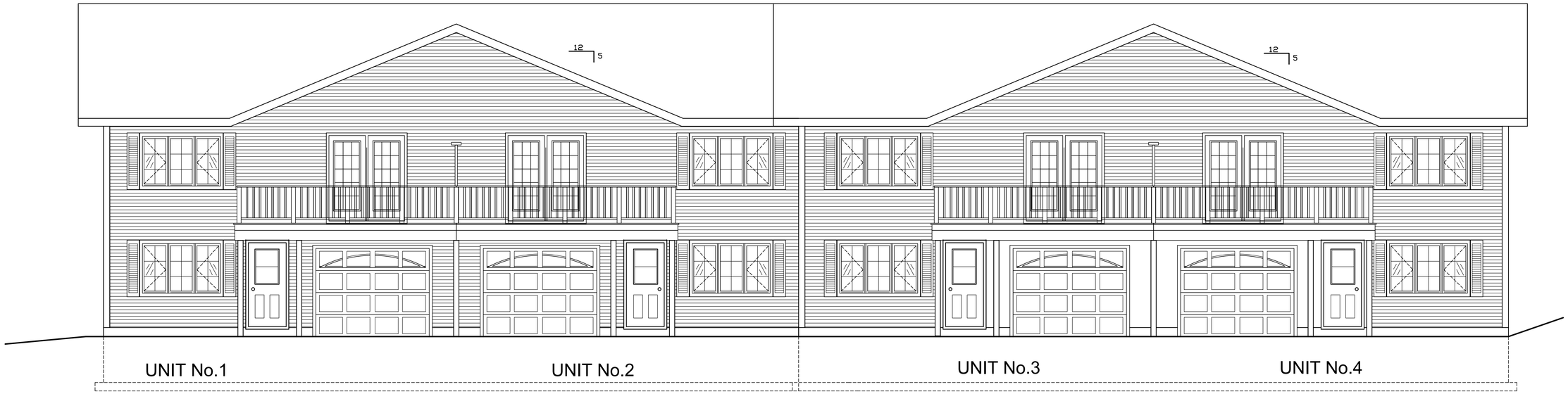
Dec. 13, 2017
Date

1:300 — 6 0 6 12 18 24 metres

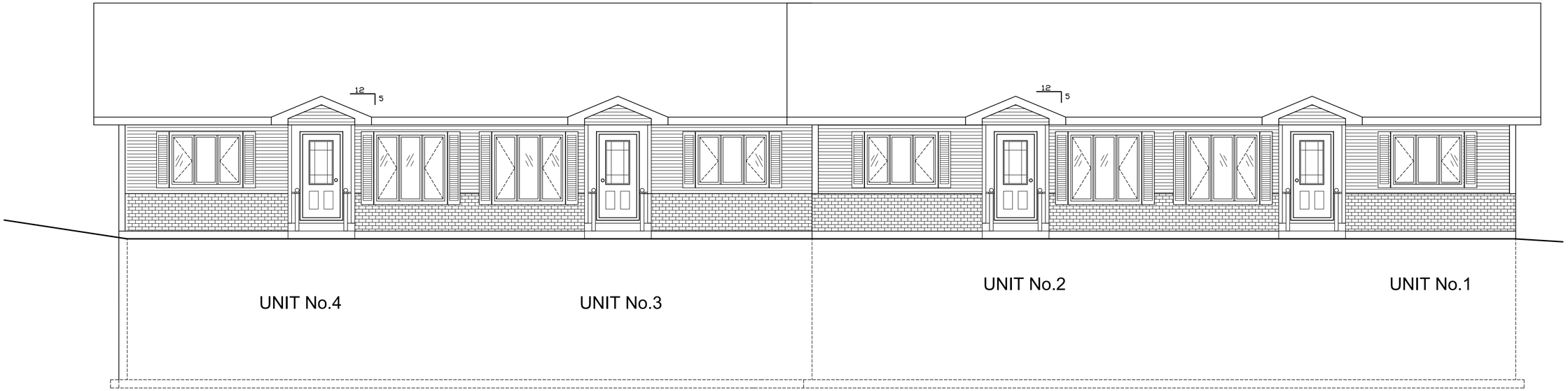
Dwg. No.	Disk No.	Topos	Disk No.
S15044F	----	-------	----

Dwn. by	Job No.	Rev. No.	Map Ref.
B.E.S.	Y15-044		G/08-T2A,SW(3)

H:\2015jobs\S15044\DWGS\S15044F.dwg Tuesday, February 18, 2020 4:03:57 PM



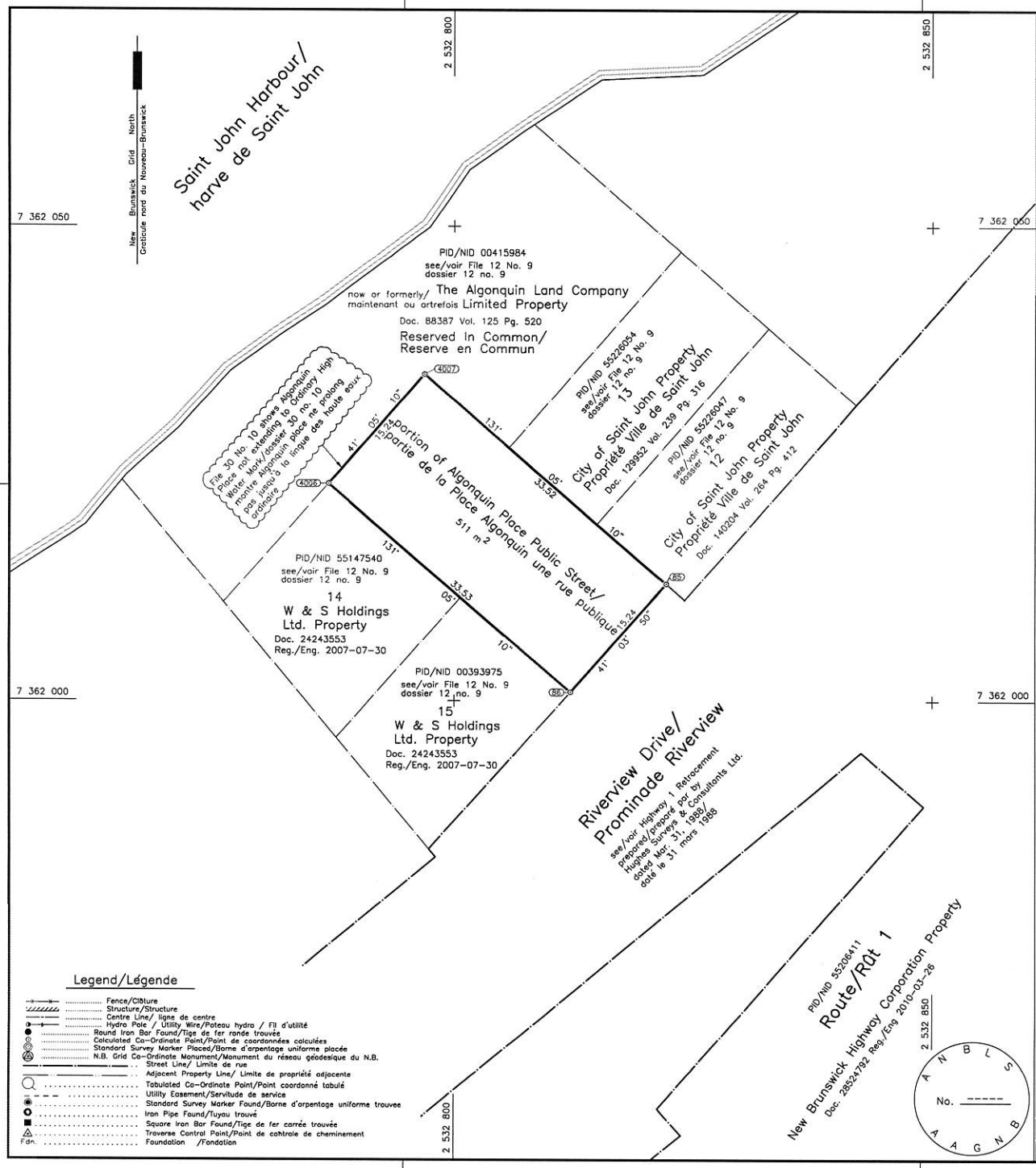
1
A-4
BUILDING ELEVATION - REAR

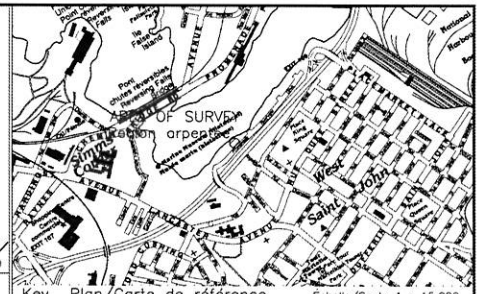


2
A-4
BUILDING ELEVATION - FRONT

AMBERCREST TOWNHOUSES
1491 MANAWAGONISH ROAD, SAINT JOHN, N.B.
SCALE 1/4" = 1'-0"

A-4





Registration Data/Information d'enregistrement

For Title of Streets see Chapter III/ an Act relating to the Title of Streets in the City of Lancaster assented to May 1, 1958 / see File 30 No. 10 .
Pour titres dos rues voir chapitre III/ une acte en rapport avec le titres des rues dans le Cite dé Lancaster con senti mai 1, 1958/ voir file 30 No. 10.
Regulation 66-52 under the Municipalities Act (O.C. 66-1053)
Regulation 66-52 en virtu de la loi sur les municipalités(O.C. 66-1053)

Notes

1) Directions are N. B. Grid azimuths derived from observations on N. B. Mon's. 4067 and 20146. (NAD83 CSRS Adjusted Values)
1) Les orientations sont des azimuts du système géodesique du N.B. dérivés d'observations des monuments 467 et 20146. (NAD83 CSRS Valeurs ajustées)
2) All distances are in metres , to convert to imperial equivalents divide by 0.3048 .
2) Les distances sont en mètres, Veuillez diviser les valeurs métriques par 0.3048 pour obtenir l'équivalence impériale .
3) Area of survey outlined thus o———o , peripheral information compiled from various sources .
3) La région arpenteé est montrée ainsi o———o , l'information périphérique fut compilée de diverses sources .
4) All document and plan references refer to Registry Office for Saint John County .
4) Les références des documents et des plans sont du Bureau d'enregistrement du comté de Saint John .
5) Field survey completed on June 2, 2016 .
5) L'arpentage sur le chantier fût compiété le 2 juin 2016
6) All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Ellipsoid as realized by Service New Brunswick Adjusted coordinate survey monuments .
6) Les calculs et les coordonnées montrés sur ce plan sont basés sur la projection stéréographique double du Nouveau-Brunswick et l'ellipsoïde NAD83(CSRS) telles que déterminées par les coordonnees ajustées des monuments de monuments de Services Nouveau-Brunswick .
7) For reference plan see City of Lancaster Survey Sheet No. 6 .
7) Pour le plan de référénce voyez la feuille d'arpentage de la Ville de Lancaster No. 6 .

New Brunswick Grid Co-Ordinate Values
Liste des coordonnées géodésiques du Nouveau-Brunswick

Sta.	X	Y	Rmks.
85	2 532 822.137	7 362 012.416	Calc. Pt./Pt. calc.
86	2 532 812.126	7 362 000.926	Calc. Pt./Pt. calc.
4006	2 532 786.855	7 362 022.960	Calc. Pt./Pt. calc.
4007	2 532 796.870	7 362 034.446	Calc. Pt./Pt. calc.
4067	2 529 793.690	7 360 155.788	N.B. Mon./Mon. NB
20146	2 533 174.765	7 362 412.193	N.B. Mon./Mon. NB

Scale Factor applied/Facteur d'échelle combinée utilisé 1.000038

Plan Of Survey/Plan d'Arpentage

Showing portion of Algonquin Place,
Montrant et des partie Place Algonquin,
City of Saint John,
Ville de Saint John,
Saint John County, New Brunswick.
Comte de Saint John, Nouveau-Brunswick.

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by/ Arpenté par June 21, 2016 . 21 juin, 2016 .

Marc J. Cormier # 395 Date
New Brunswick Land Surveyor/Arpenteur-géomètre du Nouveau-Brunswick

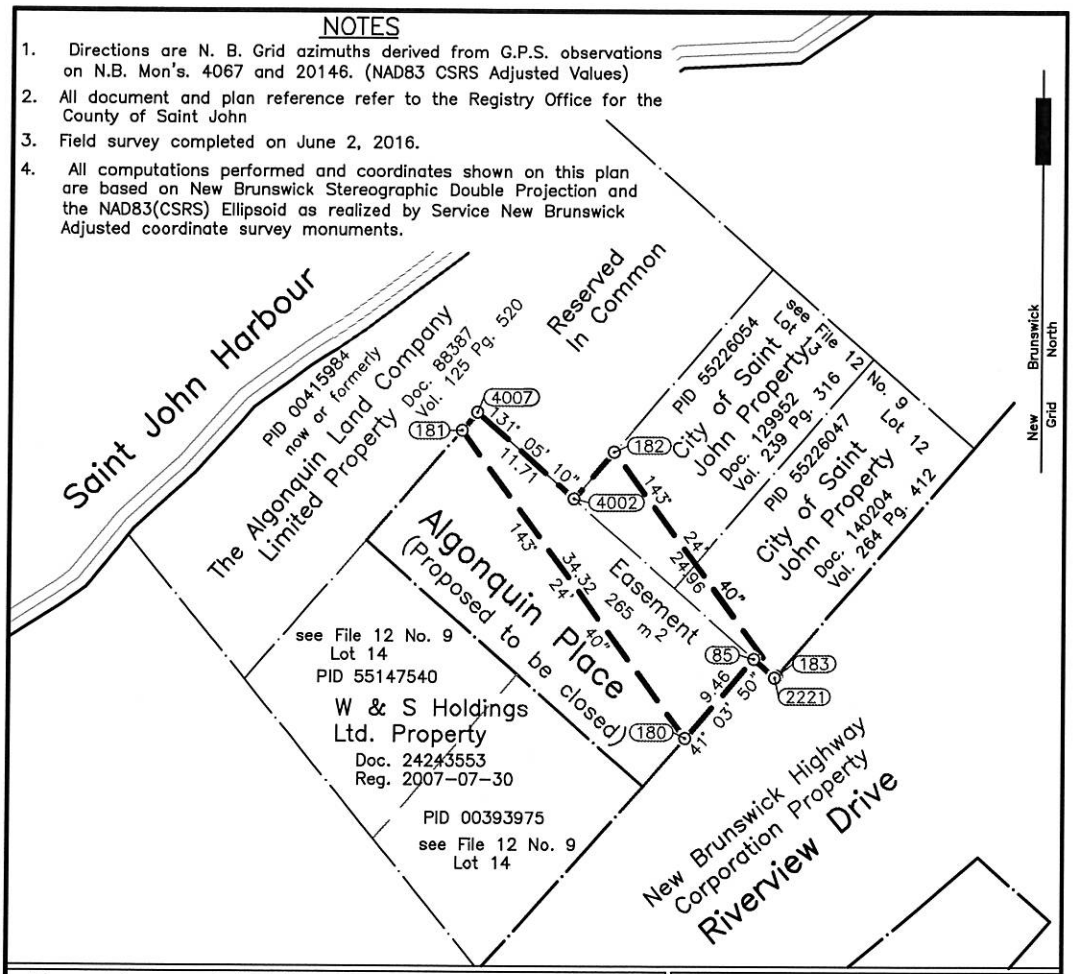
5 0 5 10 15 20
1:250 metres

Dwg. No. S15044C	Disk No. 2015	Storage S15044	Disk No. 2015
Dwn. by B.S.M.	Job No. Y15-044	Rev. No.	Map Ref. G/08-T2A,SW(3)

H:\2015Jobs\S15044\DWGS\S15044C.dwg 24x20 SUBDIVISION Friday, January 31, 2020 2:31:51 PM

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. 4067 and 20146. (NAD83 CSRS Adjusted Values)
2. All document and plan reference refer to the Registry Office for the County of Saint John
3. Field survey completed on June 2, 2016.
4. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Ellipsoid as realized by Service New Brunswick Adjusted coordinate survey monuments.



New Brunswick Grid Co-Ordinate Values

STA	X	Y	RMKS
85	2 532 822.137	7 362 012.416	CALC. PT.
180	2 532 815.925	7 362 005.287	CALC. PT.
181	2 532 795.470	7 362 032.840	CALC. PT.
182	2 532 809.338	7 362 030.936	CALC. PT.
183	2 532 824.217	7 362 010.894	CALC. PT.
2221	2 532 824.073	7 362 010.728	CALC. PT.
4002	2 532 805.694	7 362 026.753	CALC. PT.
4007	2 532 796.870	7 362 034.446	CALC. PT.
4067	2 529 793.690	7 360 155.788	N.B. Mon.
20146	2 533 174.765	7 362 412.193	N.B. Mon.

Scale Factor Applied 1.000038

Dimension Table

PT-PT	DISTANCE	AZIMUTH
181-4007	2.13	41° 05' 10"
4002-182	5.55	41° 03' 40"
2221-183	0.22	41° 03' 40"
85-2221	2.57	131° 05' 10"

Plan Of Survey

Showing Easement to be reserved
for Municipal Services,
City of Saint John,
Saint John County, New Brunswick.

Certified Correct
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by July 27, 2016
Date

New Brunswick Land Surveyor #

10 0 10 20 30 40

1:500 metres

No. _____

Dwg. No.	Disk No.	Topos	Disk No.
S15044D	2015	S15044	2015

Dwn. By	Job No.	Map Ref.
B.S.M.	Y15-044	G/08-T2A,SW(3)

H:\2015jobs\S15044\DWGS\S15044D.dwg Thursday, July 28, 2016 9:55:35 AM

File No. 71-W-1165

Department of Transportation and Infrastructure
Property Services Branch
PO Box 6000
Fredericton, NB E3B 5H1

December 20, 2019

Mr. Rick Turner
Hughes Surveys & Consultants Inc.
575 Crown Street
Saint John, NB E2L 5E9

Subject: Request to acquire a portion of the New Brunswick Highway Corporation property with PID 55206411, City of Saint John, Saint John County, N.B.

Dear Mr. Turner:

The Department of Transportation and Infrastructure has completed its surplus lands review to determine if a portion of the New Brunswick Highway Corporation property with PID 55206411 (the subject property as shown on the submitted site plan dated December 13, 2017) is surplus to the Department's needs. This property is part of the highway right-of-way of Route 1 located in the City of Saint John, Saint John County.

The review has determined that the three portions (approx. 834 square metres) of PID 55206411 have tentatively been identified as surplus. Therefore, Property Services Branch is prepared to recommend to the Minister that the portions of PID 55206411 be declared surplus and that they be conveyed to your client under the following conditions:

- That your client bears the costs associated with the preparation of a legal survey (Subdivision Plan) to determine the portions of PID 55206411 to be conveyed to your client. The subject property is owned by the New Brunswick Highway Corporation; therefore, the subdivision plan your company will prepare will show the parcels that are to be conveyed to your client to be subdivided from the New Brunswick Highway Corporation property with PID 55206411. The Plan will be used by our Department to transfer the parcels from the New Brunswick Highway Corporation to the Department of Transportation and Infrastructure, which in turn will be conveyed to your client by deed from our Department;

New Nouveau Brunswick
CANADA

- That your client is responsible for all survey, legal, registration, and approval fees associated with this conveyance;
- That your client agrees to pay $11.36 per square metre (plus HST);
- That your client acquires title to the requisite parcels adjacent to the subject property to complete the development project, specifically PIDs 55226054, 55226047, and 00000003 'Algonquin Place' (a municipal street).

If you agree with the above-mentioned conditions, please indicate by checking the appropriate box on the attached form and returning a signed copy to my attention. Your client should contact their solicitor who will be better able to estimate the potential costs of the transaction.

A response is required by January 30, 2020; if we do not receive a reply by that date we will assume you have no further interest in acquiring the subject portion of property.

Please note that this transaction will require government approval.

If you have any questions regarding this matter, you can contact me at (506) 462-5976.

Sincerely,

Peter Belding
Property Agent

/ns

Encl.

File 71-W-1165

Mr. Rick Turner
Hughes Surveys & Consultants Inc.
575 Crown Street
Saint John NB E2L 5E9

Acting on behalf of

Mr. Bill Shannon
W&S Holdings Ltd.
871 Anderson Drive
Saint John NB
E2M 4G2

Department of Transportation and Infrastructure
Property Services Branch
P.O. Box 6000
Fredericton NB E3B 5H1

Telephone # 506-462-5976
Fax # 506-444-5653

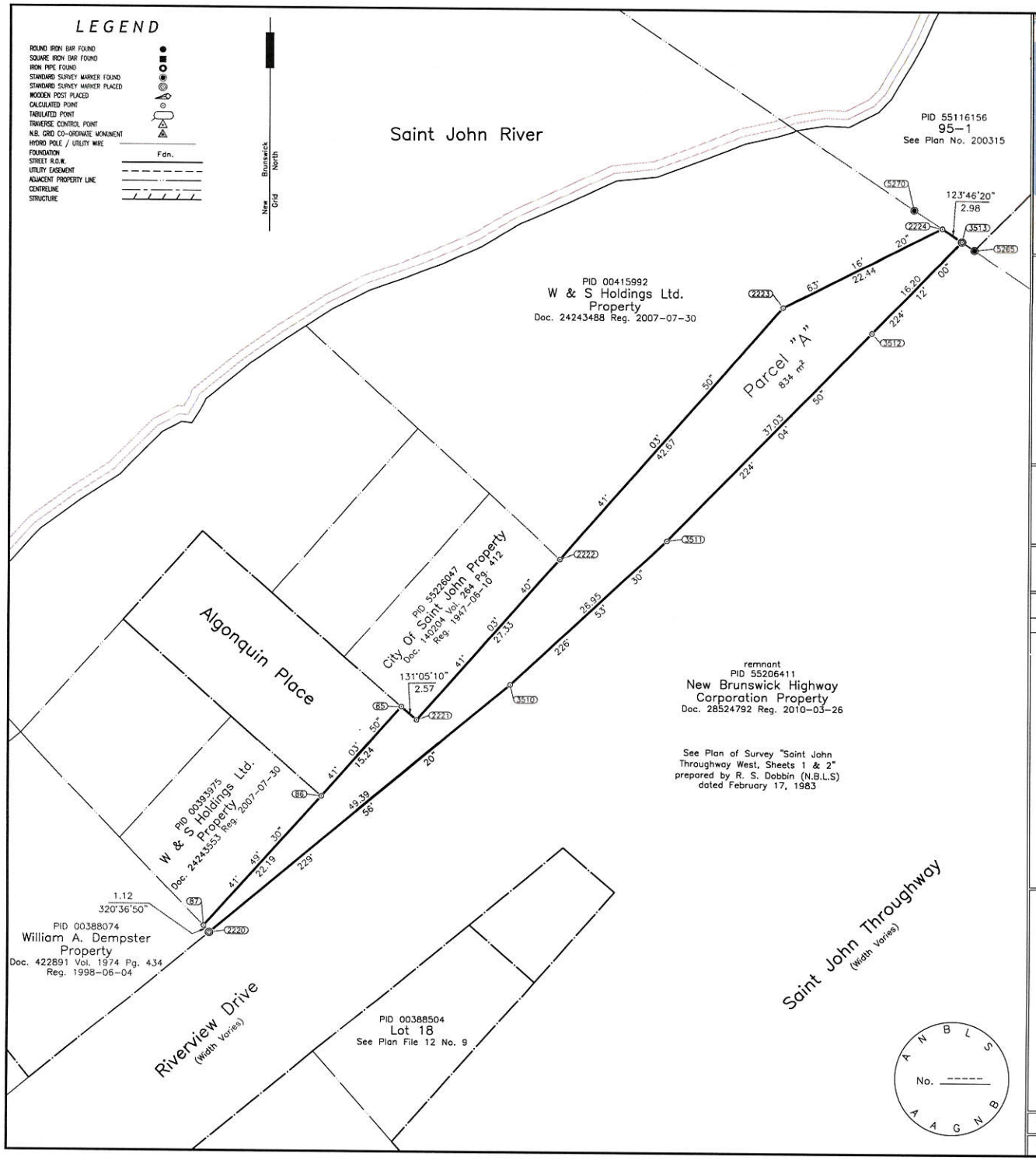
Attention Peter Belding:

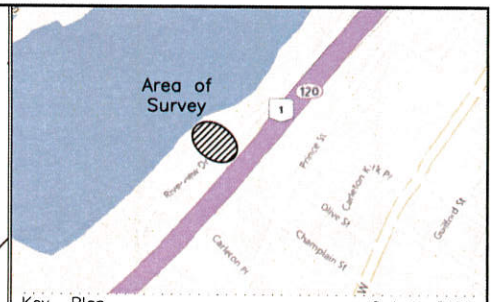
Subject: ***Request to acquire portion of NBHC property with PID 55206411, City of Saint John, Saint John County, N.B.***

☑ I have read and understand the future potential costs to me in relation to the above mentioned request and I wish NB DTI to continue with the above noted

☐ I have read and understand the future potential costs to me in relation to the above mentioned request and I do not wish NB DTI to continue with the above noted

Bill Shannon
Mr. Bill Shannon





NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. 4067 & 20146 (based on NAD83 CSRS Adjusted Values.
2. All distances are in metres , to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus ⊙———⊙ , peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Saint John County.
5. Field survey completed on ----.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick Adjusted coordinate survey monuments.

Registration Data

PID 55206411
Doc. 28524792
Reg. 2010-03-26

Her Majesty The Queen
to
New Brunswick Highway Corporatioin

Purpose Of Plan

to create Parcel "A" from PID 55206411 for future conveyance to W & S Holdings Ltd.

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.
85	2 532 822.137	7 362 012.416	CALC. PT.
86	2 532 812.126	7 362 000.926	CALC. PT.
87	2 532 797.326	7 361 984.388	CALC. PT.
2220	2 532 798.037	7 361 983.522	S.S.M.
2221	2 532 824.073	7 362 010.728	CALC. PT.
2222	2 532 842.024	7 362 031.334	CALC. PT.
2223	2 532 870.055	7 362 063.508	CALC. PT.
2224	2 532 890.095	7 362 073.599	CALC. PT.
3510	2 532 835.839	7 362 015.311	CALC. PT.
3511	2 532 855.511	7 362 033.725	CALC. PT.
3512	2 532 881.274	7 362 060.328	CALC. PT.
3513	2 532 892.570	7 362 071.944	S.S.M.
5265	2 532 894.143	7 362 070.892	FD. S.M.
5270	2 532 886.555	7 362 075.966	FD. S.M.
4067	2 529 793.690	7 360 155.788	N.B. MON.
20146	2 533 174.765	7 362 412.193	N.B. MON.

Scale Factor Applied 1.000038

Plan Of Survey

New Brunswick Highway Corporation Property, Riverview Drive, Saint John, New Brunswick

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Dec. 18, 2019 Date
Marc J. Cormier
New Brunswick Land Surveyor # 395

1:300 6 0 6 12 18 24 metres

Dwg. No.	Disk No.	Topos	Disk No.
S15044G	----	------	----
Dwn. by M.C.B.	Job No. Y15-044	Rev. No.	Map Ref. G/08-T2A,SW(3)

H:\2015Jobs\S15044\DWGS\S15044G.dwg Wednesday, December 18, 2019 12:07:58 PM

BY-LAW NUMBER C.P. 106-___
A LAW TO AMEND THE MUNICIPAL PLAN BY-LAW

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

The Municipal Plan By-law of The City of Saint John enacted on the 30th day of January, A.D. 2012 is amended by:

1 Amending Schedule A – City Structure, by redesignating a parcel of land with an area of approximately 2734 square metres, located at 251-361 Riverview Drive also identified as portions of PID Nos. 55226054, 00415992, 55206411, 55147540 and a portion of Algonquin Place, from *Park and Natural Area to Stable Area* classification;

2 Amending Schedule B – Future Land Use, by redesignating the same parcel of land from *Park and Natural Area* to *Stable Residential* classification;

- all as shown on the plans attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2020 and signed by:

ARRÊTÉ Nº C.P. 106-___
ARRÊTÉ MODIFIANT L'ARRÊTÉ RELATIF AU PLAN MUNICIPAL

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

L'arrêté concernant le plan municipal de The City of Saint John décrété le 30 janvier 2012 est modifié par :

1 la modification de l'annexe A – Structure de la municipalité, afin de faire passer la désignation d'une parcelle de terrain d'une superficie d'environ 2734 mètres carrés, située au 251-361, promanade Riverview, et portant des parties de NIDs 55226054, 00415992, 55206411, 55147540, et une partie de place Algonquin, de *parc et aire naturelle* à *secteur stable*;

2 la modification de l'annexe B – Utilisation future des sols, afin de faire passer la désignation de la parcelle de terrain précitée de *parc et aire naturelle* à *secteur résidentiel stable*;

- toutes les modifications sont indiquées sur les plans ci-joints et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 2020, avec les signatures suivantes :

_____
Mayor

_____
Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -

SAINT JOHN

COUNCIL REPORT

M&C No.	M&C 2020-73
Report Date	February 24, 2020
Meeting Date	March 09, 2020
Service Area	Transportation and Environment Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: 2020 Community Grant Recommendations

OPEN OR CLOSED SESSION
This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
Brad Adams ***Narinder Singh***	***Tim O'Reilly*** ***Michael Hugenholtz***	***John Collin***

RECOMMENDATION

Common Council approve Community Grants funding to the applicants and amounts as indicated in M&C 2020-73 as submitted by the Community Grants Committee.

EXECUTIVE SUMMARY

The Community Grants Program was adopted by Common Council in late 2014 to financially support the operational needs of community organizations, projects and/or special events. A Community Grants Evaluation Committee was created and is now comprised of two community members, two members of Council and three staff.

The evaluation process considers community need and social impact of the organization's service, project or event; its history in serving the community; its alignment with council and city priorities, and its organizational strengths and financial responsibility.

The Committee's primary task is to review, evaluate and identify funding allocations according to adopted program guidelines and report back to Common Council with recommendations. Detailed in the report below are the award recommendations, as well as several process considerations to improve the application and reporting mechanisms currently in place.

PREVIOUS RESOLUTION

N/A

STRATEGIC ALIGNMENT

The Community Grant Program supports Common Council's priorities to support opportunities for growth and prosperity and to foster a vibrant city through investment in arts, culture, and recreation experiences that create a sense of community pride.

Supporting community management of recreation initiatives is a key recommendation of Play SJ.

REPORT

There are three categories of community grants including:

- Operational Funding Grant,
- Community Project Grant, and
- Special Events Grant.

The purpose, evaluation criteria, and other details about these three categories are included as attachments to this report.

The Community Grants Committee reviewed and evaluated 57 grant applications for organizational support, special event and community projects, totaling over $660,383 in funding requests.

The Community Grants Committee recommends the following to Common Council:

1. That the following applicants be approved for funding at the indicated amount:

Gentle Path Counselling Services	$5,000.00
Sophia Recovery Centre	$10,000.00
Bee Me Kidz	$10,000.00
Saint John Tool Library	$5,000.00
Cherry Brook Zoo	$15,000.00
Denis Morris Community Centre	$6,000.00
Fog Lit Festival	$1,500.00
Fundy Gymnastics	$2,000.00
Fundy Fringe Festival	$5,000.00
Human Development Council	$15,000.00
Outflow Ministry	$7,500.00
KBM Outing Association	$6,000.00
Fundy Region Special Olympics	$2,000.00
Latimore Lake Community Centre	$6,000.00
Lorneville Community Centre	$6,000.00
ARCf de Saint Jean	$2,000.00
Martinon Community Centre	$6,000.00
Milford Community Centre	$6,000.00
NB Competitive Festival of Music	$2,000.00
NBYO – Sistema	$8,171.00
Saint John and Fundy Seniors Inclusive	$5,550.00

PRUDE Inc	$15,000.00
Read SJ	$5,000.00
Tee Off for Mental Health	$2,000.00
Seniors Resource Centre	$6,000.00
Shining Horizons Therapeutic Riding Assoc	$10,000.00
SJ Multicultural NRC	$10,000.00

2. That no community grant funding be allocated to the following applicants:

The Etsey Art Inititive Inc.
Canine Therapy for First Responders Inc.
Imperial Theatre
KV Cricket Club
Waterloo Village Neighbourhood Association
Saint John Community Build
West Side Wanderers
Saint John Theater Company
YMCA of Greater Saint John
Flowers 4 U
Interaction Theatre Company Inc.
Indo-Canadian Society of Saint John
Kings Way Life Care Alliance
2020 Canadian Men's Mid-Amateur
Brilliant Labs
Saint John Cycling/ Trail Miners
New Brunswick International Sculpture Symposium Inc.
CHQC French Radio
Campus Radio Saint John Inc.
Lily Lake Pavilion
Muscular Dystrophy Canada
Quality Block Party
Thistle Saint-Andrews Curling Club
WE Believe Saint John

Improvements to the Community Grants Program are planned for future years including an additional $40,000 in funding and consideration of funding requests throughout the year by the Committee. Alignment with other Sustainability items and Continuous Improvement projects will be considered throughout 2020.

The Committee has also discussed necessary improvements for future iterations of the program, such as:

- Language drafted to clearly state that grants will only be considered by groups or organizations who are not already in receipt of City funding or applying for additional City grants (e.g. Art or Culture grants).
- Create more clarity on the costs associated with in-kind support and ensure all applicants be transparent in their evaluation of any and all additional City support needed.
- Creation of a reporting template for all recepients to complete prior to re-application or future consideration. This reporting mechanism will ask

for proof of spending, event or operational updates and related statistics or metrics. This will become an essential tool to gauge the overall success of the Community Grants program and will add a necessary element of accountability.

- Continued work with the City's Communication Department to improve official grant agreement forms, parameters around how the City is to be acknowledged and recognized by recipients and the issuing of standard letters of congratulations or regret.
- Continued work with the City's Communications Department and Information Technology Department to improve Community Grants content available on the City's website including layout, amendment of grant maximums (reduced from $60,000 to $20,000), and improved transparency statements about turn-around period, selection parameters and total sum of funding available.

SERVICE AND FINANCIAL OUTCOMES

The 2020 General Fund Operating Budget included a total Community Grant envelope of $ 179,721. On approval by Common Council, the total envelope would be dispersed.

The approved budget is less than 30% of the total funding requests.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The City's Community Grants Committee is recommending the award of grants described in this report.

ATTACHMENTS

Descriptions of the three Community Grants categories

OPERATIONAL FUNDING GRANT		
Purpose & Objectives	**Eligibility**	**Application Requirements & Evaluation**
The Operational Funding Grant assists with the general administrative expenses of an organization Supports the City of Saint John in its ongoing pursuit to be a community of choice and promote economic health to residents and visitors. Enhances the ability of organizations that deliver important social, wellness and quality of life support to the residents of the City of Saint John. Encourages innovation, sustainability and cooperation through the various organizations within the City of Saint John. Upholds and advances the terms of Council Priorities, Plan SJ and/or Play SJ.	*Eligible funds: up to $60,000** Eligible funding activities under Organizational Support includes: rent, utilities, human resources, office supplies, essential travel, fundraising activities and information technology upgrades. The following are **ineligible** for grant funds: Individuals or corporations seeking funding. Lobbying of federal, provincial and municipal governments. Activities or initiatives outside of the City of Saint John. Expenditures that occurred prior to the application. Funding of deficits or debts. Free or discounted tickets to an event. Fellowships, scholarships or bursaries.	Applications must include: detailed annual budget with line item expenditures and sources of revenue financial statement organization's strategic or business/development plan The Community Grants Evaluation Committee will assess applications according to a pre-established evaluation matrix, which will score the application on a variety of variables, including, but not limited to: Innovation. Likelihood of accomplishing stated outcomes. Link to Council Priorities. Long-term benefits/impacts. Level of community support. Ability to generate cooperation between citizens and other organizations. Ability to acquire other sources of funding/in-kind support. Sustainability of business plan or development plan.

COMMUNITY PROJECT GRANT		
Purpose & Objectives	**Eligibility**	**Application Requirements & Evaluation**
The Community Project Grant is designed to distribute seed funding for the start-up of projects, and/or funds for a short-term undertaking with a clear start and completion date. Support the City of Saint John in its ongoing pursuit to be a community of choice for residents and visitors. Enhance the ability of organizations that deliver important social, wellness and quality of life support to the residents of the City of Saint John. Encourage innovation, sustainability and cooperation in the delivery of Community Projects in the City of Saint John. Uphold and advance the terms of Council Priorities, Plan SJ and/or Play SJ.	*Eligible funds: up to $20,000** The following are **ineligible** for grant funds: Individuals or corporations seeking funding. Lobbying of federal, provincial and municipal governments. Activities or initiatives outside of the City of Saint John. Expenditures that occurred prior to the application. Funding of deficits or debts. Free or discounted tickets to an event. Fundraising events. Fellowships, scholarships or bursaries. Conferences or professional development.	Applications must demonstrate: Fundraising and community partnership. The number of residents/visitors impacted by the project. How the Community Project responds to interest from the broader community. Specific outcomes to be achieved. Projected budget including sources and use of funds/in-kind support. Timelines for implementation of the project. The Community Grants Evaluation Committee will assess applications according to a pre-established evaluation matrix, which will score the application on a variety of variables, including, but not limited to: Innovation. Likelihood of accomplishing stated outcomes. Link to Council Priorities.

		Long-term benefits/impacts. Level of community support. Ability to generate cooperation between citizens and other organizations. Ability to acquire other sources of funding/in-kind support. Sustainability of business plan or development plan.

SPECIAL EVENTS GRANT		
Purpose & Objectives	**Eligibility**	**Application Requirements & Evaluation**
The Special Events Grant is designed to support events that are of cultural, sport, social or recreational significance to the Saint John community. Support the City of Saint John in its ongoing pursuit to be a community of choice for residents and visitors. To support events that result in important cultural, environmental, heritage, sport, recreational, educational and financial returns for the City of Saint John. To encourage innovation, sustainability and cooperation in the delivery of Special Events in the City of Saint John. Uphold and advance the terms of Council Priorities, Plan SJ and/or Play SJ.	*Eligible funds:up to $20,000** The following are **ineligible** for grant funds: Individuals or corporations seeking funding. Lobbying of federal, provincial and municipal governments. Activities or initiatives outside of the City of Saint John. Expenditures that occurred prior to the application. Funding of deficits or debts. Free or discounted tickets to an event. Fundraising events. Fellowships, scholarships or bursaries. Conferences or professional development.	Applications must demonstrate: Event identifies a community need or priority The number of residents/visitors impacted by the event. Event supported by community partners, sponsors and stakeholders. Specific outcomes to be achieved. Projected budget including sources and use of funds/in-kind support. The Community Grants Evaluation Committee will assess applications according to a pre-established evaluation matrix, which will score the application on a variety of variables, including, but not limited to: Innovation. Likelihood of accomplishing stated outcomes. Link to Council Priorities. Long-term benefits/impacts. Level of community support. Ability to generate cooperation between citizens and other organizations. Ability to acquire other sources of funding/in-kind support. Sustainability of business plan or development plan (for repeated/annual event)

Saint John Community ARTS BOARD

CONSEIL D'ADMINISTRATION DES ARTS de la communauté de Saint John

Chair / Président
Joanna Killen

Vice-Chair / Vice-président
Lisa Hrabluk

2nd Vice-Chair / 2e
Suping Shi

Darren McLeod

Stephany Petersen

Tim Blackmore

Dr. Joanna Everitt

Councilor Donna Reardon

Sandrine Selway

Abigail Smith

Councilor David Hickey

Arts and Culture Coordinator
Kate Wilcott

Address
P.O. Box / C.P. 1971
Saint John, NB / N-B E2L 4L1

Tel: 658-2911
culturalaffairs@saintjohn.ca

* Logo based on City Hall sculpture "Progresssion" by Claude Roussel, CM, ONB, RCA

MEMORANDUM

February 26th 2020

Mayor Don Darling and Members of Council
City of Saint John

Your Worship and Councillors,

Re: 2020 Saint John Community Arts Funding Program

A regular meeting of the Saint John Community Arts Board Small Grant Jury was held on Tuesday February 25th, to decide the 2020 Community Arts funding grant recipients.

The Saint John Community Arts Board Jury approved the grant amounts to be awarded to each organization or group as per the attached list, totaling $55,000. Such funding will be covered under the 2020 Saint John Community Arts Funding Program, from the $70,000 budget allocated by Common Council for the Board's programs.

This year, the board received 36 project submissions from 29 different organizations, with a total financial request of $97,805.60. The 27 approved projects represent our diverse arts and cultural community and will add to the growth, prosperity, and vibrancy of the City.

The Community Arts Board recommends that Saint John Common Council receive and file this letter, and direct the Commissioner of Finance to issue cheques to be distributed to the grant recipients at a forthcoming presentation.

Respectfully Submitted,

Joanna Killen
Chair
Saint John Community Arts Board

Attached: List of grant recipients for 2020

Community Arts Board Small Grant Applications 2020

1. **ARCf**
"Coup de Cœur Francophone 2020
$2,500.00
Coup de Cœur est une initiative spéciale célébrant la chanson de langue française. Le projet donne l'accès aux saint-jeannois a des artistes professionnels de la chanson dans le cadre de la Série Rido, seule série de spectacles en français offert aux francophones et francophiles.

2. **Area 506/Collectif Hat**
"Third Shift Artist Showcase"
$1,750.00
Collectif HAT will use the gritty backdrop of two shipping containers in their design to create an innovative visual experience. Video content, projection mapping, and ultra-bright laser projection will result in a life sized illusion of art operating and in motion.

3. **ArtsLink**
"Arts Atlantic Symposium 2020
$3,500.00
A multi day conference and festival taking place this fall, the event will celebrate the tenacity and creativity of professional artists, and exploring the unique challenges they face in Atlantic Canada. Designed to build connections among artists of all disciplines, develop new audiences, and revel in the perspective of the region's art.

4. **Asian Heritage Society of NB**
"Asian Heritage Month Celebrations"
$3,000.00
A series of unique cultural events throughout the month of May highlighting the many vibrant Asian cultures that are a part of our City. Opening ceremonies, interactive Asian Heritage Workshop, Art exhibits, diversity presentations in schools, Asian Food crawl, and a Heritage Gala at the Imperial Theatre. All events are free.

5. **Bibliotheque le Cormoran**
"Salon du Livre de Saint-Jean »
$2,000.00
Cette Octobre, les francophones and les francophiles de la région pourront rencontrer des auteurs du Québec et du Nouveau-Brunswick. C'est une occasion idéale de promouvoir le littéraire et la culture francophone a la région du grand Saint John.

6. **Campus Radio**
"DIY Sound Tech Workshop for Female-Identified and Non-Binary Individuals"
$800.00
There is firm and tangible evidence of a lack of adequate sound tech training for Female Identified and Non Binary Individuals. This workshop will give provide the knowledge and confidence to apply the skills in venues across the City, and broaden the sound tech field, making it more accessible and inclusive.

7. **Catapult/Outflow**
"Creating Home"
$900.00
A rug making workshop for Newcomers and Canadians in the Crescent Valley Community Centre. By introducing a traditional method of four-stranded braided rug making, the women will be encouraged to incorporate colours that represent the idea of home: their home in their native country and their new home in Canada.

8. **Connection Dance Works**
"SJ Contemporary Dance Festival"
$2,750.00
10th annual Saint John Contemporary Dance Festival is a celebration of contemporary dance featuring professional choreographers and dancers from New Brunswick and across Canada, as well as local emerging dancers and musicians. The festival's programming is open to performers of all cultural backgrounds, offering local audiences a diverse showcase of movement.

9. **Early Music Studio**
"Early Music Festival Community Outreach"
$2,500.00
A series of workshops and concerts offering professional training and performance opportunities for musicians living in Saint John. The music itself is from the period of Saint John's foundation in the late 18th century, and is presented in important historic venues as well as schools and senior centres.

10. **Saint John Chinese Cultural Association**
"Performing Training School
$2,500.00
This project funds the instruction of Traditional Chinese dance to children and adults, who perform dancing, singing, and music playing on Asian Heritage Month Celebrations, Canada Day Celebrations, and the Chinese New Year Gala.

11. **InterAction School of Performing Arts**
"InterAction Youth Podcast"
$2,750.00
InterAction is launching the Youth Podcast, featuring stories from middle and high school students from the SJ area. Produced by Ryan Brown and Hilary Ladd and released in 2020/2021, it's a free program giving teens from all walks of life a voice in their community. 48 episodes will feature one student each. Students from a wide variety of cultural and socioeconomic backgrounds will participate.

12. **L'Arche Saint John**
"Creative Connections"
$2,750.00
Creative Connections, L 'Arche's arts-based day program, runs Monday-Friday from 9:15am to 3:30pm. Creative Connections is free to attend and is open to adults with and without intellectual disabilities. Members of L'Arche are given the opportunity to share their gifts and talents with each other and the greater community through the displaying of their artwork. Promotes greater community inclusion and engagement through the formation of authentic friendships and interactions.

13. **New Brunswick Museum**
"Maritime Soiree
$500.00
"Maritime Soiree" is an event series recently launched by the New Brunswick Museum. Following in the footsteps of international museums and galleries who have expanded their audience base—primarily that of young adults and professionals—by hosting museum after-hours events, the New Brunswick Museum endeavours to do the same for the Saint John community.

14. **Newcomers Centre**
"Annual Holiday Party", "Culture Fest", "Multicultural Days", and "Organic Meet Ups
$5000.00
The Newcomer Centre hosts a variety of impactful arts and cultural events over the year. Four separate events and projects will be funded by this grant, including a multicultural Holiday Party in December, the 3rd annual Culture Fest in July, Heritage Canada's Multicultural Day on June 27th, and Organic Meet Ups for New Residents throughout the fall.

15. **Newcomers Centre/ARCf**
"Spice and Maple Syrup"
$1,250.00
A night of celebration of local culture, Acadian culture, and cultures from across the globe represented in Saint John. A partnership between ARCf and the Newcomer Centre, Spice symbolizes the newcomer cultures while Maple Syrup symbolizes the local culture. This is the 6th year for the event.

16. **PRUDE/ Union of Youth Newcomers**
"Dive in YSJ/Youth Empowerment"
$2,750.00
Partnering with local arts organizations and events such as Lorenzo, InterAction, Gallery Hop, SJTC, and Arts Centre to create community, encourage local growth, inclusion, psychosocial/creative development, and community involvement for newcomer Youth. Twice monthly program (20 regular sessions and 4 holiday outings for youth ages 15-29).

17. **Saint John String Quartet**
"Quartet in the Classroom"
$2,750.00
This program introduces classical music and musicians to school aged children in Saint John. The String Quartet will play to over 10,000 children in schools presenting 45 minute programs, including "Marvelous Mozart", "The Musical Petting Zoo", and "The Lost String Quartet". The program helps to demystify classical music and musicians and invites young people to think openly about creative endeavors and their future aspirations.

18. **Saint John Theatre Co.**
"Loyalist City Shakespeare"
$2,500.00
This summer marks LCS's 6th Season. The only summer Shakespeare Company in the Greater Saint John area, drawing from talent from all over the region, this year's musical comedy, Twelfth Night, will feature an intergenerational cast and crew of approximately 25 theatre makers.

19. **Saint John Theatre Co.**
"Fundy Fringe Festival"
$3,000.00
The Fundy Fringe Festival is a multi-day, multi-disciplinary arts festival that runs during the third week of August in Saint John. This is the 8th anniversary of the festival, and includes theatre performers from across Canada.

20. **Sculpture Saint John**
"Sculpture for Children: Thinking in 3D"
$1,500.00
This program brings local artists and educators to priority neighborhood schools to teach children about different kinds of sculpture through fun and challenging hands-on learning experiences. Professional workshops for teachers ensure that the children's program has a meaningful, sustained, and lasting impact.

21. **SJ Jewish Museum**
"Following Their Footsteps"
$2,000.00
An exploration of former Jewish homes and stores in Uptown SJ, the project tells the stories of these buildings from the 1920s to 1970s. Creation of Walking Tour of Saint John, with each story including the history of the building, information on its architectural features, and other uses for the building as a home, shop, or office, and the people who lived there.

22. **Symphony New Brunswick**
"SNB Community Value"
$2,500.00
Approximately 40 free school concerts will be presented next season, outreach concerts supporting local charities and or charitable fundraising events, an ongoing project Singing My Way Home with the Elizabeth Fry Society, with concerts of songs written by marginalized women performed with SNB musicians, collaborations with Ballet Schools and the String Program.

23. **Third Space Gallery**
"Third Shift 2020"
$3,000.00
The 5th annual nighttime exhibition of public contemporary art that includes temporary installations, interventions, performances, and projections it aims to offer Saint John citizens and visitors a unique opportunity to engage with contemporary art and re-imagine urban space.

24. **United Empire Loyalists**
"Loyalist Days Celebrations"
$550.00
A series of free community activities throughout the City on May 18th to commemorate Loyalist culture and contributions to the City, including a Loyalist Church Service at Trinity, ceremonies and celebrations at Market Square, a performance by St Mary's Band, Cake Cutting, and the 21 Gun Salute.

YMCA of Greater Saint John

RED TRIANGLE GALA 2020

Thursday, April 30th | 6:00 PM - 8:00 PM

Add to Calendar (/About-Us/Events/Red-Triangle-Gala-2020)

30th Red Triangle

Over the past 30 years, the YMCA has recognized many outstanding citizens that have demonstrated a commitment to the community through their leadership and volunteer service. The Red Triangle Award has been presented to 34 individuals and three groups since 1990. The Leader to Watch Award was implemented in 2002 and has been presented to 16 individuals.

The tradition continues and we are excited to celebrate the recipients of the 2020 Red Triangle and Leader to Watch Awards on **Thursday, April 30, 6:00- 8:00 pm** at the Marco Polo Cruise Terminal. To purchase your tickets today please click **HERE (http://bit.ly/2QWONCd)**, or download our ticket order form **HERE** (/CWP/media/AssociationName/Ticket-Order-Form-2020.pdf).

Thank you to our sponsors:

Presenting Sponsor

Emera New Brunswick

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97.3 the WAVE

CHSJ Country 94 fm #1 Saint John, New Brunswick

YMCA of Greater Saint John
191 Churchill Blvd.
Saint John, NB E2K 3E2
Tel: 506-693-9622
Fax: 506-634-0783
E: k.clayton@saintjohny.com

Red Triangle Ticket Purchase Form

CONTACT INFORMATION

Name: _____

Company: _____

Address: _____

Postal Code: _____ Telephone: _____

Email: _____

TICKETS

Number of Tickets Required: ____ tickets at $125 each = $_____

We are unable to attend. Please donate our tickets to deserving Y participants. _____

PAYMENT METHOD

Cheque _____ Credit Card _____ Invoice_____

- *Payment by Cheque*
  - Please make payable to YMCA of Greater Saint John
- *Payment by Credit Card*

  Card Number _____ Expiry _____

  Signature _____ CCV_____
- *Payment by Invoice*
  - Mail invoice to the above address or
  - Email invoice to _____

Building healthy communities

Order of New Brunswick
Ordre du Nouveau-Brunswick

February 19, 2020

RECEIVED
MAR 03 2020

His Worship Don Darling
Mayor of Saint John
15 Market Square
Saint John, NB E2L 4L1

Your ~~Worship~~: Don

As the 2020 Order of New Brunswick campaign begins, I am writing to you as Chancellor of the Order to ask that you encourage those in your community to submit nominations for people they believe are qualified for this important honour – the highest honour in our province.

The Order of New Brunswick recognizes individuals who have demonstrated excellence and who have made outstanding contributions to the province's social, cultural or economic fabric. The deadline date for nominations is April 15, 2020.

Those who are nominated for the Order of New Brunswick must be Canadian citizens who are present or former long-term residents of New Brunswick and they must have contributed significantly to the social, cultural and/or economic well-being of New Brunswick and its residents by demonstrating excellence and achievement in a given area.

Members of the Provincial Legislature, House of Commons Senate or judges of any court are not eligible for investiture.

You will find information pertaining to the Order of New Brunswick and the nominating process on our website at www.gnb.ca/onb.

If you have any questions, please contact Lana Tingley Lacroix, our Chief of Protocol and Secretary to the Order of New Brunswick Advisory Council at (506) 453-2671.

Sincerely,

The Honourable Brenda L. Murphy, O.N.B.
Lieutenant Governor of New Brunswick

PO/CP 6000, Fredericton NB E3B 5H1 | 506-453-2671 | fax/télécopieur 506-444-5299
www.gnb.ca/onb

SAINT JOHN REGION
THE CHAMBER
CHAMPIONS FOR BUSINESS

RECEIVED
FEB 21 2020

Don Darling
City of Saint John
PO Box 1971
Saint John, NB
E2L 4L1

Dear Don:

On behalf of our Chair, Deirdre Wade, our Board of Directors and our staff, please accept our sincere thanks for your continued support and confidence in The Chamber. Your 2020 membership renewal is greatly appreciated.

Without question, The Chamber's strength comes from its broad base of support in the community. Our ability to advocate on important issues, to promote the business potential of the greater Saint John region, and to undertake activities of benefit to our membership depends on the support and active involvement of members like you.

As members, I encourage you and your employees to become active in The Chamber, through joining various committees, task forces and forums, or as active participants in some of our many business mixers, luncheons or workshops. You can also take advantage of the many opportunities to showcase your business or organization via our website, our online business directory and various sponsorship opportunities. Help us make this a dynamic, vibrant chamber and a better community in which to live and do business.

Please find enclosed your 2020 membership decal. I encourage you to display it proudly. This is an excellent way to promote your membership to the community and fellow Chamber members.

Your Chamber will continue to work diligently to merit your confidence in the year ahead. Should you have any questions or comments please do not hesitate to contact our offices.

Yours truly,

David Duplisea

David Duplisea, Chief Executive Officer

The Saint John Region Chamber of Commerce | 40 King Street | Saint John NB E2L 1G3
www.TheChamberSJ.com | 506-634-8111 | email: info@TheChamberSJ.com

MAXIMIZE YOUR VALUE

SAINT JOHN REGION
THE CHAMBER
CHAMPIONS FOR BUSINESS

Thank you for your 2020 membership renewal. As part of your member in the Saint John Region Chamber of Commerce, there are a wide range of benefits you have access to.

Below is listing of opportunities that enable you to maximize your membership value.

- **Ensure you are receiving Chamber communications**
  Being included on The Chamber's distribution list ensures that you receive advocacy updates, weekly Newsflash, invitations events, information sessions and much more!

- **Attend Chamber events for networking and professional development opportunities**
  Chamber events present a great opportunity for networking and to reconnect with Chamber staff and fellow Chamber members.

- **Verify your online Chamber member listing**
  The Chamber publishes our digital membership directory online and provides member as well as non-member access to your membership listing. This is a valuable networking tool in connecting with fellow Chamber members within our community.

- **Promote your upcoming events and milestones**
  Forward events and milestones to The Chamber and at no charge, your update will be added under the "Member Updates" section on the Chamber's website and included in the following Newsflash communication.

- **Offer a Member to Member discount**
  Gain exposure for your business and strengthen relationships with fellow Chamber members by offering a "Member to Member" discount! Simply login to your online member portal to add a special member offer which will be added to The Chamber's website and included in the following Newsflash communication.

- **Employees are also included as part of your Chamber membership**
  Encourage all staff within your organization to become involved with The Chamber – attend events, join our distribution list, join a committee, engage online and much more!

- **Stay connected online by following @TheChamberSJ on social media!**

- **Leverage Chamber affinity programs**

Take advantage of significant cost savings through any of The Chamber's affinity programs such as The Chamber's group insurance programs, car rental and office supplies discounts, just to name a few!

SAINT JOHN REGION
THE CHAMBER
CHAMPIONS FOR BUSINESS

Take Advantage of "Member to Member" Deals!

At the Saint John Region of Chamber of Commerce, we support our members in anyway we can. We encourage all our members to connect with the Chamber network and create the business to business relationships that help us all thrive.

How does the "Member to Member" discount work?

If you are an employee of a Chamber member, you're a member too! All you have to do is go to a member business that offers a "Member to Member" discount and tell them you are a Chamber member. A full list of our member businesses can be found on our Member Directory, which can be found under the "Member Services" section on our website.

Where can I find a list of discounts?

An up-to-date list of all Member to Member discounts can be found on our website, under the "Member Services" tab. www.thechambersj.com

How can your company offer a "Member to Member" discount?

If you would like to offer a discount to fellow Chamber members, you may complete the submission form that can be accessed within your Member Portal found on www.thechambersj.com From here, you can provide details on your discount, including photos and any other relevant details. Feel free to reach out to us for any assistance on this process.

Where will my "Member to Member discount be seen?

Your discount will be listed on the "Member to Member Deals" page of our website, which can be found under the "Member Services" tab. We will also be periodically promoting discounts on our social media pages as well as our "Newsflash" communications to members.

ARC

ATLANTIC REPERTORY COMPANY

February 19, 2020

To: The Mayor and Council
The City of Saint John

From: Stephen Tobias
Artistic Director
The Atlantic Repertory Company

Re: The Wolves at the Saint John Fieldhouse

I would first like to thank you all for your support of past SJTC projects. On several occasions over many years we have been pleased to count our municipality among our supporters. These projects have helped the organization grow and develop.

Last year, the Saint John Theatre Company (SJTC) launched the Atlantic Repertory Company (ARC) which has been designed to support the development of emerging Atlantic Canadian theatre artists and to create unique and meaningful developmental opportunities for them. In the first year of ARC the company produced *No Man Is An Island,* an original work based on the history of Irish Immigration via Partridge Island. The ARC also produced a cutting edge new script, *Abyss*, by Berlin Playwright, Maria Milisavljevic. These plays were directed by Natasha MacLellan (TNB) and Richard Rose (Tarragon Theatre) respectively. Nine emerging theatre artists gained meaningful experience working on this material with leading theatre directors. Several high-school classes attended these events at no cost to the schools or individual students

In the fall of 2019, the ARC produced the first major project of the second season, *Mary's Wedding*. *Mary's Wedding* was produced at our BMO Studio Theatre, then went on to tour three locations throughout New Brunswick. Following the New Brunswick leg of the trip, the company toured the project to locations in Germany and France – the highlight being a special performance at the Canadian Embassy in Paris as part of the Remembrance Day commemorations. I have enclosed a report on the overall success of that project. The *Mary's Wedding* project created some amazing experiences for young artists while significantly raising the profile of the ARC and our community.

atlanticrep.ca | director@atlanticrep.ca
Atlantic Repertory Company
112 Princess Street
Saint John, NB
E2L 1K4

ARC

ATLANTIC REPERTORY COMPANY

I would like to now share information about an upcoming project that I hope will be of interest to you. The ARC will offer the NB Premiere of new play, *The Wolves*, in early May. The Wolves explores the experiences of high school girls through their weekly Saturday morning pre-game soccer warmups. The play was a finalist for the 2017 Pulitzer Prize for Drama. Featuring 10 female emerging theatre artists and an entirely female creative team, The Wolves will be a signature project for the ARC in 2020.

The Wolves will be a centerpiece of our Education Outreach initiatives in the spring of this year as it is an ideal vehicle for launching important discussions related to young women in sports; in theatre; and in life.

In the words of the playwright:

"I wanted to see a portrait of teenage girls as human beings - as complicated, nuanced, very idiosyncratic people who weren't just girlfriends or sex objects or manic pixie dream girls but who were athletes and daughters and students and scholars and people who were trying actively to figure out who they were in this changing world around them." Sarah DeLappe

A unique aspect of The Wolves project is our plan to present the play in a site-specific format on the indoor soccer field in the new Saint John Fieldhouse. Beyond the regular audience, our plan is to invite as many as 1200 - 1600 students over four matinees from high-schools in the greater Saint John region and from as far away as St Stephen and Sussex. We would provide pre-performance study guides for educators, complimentary tickets, and ideally, we would like to support bussing costs to ensure that there is no barrier to attendance. We calculate the cost per student is approximately $50 including bussing.

We are also partnering with Soccer New Brunswick to create specialized training for the actors as well as to network the project to youth throughout the region. We will be working with the YMCA in support of their youth/sports programming.

I have enclosed a project budget, along with some information about the play. The project study guides are not yet complete so I have enclosed a study guide from the Lincoln Center production. I hope that this gives you an idea of the impact and scope that the project can achieve.

atlanticrep.ca | director@atlanticrep.ca
Atlantic Repertory Company
112 Princess Street
Saint John, NB
E2L 1K4

ARC

ATLANTIC REPERTORY COMPANY

Another major aspect of ARC development is the quest to find a permanent home to house the project. The SJTC is currently taking over the Historic County Courthouse property on King Square in Uptown Saint John. The approval for the transfer was granted by Provincial Cabinet on January 16th and Municipal Heritage Board approval for the first phase of exterior work was granted on February 5th. Currently the Capital Phase of the project has raised $4.2 million towards an overall $8.0 million budget and our current planning anticipates bringing the new 200 seat facility online by 2022. While this does not speak specifically to this particular request for *The Wolves* project, I include this to provide a larger context. The intention of the Courthouse development is to create a permanent long-term home for the ARC program.

The Wolves project is currently projecting a budgetary shortfall so we are reaching out to stakeholders from throughout the community for assistance. We realize that budgets are tight for the City of Saint John so we have opted not to consider a major request. Im hopeful that the Mayor and Council might have the capacity to consider $2500 contribution to the project. In return for which we would provide a ticket package for all councillors for the May 7th performance and reception. There would also be promotional consideration for the City of Saint John as a Municipal partner of the project.

It is my hope that will consider this request and be supportive of our efforts. The ARC is becoming a key piece of cultural infrastructure which will create many opportunities for emerging talent in Atlantic Canada. The projects executed by ARC will help support the entire theatre industry in Southern NB by helping to build a critical mass of talent in our region. The ARC projects are essentially youth oriented, which makes them a perfect fit for the layering on of Education Outreach Initiatives.

The Wolves as a project exemplifies these principles. I hope that we might count on your support in achieving our goals. If you have any questions or would like a more detailed account of our activities or the ARC development, I would be happy to meet council privately to give a more detailed update as to our progress.

Regards

Stephen Tobias
Executive Director/Artistic Director
The Saint John Theatre Company/Atlantic Repertory Company

atlanticrep.ca | director@atlanticrep.ca
Atlantic Repertory Company
112 Princess Street
Saint John, NB
E2L 1K4

ARC

ATLANTIC REPERTORY COMPANY

Ten Reasons why this project could be worthy of your consideration

1) Literacy. The SJTC/ARC have long considered literacy as a focus in the development of Education Outreach initiatives for our theatre projects. Theatre, by definition is an art form requiring and encouraging literacy. Countless articles speak to the impact of theatre on literacy in youth and we support that thinking. This has been the basis of our Classics for the Classroom and our new YOUTHeatre programming. Also: the development of study-guides and other education collateral are designed to encourage further reading by students who attend.

2) Diversity. The Wolves will also be supportive of diversity. When auditions were held in early January over 60 young artists visited the auditions in Halifax and Saint John as well as auditioning via Skype. My instructions to the director, Laura Vingoe-Cram were that the project musty exhibit cultural diversity and regional diversity. Our cast of ten young women features artists representing multiple cultures who come from all regions of Atlantic Canada. We have come to value the importance of young audience members seeing their culture represented on the stage and a key principal of ARC is to be inclusive and encourage diversity

3) Women. We cannot stress enough the value of producing a work that creates meaningful professional engagements for a group of ten young women. This is a very rare occurrence. I was particularly struck during the audition phase as artists repeatedly expressed their profound joy and excitement that they would have an opportunity to work on The Wolves.

    a. *Teenage girls, and particularly all girl experiences, so often get negatively portrayed in stories and the media. The Wolves feels like one of the first plays I have seen that shows a more accurate representation of how fun, silly, warm and nuanced teenage girls can be together and away from the male gaze. To be apart of a play about girls not solely as love interest but working physically together as a team, feels very exciting.*

Franziska Glen
Cast Member (Halifax)

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Saint John, NB
E2L 1K4

b. *Getting to work on a professional theatre project with 9 other women in the cast is a rare and amazing opportunity. The Wolves is challenging (and exciting for me) in both its themes and in the physicality and sharpness it asks of its actors. I'm looking forward to digging in to my character, especially the way she navigates a complicated leader/follower dichotomy.*

Elizabeth Hicks
Cast Member (Carbonear, NL)

4) Professional development. Helping the SJTC build a critical mass of theatre professionals in Southern NB. One of the goals of ARC is to create strong experiences here in Saint John for young artists. During their visit we offer city tours and work to integrate them into our community allowing them to build relationships with local theatre makers. The long term goal is to create an environment whereby ARC alumni will develop an affinity with our region. Then, by adding ARC projects to the roster of multiple cultural employment opportunities in Saint John, Fredericton and Moncton, we hope to encourage some of these young artists to choose this region as a place to live and pursue their careers. In past decades, Southern New Brunswick has lacked a critical mass of work to support cultural residency. We are doing our bit to address that.

5) Students: the SJTC/ARC is working with the Anglophone South District in order to support as many as four special student-oriented daytime performance sat the Fieldhouse. Fully successful implementation of all programs would allow for as many as 1600 students to attend this event at no cost to individual students or schools.

6) Bridging a gap. This project offers a unique hybrid event bridging culture and sport. Of itself, The Wolves is a highly unique play in its depiction of young women sports on the stage. By choosing to present this work on the indoor soccer field in the new Saint John Fieldhouse, the venue adds to that cross-cultural aspect to the project.

7) The Fieldhouse. Supporting this project will also raise the profile and support the success of the Saint John Fieldhouse. As I first met with Bill MacMackin on this idea, his enthusiasm was encouraging. As he said, he had imagined many kinds of events at the facility, but he never dreamed it could house a theatre production. The Fieldhouse, The YMCA and the SJTC/ARC will be working together to support the success of this project as a means to raise the profile of the new facility and encourage a broader demographic to attend an event there.

8) Cultural Infrastructure. Supporting the development of ARC supports the development of new and vitally important physical infrastructure in Southern NB. As stated elsewhere, the County Courthouse on Kings Square in saint John is currently under development to serve as a home for future ARC projects. However, this 200 seat theatre production facility will fill a gap in our cultural inventory by complimenting the 900 Seat Imperial theatre and the 100 seat BMO Studio Theatre (owned by the SJTC) This enhanced infrastructure will serve other arts organizations locally and throughout NB as they consider touring into the Greater Saint John region with projects which may not be large enough to justify the use of Imperial Theatre. A successful ARC supports the success of this important cultural infrastructure project.

9) Regional Impact. ARC projects are designed to build regional networks. Historically, theatre in southern NB was aligned very closely with the Toronto Theatre Industry. The ARC is specific in the goal of working with artists from throughout Atlantic Canada. Our goal is to create a new theatre network that connects theatre artists from all four Maritime provinces. The intention is to treat ARC artists as alumni maintaining connections over the long term. As we foster those relationships we plan to develop regional touring networks and production co-producers in other regions which can build greater overall capacity.

10) Fun: The Wolves will be a unique theatre production that will be very enjoyable for you to attend. I hope that, regardless of the level of support, the entire council will attend.

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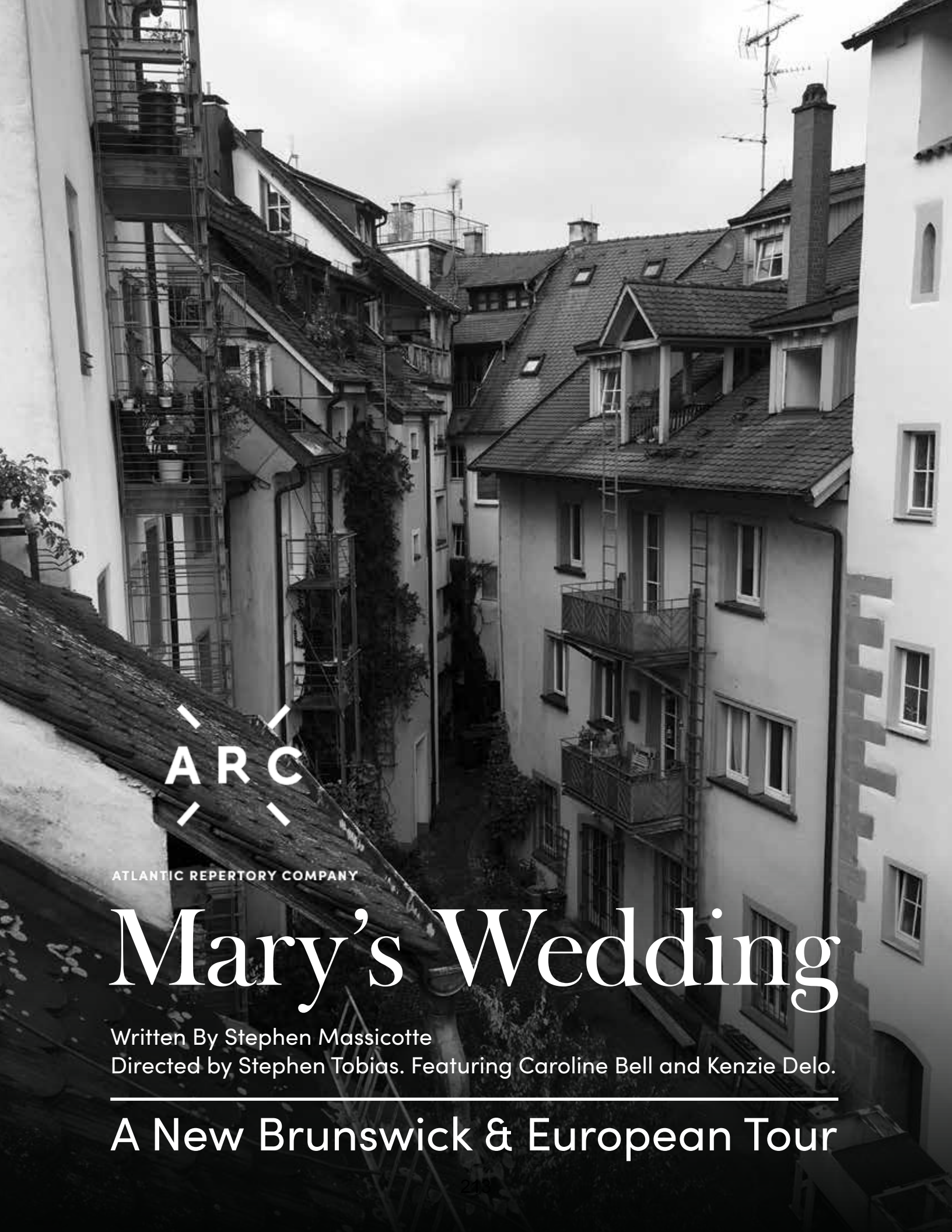

ARC

ATLANTIC REPERTORY COMPANY

Mary's Wedding

Written By Stephen Massicotte
Directed by Stephen Tobias. Featuring Caroline Bell and Kenzie Delo.

A New Brunswick & European Tour

"... Out of theatre school I couldn't have imagined getting a role like this so soon, let alone the chance to learn and play while touring and performing for other artists from different countries. I learned and grew so much from being in a room with a team of professionals whose work I admired. Creating something alongside another talented emerging actor and guided by those with years of experience is an adventure I will never forget. .. I loved being a part of this show and will carry everything I experienced, all the people I met, and all the confidence it gave me into the rest of my career and life!"

- Caroline Bell, performer, *Mary's Wedding*

ABOUT THE PLAY:

Building on momentum established in its inaugural season, the Atlantic Repertory Company (ARC) entered its second year with a moving Canadian production and a European tour.

"In short, if you miss this production, you will be missing out on a wonderful theatrical experience."

– James McClure, (reviewer)

Mary's Wedding, written by renowned Canadian playwright Stephen Massicotte, is a stirring memorial to both the Great War and great love. The play is a love story set against the backdrop of World War I. On the eve of her wedding Mary dreams of Charlie, her first love. Set in Western Canada, *Mary's Wedding* is the story of a recent English immigrant to Canada and a young farmer's romance that unfolds through a series of dreamlike memories, punctuated by the innocence of new love, the courage of youth and the cruelty of fate.

Two powerful performers were selected to play the roles of Mary and Charlie. Caroline Bell (Quispamsis, NB), a recent graduate of George Brown's Theatre Performance Program, portrayed Mary, while Kenzie Delo (Dartmouth, NS), a graduate from the Fountain School of Performing Arts and the National Theatre School of Canada, played the role of Charlie.

The rest of the team included: Stephen Tobias (Director), Patricia Vinluan (Stage Manager), Anthony Allen (Technical Director), Brian Goodwin (Production Manager), Peter Smith (Lighting Design), Brenda McLeese (Costume Design), Jordan Lloyd Watkins (Projection Design) and Thomas Ryder Payne (Sound Design).

ABOUT ARC:

ARC, a professional theatre residency program recently launched by the Saint John Theatre Company, is currently in the second phase of a three-year pilot project. The program is designed to provide working opportunities for young theatre professionals with ties to Atlantic Canada.

Stephen Tobias and Projection designer Jordan Lloyd Watkins pose with horse during lessons at Shining Horizions Therapeutic Riding Association.

Anthony Allen shows off the tech booth at the Cultural center at the Canadian Embassy, Paris

Frank-Walter Steinmeier, President of Germany and Elke Büdenbender, First Lady of Germany with Stephen Tobias

At the Internationales Theater Frankfurt Germany

Kenzie Delo, Caroline Bell and Stephen Massicotte at the Canadian Embassy in Paris, France.

THE TOUR:

Mary's Wedding opened at the BMO Studio Theatre in Saint John followed by performances in Sussex, St Andrews and Fredericton. Local activities & outreach included:

- Training session at Shining Horizons riding therapy association, a community partner.
- A special preview night performance and reception for close to 50 supporters of ARC.
- Two free student matinee performances allowing over 130 students from three local high school to take in the show.
- Blocks of complimentary tickets provided to SRHS (Sussex) students to attend the evening performance in their community.

"Gaining new ideas and expanding our scope of understanding via travel and cultural exchange is the most efficient way to spur organizational evolution. The ARC program is an ideal vehicle for international outreach. It allows us to showcase incredible emerging Canadian talent while giving these emerging artists unique and amazing experiences."
– Stephen Tobias, (Artistic Director, ARC)

In addition to the Provincial tour, the team was invited to perform *Mary's Wedding* at Theater Konstanz in Konstanz Germany that same Fall. The tour was then expanded to include theatres in Marburg and Frankfurt in Germany as well as to offer a special performance at the Canadian Embassy in Paris, France.

While touring, the SJTC team of theatre makers had the opportunity to meet and share ideas with theatre makers from across Europe as well as visiting artists from various African countries.

"Your play was created in a way I have never seen anything similar before and it left me thinking about it the next days. Thank you for your great work..." **–** Sina Schmidt, (Audience Member ,Theater Konstanz)

"...Thanks to the leadership of the organization, ARC provided me with an opportunity not only to be challenged by my work, but also to be a part of a team that cares about the way that Canadian arts are represented on the world stage....I wouldn't trade my time with the company for anything. With it, I feel like I got to see the world and show off what I and other Canadian artists have to offer. In addition, it gave me the opportunity to meet European theatre artists and to see their work, broadening my own understanding of the ways that theatre can be made."

- Kenzie Delo, (performer, *Mary's Wedding*)

"This was an extremely difficult project to manage involving complex logistics never before considered by our production teams and administrators. In spite of these difficulties, or perhaps because of them, our teams managed to coordinate the entire process without any issues. Our teams have grown and our organization has evolved specifically because we have accepted challenges and have continually explored new ideas and new projects. Travelling to Europe presented us with many opportunities beyond the obvious performances in multiple cities."

– Stephen Tobias, (Artistic Director, ARC)

Anthony Allen, Peter Smith, Brian Goodwin, Stephen Tobias, Patricia Vinluan, Kenzie Delo, Caroline Bell at the last leg of the New Brunswick tour at the Fredericton Playhouse

Stephen Massicotte, Stephen Tobias, Caroline Bell and Kenzie Delo on stage at the Canadian Cultural Center at the Canadian Embassy during a post-show Q&A with the audience after the final performance in Paris.

Post show reception in the lobby of the Werkstatt Theater at Theater Konstanz. Joining the ARC Team is Teuta Kallco, assistant director at Theater Konstanz (far left) and Dr Christoph Nix, the Intendant or Artistic Director of Theater Konstanz (3rd from left)

THE TOUR:

October 8-12: Show opens in Saint John, NB. The run begins with a VIP performance for ARC supporters followed by 3 evening and 2 free student matinee performances.

October 15: Cast and crew travel to Sussex, NB for one evening performance. Complimentary tickets were given to local students.

October 16: The team visits the WC O'Neill Complex for a one evening performance in St Andrews, NB.

October 23-24: The team travels to Konstanz, Germany offering 2 performances to local audiences.

October 23: Director Stephen Tobias attends the Culture Action Europe Conference in Konstanz.

October 24: Director Stephen Tobias is invited to the Stadt Theater Lindau to attend a performance of 'Waiting for Godot' and share best practices with fellow theatre-makers.

October 26: Director Stephen Tobias is invited to the Deutsches Theater in Berlin to attend a gathering of German theatre-makers and politicians.

October 29-31: The team travels to Frankfurt, Germany for 2 performances.

November 3: The team moves on to Marburg, Germany for one evening performance.

November 7: The team concludes the tour with a performance at the Canadian Embassy in Paris, France as part of their WWI commemoration week celebrations.

SUPPORT:

Year two of the ARC pilot project has been generously supported by the Province of New Brunswick, the Canada Council for the Arts, the RBC Emerging Artists Project, Sussex Area Community Foundation, the Pannell Family Foundation and the Crabtree Foundation.

TEACHER RESOURCE GUIDE

LINCOLN CENTER THEATER AT THE MITZI E. NEWHOUSE

André Bishop
Producing Artistic Director

Adam Siegel
Managing Director

Hattie K. Jutagir
Executive Director of
Development & Planning

presents

THE WOLVES

By **Sarah DeLappe**

as originally produced by The Playwrights Realm
in association with New York Stage & Film
and Vassar's Powerhouse Theatre Season
by arrangement with Scott Rudin and Eli Bush

with (in alphabetical order)

Paola Sanchez Abreu **Mia Barron** **Brenna Coates**
Jenna Dioguardi **Samia Finnerty** **Midori Francis** **Lizzy Jutila**
Sarah Mezzanotte **Tedra Millan** **Susannah Perkins**

Sets
Laura Jellinek

Costumes
Ásta Bennie Hostetter

Lighting
Lap Chi Chu

Sound
Stowe Nelson

Casting
Telsey + Company and Daniel Swee

Stage Manager
Amanda Spooner

Director of Marketing
Linda Mason Ross

General Press Agent
Philip Rinaldi

General Manager
Jessica Niebanck

Production Manager
Paul Smithyman

Directed by
Lila Neugebauer

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from the New York City Department of Cultural Affairs, in partnership with the City Council.
American Airlines is the Official Airline of Lincoln Center Theater.
Playwrights Horizons Theater School produced a workshop of THE WOLVES in 2015
in association with Clubbed Thumb, where the play had been developed previously.

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INTRODUCTION

> “I wanted to see a portrait of teenage girls as human beings - as complicated, nuanced, very idiosyncratic people who weren’t just girlfriends or sex objects or manic pixie dream girls but who were athletes and daughters and students and scholars and people who were trying actively to figure out who they were in this changing world around them.”
>
> —Sarah DeLappe

Welcome to the teacher resource guide for *The Wolves*, a new play by Sarah DeLappe, directed by Lila Neugebauer. *The Wolves* is the story of a high school girls’ indoor soccer team as they warm up for a series of games. Sarah DeLappe has written a muscular, lyrical play that will toss students into the chaos of teenage self-discovery. *The Wolves* provides students an opportunity to learn about world and personal politics, as well as to reflect on social pressure, loss, and the challenges involved in forging a personal identity and being a part of a team.

The Wolves offers many learning opportunities for students in areas related to:

- the work of Sarah DeLappe, a Pulitzer-Prize nominated playwright;
- a thematic exploration of friendship, community, power, politics, individuality and loss; and
- identifying personal issues and universal themes in the play and its performance.

HOW TO USE THIS GUIDE

This resource guide has been created to help prepare your students to see *The Wolves*. We hope to direct you to resources that can further your classroom exploration of the play. We encourage you to download and share pages of this guide with your students. In each section, look for resources, including links to materials and videos available online, as well as discussion questions and suggested classroom activities that you can use before or after seeing the production.

The overall goals of this guide are to:

- connect to your curriculum with standards-based information and activities;
- engage your students critical and analytical thinking skills; and
- provide you with the tools to have an engaging and educational experience at the theater.

THE PLAY

Synopsis

In this contemporary slice-of-life play, The Wolves, a girls' indoor soccer team, practice drills as they prepare for a succession of games. As they warm up and talk about life, the girls navigate the politics of their personal lives as well as the politics of the larger world, gossiping about things like war, menstrual products, genocide, sports, pop culture, and their relationships. Each team member struggles to negotiate her individuality while being a part of a group. They bond over a bag of orange slices and personal traumas. The team seems as if it may disband after the sudden death of one of the girls, but they manage to come together. In the end, the surviving team players prepare to play yet another game together – closer, stronger, wiser, and fiercer.

The Characters

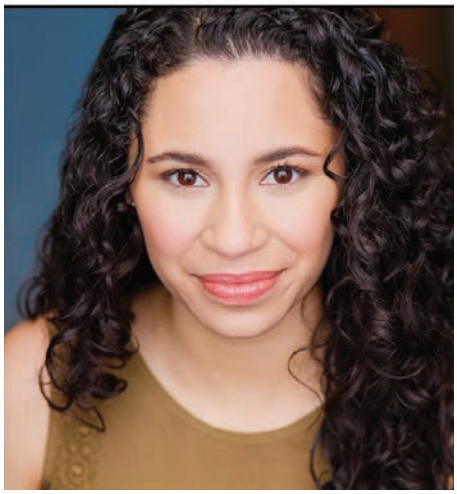
“ We are the Wolves ”

A scene from Lincoln Center Theater's production of *THE WOLVES* by Sarah DeLappe. Photo by Julieta Cervantes.

#11 played by Susannah Perkins

< #11: Midfield. Brainy, morbid, budding elitist, thoughtful. Seventeen.
I never said we should take our liberties for granted
Midfield, #11, is curious about the world and grapples with questions of morality.

> #25: Defense, Captain. Classic (ex)coach's daughter. Seventeen.
I mean we like to have fun but you know uh 'if you can't say something nice don't say anything at all'?
The team's Captain, #25, works to keep everyone in line, both physically and socially, while also making an attempt to strike out on her own with a new relationship.



#25 played by Paola Sanchez Abreu

The Characters

#13 played by Jenna Dioguardi

< #13: Midfield. Stoner, older pot dealer brother, into her wackiness. Sixteen.
We should be like very very thankful for our liberties you know
#13 self-medicates with marijuana and attempts to understand the complexity of relationships.

#46 played by Tedra Millan

> #46: Bench. New girl. Awkward, different, just wants to fit in. Sixteen.
why can't I make a pregnancy joke?
#46 struggles awkwardly, and often unsuccessfully, to fit in, but eventually proves that she is a worthy teammate.

#2 played by Sarah Mezzanotte

< #2: Defense. Innocent, unlucky, kind, skinny. Sixteen.
I eat plenty of protein I like basically live on peanut butter and cheese!
#2, more innocent than the other girls, has strong religious beliefs and a secret eating disorder.

#7 played by Brenna Coates

> #7: Striker. Too cool for school. Sarcastic. "fuck," thick eyeliner. Almost seventeen.
We don't do genocides 'til senior year
The very cool #7, loses a bit of her cool factor when she gets injured and has to miss the last game in the season. She watches in dismay as #46 appears to usurp her position as striker.

#14 played by Samia Finnerty

< #14: Midfield. #7's insecure sidekick. Just switched to contacts. Sixteen.
alright um look fierce
#14 tries to be as cool as her friend #7, but struggles with the pressure of sex and growing up before she is quite ready. She brings orange slices to practice and the team takes a photo with orange slices in their mouths, growing closer.

#8 played by Midori Francis

> #8: Defense. Plays dumber than she is. Sixteen.
I am getting such a bad grade in social studies
#8 acts less intelligent than she is so that people will like her

The Characters

#00 played by Lizzy Jutila

< #00: Goalie. Intense performance anxiety, perfectionist, high achiever. Seventeen.
hey my ACL's acting up
#00 copes with intense anxiety which causes her to vomit before every game.

> Soccer Mom:
you're not getting any younger you know?
Soccer Mom shows up at practice after the death of her daughter, bringing with her a bag of orange slices and grief.

Soccer Mom played by Mia Barron

THEMES TO EXPLORE

The Wolves explores a range of ideas. Explore the themes described below and uncover others with your students.

Coming-of-Age: Playwright Sarah DeLappe put a Gertrude Stein quote on the first page of the script for *The Wolves*: "We are always the same age inside." What does this quote mean to you? How does the play contribute to your understanding of this quote?

Identity: All of the characters struggle in their own ways to fit in and to stand out. How does each girl distinguish herself while also being a good team player?

Politics: The players struggle with a growing realization of world politics and world events, as well as the politics that exists within their own team structure. Are there moments in the play when team members take comfort in each other? How do the conversations about politics illuminate the relationships among the girls?

Status: Each girl plays a specific role on the team. What are these roles and how do they relate to each girl's status? What is status based on in this play? At what points do the girls' status shift?

Loss: One of the team members dies in a tragic accident. How does the team deal with this loss?

A scene from Lincoln Center Theater's production of *THE WOLVES* by Sarah DeLappe. Photo by Julieta Cervantes.

The Playwright: Sarah DeLappe

SARAH DELAPPE (*Playwright*). LCT debut. *The Wolves* (Pulitzer Prize finalist; Relentless Award; Lortel, Outer Critics Circle nominations) premiered at The Playwrights Realm, following an engagement with New York Stage and Film, and development with Clubbed Thumb. She is currently an LCT3 Writer in Residence and a member of Ars Nova Play Group. Other fellowships and developmental support include The MacDowell Colony, The Ground Floor, Page One Fellowship at The Playwrights Realm, SPACE on Ryder Farm, and Sitka Fellows Program. Education: MFA, Brooklyn College.

Sarah DeLappe, playwright

An Interview with Sarah DeLappe

Where did the play come from?

I played soccer and other sports as a kid, but I never played at the elite level as the girls who are on the Wolves. I quit when I was fourteen so I could do theater and act in plays. They didn't have a soccer team at my high school so, in a way, this is wish fulfillment: I got to write about the team that I was never a part of in high school.

A couple of summers ago, I went to an exhibit at The New Museum that was a survey of contemporary art from the Middle East and North Africa.

I was walking around and watching all of these metropolitan New Yorkers look at their iPhones in the middle of this incredibly affecting art about suicide bombings, and Syria, and the civil war in Lebanon, and then go back to drinking cold brew or talking about what they were doing that weekend. They would say something intelligent about the art and then just move quickly along with the rest of their life. There was something about the obvious gap in the experience of these people and the world that they were consuming briefly that made me think, "What could be further away than a bunch of suburban girls on an indoor soccer field warming up for a soccer game?"

On the subway on the way back to my apartment, I started writing the first scene of the play. At the time, I didn't know it was [the first scene] - it was just two simultaneous conversations, one about the Khmer Rouge and one about the efficacy of tampons or pads. While I was writing it, I quickly began thinking of it as a war movie. But instead of a bunch of men who are going into battle, you have a bunch of young women who are preparing for their soccer games.

Why did you choose to identify the characters by their numbers and not their names?

I wanted the characters to exist only as members of the team on the turf. This is the only place where they are athletes, first and foremost. I was interested in creating a world where teenage girls could define themselves, as opposed to being defined by parents or boyfriends or the male gaze. They get to set the rules, but they're also moving through this simultaneous, synchronized warm up, physically moving as one organism. Each of them existing as a number is related to the idea of them moving and existing as one organism on the field.

How long did it take you to write the play?

It was fast. The first draft was written in three weeks, a month. I spent at least two years refining it through a series of workshops, but seventy-five percent of the first draft is still intact. My changes are probably unnoticeable to the naked eye. I heard each of the nine voices orchestrally, so there would be a moment when I could just intuitively feel that we needed more piccolo here, or more cello here.

Courtesy New Museum, New York. Photo: Dean Kaufman.

What made you want to become a playwright?

A scene from Lincoln Center Theater's production of *THE WOLVES* by Sarah DeLappe. Photo by Julieta Cervantes.

I reached a point in college when I felt disenchanted by my own abilities and limitations as an actor, but also at the roles that were available for women, especially young women. I took a playwriting class with Paula Vogel. I felt like everything about the [theater's] attention to "liveness" and actually being in the room - the way that it forces audience members to pay attention to the ways we're not paying attention in our day-to-day life – was really attractive to me.

What is your ideal relationship with a director, actors, designers, and the people who become a part of the production process?

My ideal collaborators are a lot of the people I've gotten to work with on *The Wolves*. Lila is an incredible director, fiercely intelligent and rigorous and generous to every single person involved with the process. She really understands these characters, and she really understands actors. Working with all of the designers and the actors is amazing. I had an idea of things going into it, but their vision, talent and skill exceeded any of my expectations. That's what's so great about theater. When you write a play it's just a blueprint for a production. You're one member of this very large team that's hopefully going to create an extraordinary event.

What are the questions that you want people to be thinking about when they watch the play?

The play has a certain 'choose-your-own-adventure' aspect to it because there's so much overlapping dialogue and so much action. I hope that the audience doesn't catch every single word or every single moment of the play. In a way, you're a fly-on-the-wall. I want the audience to be wondering who each of these girls are as they slowly reveal themselves over the course of the play.

Where do you like to write?

I write in my apartment at my desk. I like to write where it's quiet. I can't write in a library or a coffee shop because I need the silence to feel like I can hear my own thoughts.

The Director, Lila Neugebauer

LILA NEUGEBAUER (*Director*). LCT: Zoe Kazan's *After the Blast*, Abe Koogler's *Kill Floor* (LCT3). Recent theater: *The Wolves* (The Playwrights Realm, New York Stage and Film), Annie Baker's *The Antipodes*, Branden Jacobs-Jenkins' *Everybody*, Albee's *The Sandbox*, Fornés' *Drowning*, Kennedy's *Funnyhouse of a Negro* (Signature Plays), A.R. Gurney's *The Wayside Motor Inn* (Signature); Mike Bartlett's *An Intervention* (Williamstown Theatre Festival); Amy Herzog's *After The Revolution*, *4000 Miles* (Baltimore Center Stage); Zoe Kazan's *Trudy and Max in Love*, Eliza Clark's *Future Thinking* (South Coast Rep); Lucas Hnath's *Red Speedo* (Studio Theatre); Dan LeFranc's *Troublemaker* (Berkeley Rep); *Partners*, *O Guru Guru Guru* (Humana Festival); Annie Baker's *The Aliens* (San Francisco Playhouse, Studio Theatre). As co-artistic director of The Mad Ones: *Samuel & Alasdair: A Personal History of the Robot War, The Essential Straight and Narrow, Miles for Mary* (returning at Playwrights Horizons this winter). Upcoming: Albee's *At Home at the Zoo* (Signature), Lily Thorne's *Peace for Mary Frances* (The New Group), Tracy Letts' *Mary Page Marlowe* (Second Stage). Awards: Obie, Drama Desk, Princess Grace awards.

Lila Neugebauer, director

An Interview with Lila Neugebauer

What are your key responsibilities as a director?

The director is responsible for the artistic stewardship and the practical management of the production process. I function as part curator, part team leader, part manager, part facilitator, part acting coach, and part guru. My job is to control space and time. [They] are the mediums in which theater operates. I am technically responsible for every element that inhabits both space and time… material realities, intangible realities, emotional realities, and aesthetic realities.

In the case of a new play, I'm helping the writer to 'find the play' for the first time. Another part of my job involves interfacing with the institutions at which I work, so I'm also managing more practical, production oriented aspects of the enterprise that have to happen for the ship to keep sailing.

Is there a difference in approach when directing a new play like* The Wolves *versus a classic play that has been produced and directed many times?

I try to discourage myself from making any kinds of assumptions. This is especially vital when you're working on a new play: you can't have a received idea of what it is because it has never existed before. I think there is a heightened kind of elasticity, agility, and openness required in a new play process because you are collaborating with the writer to discover what the play is through the first production. I take the stakes of the first production of a new play very seriously.

What is* The Wolves *about for you?

There are many answers to this question. First, it charts some very important thresholds in identity formation for a group of young women. It contains an important thesis that there is a particular kind of love that is forged between women at an early moment in their lives that is eternal. There's a Gertrude Stein quote that Sarah put on the first page of the play that says, "We are always the same age inside." There is something about certain thresholds that are passed in this play. The way that these women are bonded to each other that is a forever kind of bond.

The events of the play chart five weeks in the life of an indoor girls' soccer team. We mostly encounter them when they are warming up before their games. The production functions in some ways like a dance theater piece because it's so tightly choreographed.

The play is also about a loss of innocence. The girls in this play begin the play insulated from a lot of different kinds of realities – political realities, social realities – and then the bubble gets burst. We are charting the shifting dynamics and stakes of identity formation for a group of sixteen and seventeen-year-old women.

What are the challenges of creating a cohesive ensemble for a play that does not have a true main character?

I derive a particular pleasure and satisfaction from ensemble plays. This is the kind of play where every member of this team is onstage almost all of the play and no member of the team is more important than any other to the fabric of the play.

The process of ensemble formation reveals itself very organically because the roles are so beautifully and evenly individuated and balanced. One of the great joys of this particular process is that I trained this cast to play soccer. We did our first iteration of this production in Poughkeepsie on the Vassar campus through New York Stage and Film. We sweat together. The girls lived in dorms together. That was an incredibly formative, invaluable experience in which they really became a team.

A scene from Lincoln Center Theater's production of *THE WOLVES* by Sarah DeLappe. Photo by Julieta Cervantes.

I hope that I create a space in a rehearsal room where people are invited to be their most vulnerable selves. Ultimately, this group felt that way and I think that's part of what allowed them to become so close and inspired them to take very good care of each other.

An Interview with Lincoln Center Theater's Director of Marketing, Linda Mason Ross

Linda Mason Ross

What are you responsible for as Lincoln Center Theater's Director of Marketing?

My job is to bring in as many ticket buyers as possible by representing each show appropriately. We want to make sure that people understand the nature of each piece: Is it a comedy? Is it a straight play? Is it a musical? Is it lively? Somber? You can't capture all of that in a poster, but you want to do something intriguing that gives people a sense of what they're coming for.

As Marketing Director, I oversee the creative and strategic development of the marketing campaign. In addition, the marketing department runs the Membership Program at Lincoln Center Theater. LCT members get to choose what shows to see and when to see them. Members can buy tickets before the general public at a reduced ticket price. The marketing department also oversees the LCT website and all of our social media, as well as the relationship with the advertising agency that creates the advertising materials for us.

Does the marketing department create the poster image for the show?

We have a meeting with the ad agency where our Producing Artistic Director, André Bishop, will discuss the nature of the play. Everyone will have read the play and we have a long discussion about the themes, what the production will be like, the history of it, and the context. The ad agency creates a dozen to three dozen different poster options for us to consider. They present them to us and we narrow them down. We share the narrowed down options with the author and director for their input and then we eventually come down to the one. If we're lucky, it feels like it's always been inevitable that the image we've chosen is the right one. In the case of *The Wolves*, I think the art feels right for the show.

Graphically, we came up with a tangle of women's bodies playing soccer and it's all this one color blue. These women are not delicate. I think we're getting across the message that these are strong, powerful young women on this team; all together, but all individuals who become this entity that is the Wolves. We didn't want anything pink, we didn't want anything girly, we wanted it to be strong. We thought it was a clean way to make it about soccer but not with a green field and a soccer ball. We wanted it to be about the women and the powerful nature of these women. You see limbs, you see kicking, you see this fierceness.

Are you thinking about who your audience is?

Absolutely. The people who are going to buy the most tickets are going to be the people who have bought tickets at Lincoln Center Theater before; people who are New York City theater goers, but we always want to make sure that we're reaching new audiences as much as possible. Linc-Tix is a free membership program for twenty-one to thirty-five year olds that lets them see everything we do for $32 a ticket. We have more than 50,000 people in the New York area in the program. In this way, we are able to bring younger audiences to see a show at a price they can afford, barely more than a movie for a night of theater. This program has been very helpful to us in making it easier for younger audiences to see what we do.

Poster, *THE WOLVES*

Can you describe the importance of social media in Lincoln Center Theater's marketing efforts?

We do a ton of marketing online, but it might not be on Facebook, or Twitter, or Instagram. We do that, but we're also doing traditional advertising, some of it in print, some of it still direct mail. We still do radio and television. There's still an important role for traditional media in what we do, but we do a ton of online advertising.

HISTORICAL REFERENCES IN THE PLAY

The Khmer Rouge and Cambodia

The Cambodian

#11: but it's like he's old

#25: he murdered 1000s of people

The Wolves begins with a lengthy discussion about war and genocide, kicked off by #11. In keeping with the playwright's desire to contrast conversation that is profound and prosaic, the girls puzzle over ethical questions about the Khmer Rouge, while simultaneously debating the efficacy of tampons over sanitary pads.

New Kampuchean arrivals waiting for medical checkup before entering holding camp set up by UN High Commissioner for Refugees with the aid of UNICEF and International Red Cross relief workers. UN Photo by Saw Lwin

Cambodia is a former French colony in Asia. It gained its independence in 1953. Because it shares a border with Vietnam, Cambodia was drawn into the Vietnam War, causing instability in the region. This instability led to the Cambodian Civil War, a conflict between the Khmer Rouge political party and its allies, and the Kingdom of Cambodia, the ruling political party. The Khmer Rouge overthrew the Kingdom of Cambodia, or the Khmer Republic, and installed a totalitarian regime in Cambodia that it called Democratic Kampuchea.

Pol Pot, a former schoolteacher, became the leader of Cambodia in 1975 and has been described as a genocidal tyrant. The Khmer Rouge and its leaders, Pol Pot, Nuon Chea, Ieng Sary, Son Sen, and Khieu Samphan, are responsible for the Cambodian genocide which occurred from 1975 until 1978.

Under the Khmer Rouge, Cambodia was isolated from all foreign influences. Schools, hospitals, and factories were closed as citizens were forced into work camps. The guards at the work camps were mostly teenagers from rural, agricultural backgrounds.

Inspired by Mao Zedong, who led the Cultural Revolution of Communist China, the Khmer Rouge insisted on self-sufficiency and an agrarian society. The regime forced millions of Cambodians to become farmers, including those who had no experience in agriculture. Lack of knowledge about farming led to famine and death for millions of Cambodians. In addition to starvation, work exhaustion, and lack of treatment for treatable illnesses, millions of Cambodians were executed due to the government's social engineering policies and intolerance of perceived subversive elements. The genocide was estimated to have claimed between 1.4 million and 2.2 million lives, half due to executions and the other half from starvation and disease.

The Khmer Rouge government and the Cambodian genocide officially ended when Vietnam won the Cambodian-Vietnamese War in 1991, but fighting by the Khmer Rouge did not truly end until the mid-1990s.

In 2014, two Khmer Rouge leaders, Nuon Chea and Khieu Samphan, were found guilty by the United Nations of crimes against humanity and being responsible for the death of up to two million Cambodians. Pol Pot, and other leaders of the Khmer Rouge, died before they could be brought to justice for their crimes.

Discussion Questions:

What relationships may be drawn between war and sports? Why are sports games often compared to "battlefields"?

The Wolves juxtaposes the banal with events of horrifying significance and magnitude. What is the effect of this juxtaposition?

Resources:

FrontlineWorld
https://www.pbs.org/frontlineworld/stories/cambodia/index.html

The Khmer Rouge Killing Machine
https://www.youtube.com/watch?v=7uBA1UGI5JE

Kiernan, Ben, ***The Pol Pot Regime: Race, Power and Genocide in Cambodia under the Khmer Rouge, 1975-79.*** Connecticut: Yale University, 1996

Unaccompanied Refugee Children from Central America in the United States

Todos Los Niños

#2: I'm talking about Mexican children in cages

#11: not just Mexican mostly like Guatemalan and Honduran and like all over all over Central America

#2: in cages! Cages!

In *The Wolves*, #2 mentions that she is working with Amnesty International and her church group to knit scarves to raise money for children from Central America who are living in detention facilities in the U.S. The team discusses the humanitarian crisis of refugee children, grappling with the heaviness of the topic, while also discussing things like *The Lord of the Rings* and political correctness.

Since the early 2000s, tens of thousands of unaccompanied minors have crossed the southern U.S. border. These children are generally fleeing gang violence or other violence at home. Many of the children who come across the border have been exploited by human smugglers. The influx of these children in recent years has created a hu-

Guatemalan children living in refugee camps. UN Photo by Pat Goudvis

manitarian crisis. The U.S. government has struggled with how to cope with young refugees who are at risk of great harm, or death, if they are deported back to their home countries. Some of the children who come the U.S. have family waiting for them, others do not.

Under current law, the U.S. Border Patrol is required to take child migrants, with the exception of those from Mexico, into custody and transfer them to the Office of Refugee Resettlement which reviews their cases. In August 2017, the Department of Homeland Security ended their practice of granting the right to stay (parole) to minors fleeing violence in Central American who had been denied refugee status.

Discussion Questions:

How do the Wolves negotiate their sense of privilege when discussing children who are less fortunate? How does each girl deal with the serious political and social issues cited in the play?

Resources:

https://www.vox.com/2014/6/16/5813406/explain-child-migrant-crisis-central-america-unaccompanied-children-immigrants-daca

https://www.nbcnews.com/news/latino/are-border-children-refugee-crisis-u-s-n121441

https://supportkind.org

ADDITIONAL BACKGROUND INFORMATION

A Brief History of Title IX

The participation of women and girls in sports was not always common in the United States. Title IX became federal law under the Education Amendments Act of 1972. It states that, "No person in the United States shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any education program or activity receiving Federal financial assistance."

Girls playing soccer by Sarah Jones

Under Title IX, women and men are required to receive equal opportunities to participate in sports. In order to receive federal funding, schools and universities have to make their programs for young women on par with those for young men. After Title IX was enacted, women suddenly received access to supplies, facilities, training, and sports scholarships that had previously been denied to them. Title IX paved the way for the explosion of female soccer teams and female participation in amateur and professional soccer.

In addition to sports, Title IX opened the door for girls and women to receive more opportunities in math and science. The law also protects students against bullying and sexual harassment.

Resources:

https://ny.pbslearningmedia.org/resource/018750b9-33e6-4db0-b877-2b30bf664c26/title-ix-and-the-education-amendments-of-1972/#.WcWTRK3Mzrc

http://www.titleix.info

http://www.ncaa.org/about/resources/inclusion/title-ix-frequently-asked-questions

Women's Soccer in the United States

Mia Hamm

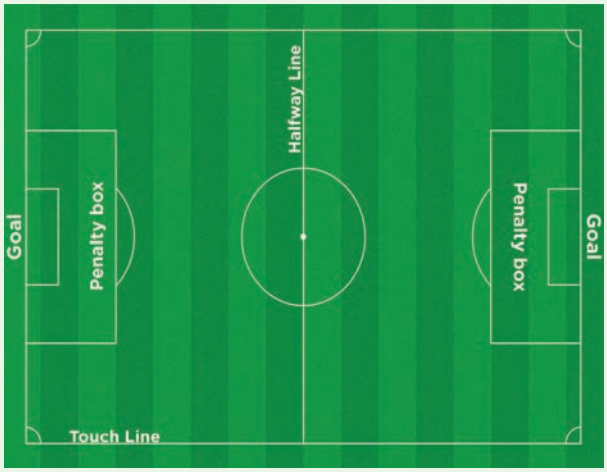
Soccer can be traced back to ancient China, ancient Greece, and ancient Rome; it is difficult to determine which country originated it. England is generally credited with making soccer, or "football," the game we know today. Soccer has been in the U.S. since the mid-nineteenth century. It grew in popularity in the 1960s as a result of the creation of two national teams. The participation of women in soccer grew after Title IX was enacted in 1972, but it wasn't until the U.S. team's victory over China in the first Women's World Cup in 1991 that women catapulted to the forefront of the sport. The first women's professional soccer league in the U.S. formed after the success of the U.S. Women's National Team at the 1999 Women's World Cup and featured soccer stars such as Mia Hamm, Michelle Akers, and Brandi Chastain.

Brandi Chastain after winning the 1999 World Cup

In the 1990s and early 2000s, the number of high school soccer players more than doubled, making soccer the fastest growing of all major U.S. sports. Today there are several national youth soccer club leagues, including the U.S. Youth Soccer Association and the American Youth Soccer Organization. Many high schools in the U.S. offer boys' and girls' soccer. Soccer is the third-most played team sport by high school girls today. Young soccer players may graduate from house leagues or rec leagues and local soccer games, to travel leagues, in which they travel to different cities to play against more competitive teams.

Soccer: The Rules of the Game

The object of soccer is to score more points than the opposing team by getting the ball into the opposing team's goal. Players utilize a variety of moves during a game, including dribbling (moving the ball with your feet); passing the ball; shooting the ball towards the opposing team's goal; defending your team's goal and kicking. Players play on a pitch, or field, with two designated goals and penalty areas. A game is officiated by a referee and the referee's decisions are final. Soccer can be played indoors or outdoors. With indoor soccer, the netted walls that surround the pitch mean that the ball can never go out of bounds and thereby ensures a faster-paced game.



Soccer field (pitch)

A soccer team has a minimum of seven and a maximum of eleven players. All players, except the goalie, are field players and may touch the ball with any part of their bodies except their hands.

The job of the goalie is to protect the net and keep the soccer ball from making it into her team's goal. The goalie can use her hands and arms, in addition to any other body part, but this freedom is limited to inside the penalty box.

Defenders are field players who are positioned directly in front of the goalie. Their main responsibility is to stop attacks from the opposing team, blocking shots to their goal. They usually stay behind the halfway line.

Midfielders play in front of the defenders and behind the forwards. They are the most active members of the team, spending most of the game running as they play a combination of defense and offense.

Forwards, or strikers, get the most chances to shoot the ball into the opposing team's goal.

A penalty kick may be awarded if a player kicks, tackles, pushes, spits at, or does something to an opponent that the referee considers unacceptable. A penalty kick allows a player to take a direct kick towards the goal without interference by anyone except for the goalie. Referees may issue a yellow card as a warning to a player who has made an illegal or dangerous move. Two yellow cards result in a red card which means that the offending player has to leave the game permanently.

Resources:

Soccer Rules: The Basic Rules of Soccer for Kids and Adults
https://www.youtube.com/watch?v=M18UNJDspO4

Dare to Dream: The Story of the US Women's Soccer Team.
Dir. Ouisie Shapiro. HBO, 2005.
https://www.youtube.com/watch?v=pkASh_mjIts

A scene from Lincoln Center Theater's production of *THE WOLVES* by Sarah DeLappe. Photo by Julieta Cervantes.

Women in Contemporary American Theater

> “ Discussing the status of women in the theatre feels a little like debating global warming. I mean, why are we still having this discussion?. ”
>
> — Marsha Norman

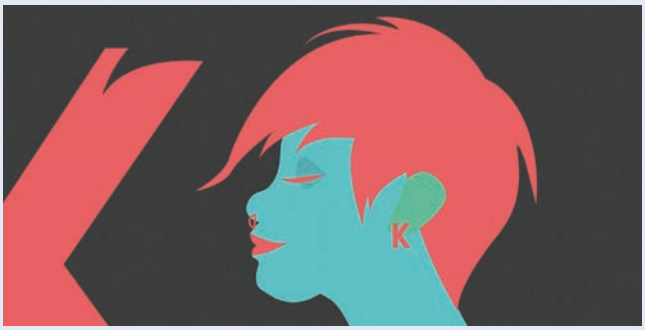
Lincoln Center Theater’s production of *The Wolves* is special for many reasons, including that it has an entirely female cast of characters, and was written and directed by women. Even in 2017, this is a rarity in the American theater.

The degree to which men have historically dominated the American theater has been documented in study after study, including the StageSource Gender Parity Task Force study in 2013-2014. One of their key findings was that men outnumber women by at least 2 to 1 in the fields of directing, playwrighting, scenic design, lighting design, sound design, projection design, and music direction. According to The Broadway League’s report, Demographics of the Broadway Audience 2015-2016, women make up 67% of all Broadway audiences. So, what gives?

The question of why women playwrights remain underrepresented in the American theater is a complicated one, rooted in the discrimination women still face in the broader culture. Title IX does not apply to the artistic choices theater institutions make. Theaters are not required by law to produce male and female playwrights equally, nor are they required to hire female directors.

Often, these issues trickle down from Broadway to plays performed in schools. The Educational Theater Association’s 2016 survey found that most of the top 10 plays and musicals performed in schools across the country were created by predominantly white men.

Another question is: what can be done about this problem? Much advocacy work has been and continues to be done to produce the work of female playwrights.



The Kilroys

One such advocacy group is The Kilroys. Founded in 2013, this collective of women in theater have dedicated themselves to increasing the visibility of female playwrights. Every year, they release a list of plays written by female-identified individuals that is compiled by consulting a diverse range of theater professionals. Theaters and schools can consult the list as a resource when making decisions about what plays to produce.

Resources

https://thekilroys.org/list-2017/

http://howlround.com/a-brief-history-of-the-gender-parity-movement-in-theatre

http://www.nytimes.com/2009/06/24/theater/24play.html?mcubz=3

https://www.npr.org/sections/ed/2016/09/29/427138970/the-most-popular-high-school-plays-and-musicals?utm_campaign=storyshare&utm_source=twitter.com&utm_medium=social

Before the Performance: Classroom Activities

Archetypes: A Creative Writing Activity

Playwright Sarah DeLappe works from archetypes, using them as a way to generate characters in her plays. An archetype is a typical example of a certain kind of person or thing.

Discuss the following archetypes with students, deciding what qualities they possess and having students provide examples of each from literature and film: The Innocent, The Rebel, The Hero, The Explorer, The Jester.

Have students create specific characters based on each archetype that was discussed as a class:

- What is their favorite object?
- What do they like to eat for a snack?
- What do they wear on a regular day?
- What do they wear for a special day?
- What is their favorite song?
- They send a text. Who do they send it to?

Once students have answered these questions for each archetype, have students pick two of their invented characters and write a scene for them, incorporating as many of the details generated from their lists as they can.

Further Research: http://www.soulcraft.co/essays/the_12_common_archetypes.html

Alphabet Ball Game: A Team-Building Activity

Everyone stands in a circle. One player starts by pantomiming a ball and throwing it along with a word that begins with A to another player. As fast as possible, that player throws a word that begins with B to someone else. Continue this way until the circle gets through the entire alphabet. Students can signal that they have already received the ball by holding their hands behind their back.

Add a time constraint by encouraging students to get through the alphabet in two minutes – or less. Each student is responsible for coming up with their own word without help from the group. You can divide students into two circles, giving each circle a team name. The two circles can compete to see which one can get to Z first.

After students have done the exercise, discuss the following:

- How difficult was it to play this game with others?
- What did we learn about team dynamics doing this exercise?

The Mood Board: A Marketing Activity

Marketing departments often create marketing campaigns well before they see the play in performance. Based on conversations with the artistic director, playwright and director, marketing departments work with advertising agencies to produce an image that will capture the "spirit" of the play and the production.

Based on the words listed below, or your own list, have students create a collage using images from magazines or the internet. Once students have created their collage, they can share it with the rest of the class, explaining the choices they made and how the collage relates to the words from their list.

- **Soccer**
- **Community**
- **Adolescence**
- **Girls (not girly)**
- **Fierce**
- **Aggression**
- **Strength**
- **Intensity**

At the Performance: An Observation Activity

Write down words that relate to each character based on what they say and what others say about them on the character chart. What did you learn about each character? How does each member of the team evolve over the course of the show?

#00/Goalie	**#11/Midfield**	**#25/Defense (Captain)**
#46/Bench	**#13/Midfield**	**#2/Defense**
#7/Striker	**#14/Midfield**	**#8/Defense**

The Wolves Character Investigation

Ask students to choose one of the characters from *The Wolves* that they feel most connected to.

Using the handout provided, have students consider the following:

- What is my character good at?
- What is my character curious about?
- What does my character want the most and what is getting in the way of that want?
- What is my character afraid of?
- What are my character's secrets?

My character is:

My character is good at:

My character is curious about:

My character really wants:

My character is afraid of:

One of my character's secrets is:

After the Performance: A Writing Activity

Using the chart created during the performance, or the character investigation sheet, write two diary entries for at least two characters, one entry from the beginning of the soccer season and one from the end of the soccer season after the death of #14. How do they feel about the other members of the team? What might be going on in their lives that they are unwilling to share with their team members? What are their lives like when they are not on the field?

After you have written diary entries for these characters, have students write a dramatic scene for them that takes place off the soccer field.

Discussion Questions

- What is the difference between a friend and teammate? Which team members appear to be friends? How do we know? What is the role of friendship in the play? In what ways is friendship a source of stress for the girls?

- All of the girls in the play wear the same uniform and their names are not revealed. What details does the playwright include that help the audience differentiate between each girl? How did the actors distinguish themselves? Is there a main character, or main couple of characters, in *The Wolves*, and if so, who is it/who are they?

- Is there a major conflict in the play? What is each character struggling with? Which conflicts, or problems, remain unresolved by the end of the play? What is the dramatic effect of leaving certain conflicts unresolved?

- How would you describe the relationships between the girls on the team? Based on what the team players say, what are the team's strengths? What might be the team's weaknesses?

- According to Rosalind Wiseman in her book, *Queen Bees and the Wannabes*, group cohesion is based on loyalty to its leaders and a sense of "us" versus "them". Who is the leader in *The Wolves*? Is there more than one? Does leadership shift during the play? How cohesive are *The Wolves* at the beginning of the play? How does this compare to the end of the play?

- How does competition function in the play? How does competition drive a wedge between players, while also bringing the team closer? Who is competing against whom on the team, and towards what end?

- A greater degree of confidence in teenagers has been attributed to their participation in youth sports. Who in *The Wolves* appears confident and how is this expressed? How does this confidence compete with the girls' insecurities? What does each girl's insecurity stem from and how does she express it?

- In the last scene of the play, we learn the names of #7 (Alex) and #14 (Megan). We also hear a series of other names in the last scene. What is the effect of suddenly being able to name people after knowing them only by their number beforehand?

- How integral is the choreography to the play? How does movement contribute to the storytelling? What does the choreography reveal about the psyche of the team, as well as of individual teammates?

- What is the role of adults in this play? How are adults discussed by the Wolves? How does the adult world contrast to that of world created by the Wolves on the pitch? What is the effect of Soccer Mom's appearance at the end of the play? How does her presence influence the Wolves?

- Coming-of-age stories focus on the passage of children into adulthood. What marks this passage for the individual teammates in the Wolves? How do individual characters appear to grow psychologically and/or morally throughout the play? By the end of the play, which teammates, if any, appear to be more adults than children?

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