



The City of Saint John

Date: November 14, 2024
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: November 19, 2024

SUBJECT

Applicant: Hughes Surveys & Consultants Inc.
Landowner: F. Andrew Simpson Contracting Ltd.
Location: 0 Alloy Drive
PID: 55032924
Existing Plan Designation: Rural Resource, Parks and Natural Areas (outside the Primary Development Area) and Urban Reserve (within the Primary Development Area)
Proposed Plan Designation: Heavy Industrial (within the Primary Development Area) and Park and Natural Areas
Existing Zoning: Rural (RU)
Proposed Zoning: Medium Industrial (IM) and Park (P)
Application Type: Municipal Plan Amendment and Rezoning
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Municipal Plan and Zoning By-Law. Common Council will consider the Committee's recommendation at a public hearing on **Monday, December 9, 2024.**

EXECUTIVE SUMMARY

The proposal seeks to rezone predominantly developable portions of the subject property from Rural (RU) to Medium Industrial (IM), which requires a Municipal Plan amendment to Heavy Industrial.

The portion of the site designated as Park and Natural Areas in the Municipal Plan will be rezoned to Park (P) zone under the Zoning Bylaw.

The subject property is being rezoned and redesignated in order to allow for future subdivisions and lot line adjustments with an adjacent parcel, and to meet future industrial demand driven by expanding business opportunities. An adjustment to the Primary Development Area (PDA) boundary is required to support the extension of municipal water and wastewater services to the subject site.

Approval of the application is recommended.

RECOMMENDATION

1. That Common Council redesignate on Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural Resource and Urban Reserve (outside of the Primary Development Area) to Employment Area (within the Primary Development Area).
2. That Common Council redesignate on Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Urban Reserve, Park and Natural Areas, and Rural Resource Area (outside of the Primary Development Area), to Heavy Industrial and Park and Natural Areas (within the Primary Development Area).
3. That Common Council rezone a parcel of land with an area of approximately 25.19 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural (R) to Medium Industrial (IM).
4. That Common Council rezone a parcel of land with an area of approximately 2.32 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural (R) to Park (P).
5. That Common Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following conditions on the parcel of land having an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID Number 55032924:
 - a. The following uses under the Medium Industrial (IM) zone are prohibited:
 - i. Scrap or Salvage Yard

ANALYSIS

Proposal

The applicant is seeking to rezone the subject property from Rural (R) to Medium Industrial (IM) zone. In order to permit the rezoning, it is required to redesignate the subject property from:

- Rural Resource and Urban Reserve to Employment Areas on Schedule A: City Structure; and,
- Rural Resource Area and Urban Reserve to Heavy Industrial on Schedule B: Future Land Use, within the Municipal Plan.
- This application also seeks to expand the Primary Development Area (PDA) to encompass the property to allow the future extension of City services.

Site and Neighbourhood

The subject site is located at the northern boundary of the Spruce Lake Industrial Park. The surrounding properties are largely industrial in nature and contain uses such as warehousing and a transportation depot.

To the north, across an energy corridor that houses a natural gas pipeline, a crude oil pipeline, and a transmission line corridor, as well as Highway 1, there are residences located 400 metres from the portion of the subject property that is undevelopable and 500 metres from the developable piece south of the energy corridor. To the south, the closest residences are over a kilometre from the subject site.

Municipal Plan and Zoning By-Law

The proposed redesignation and rezoning align with the Municipal Plan and Zoning By-Law in the following areas:

- Policy LU-4 of the Municipal Plan requires considerations of land availability, impacts on adjacent areas, and conformance with the Plan's intent.
 - This proposal seeks to align the zoning and municipal plan designation with the neighbouring properties along Alloy Drive.
- Policy LU-8 of the Municipal Plan requires that a property be located within the Primary Development Area to access municipal water and wastewater services.
 - The PDA boundary currently includes only the northwestern corner of the subject property. An expansion of the PDA boundary is proposed to fully encompass the subject property to facilitate future extension of municipal services.
- Policy LU-82 of the Municipal Plan creates the Light Industrial designation and is suited for low-impact operations like warehousing, light manufacturing, and distribution, with provisions to limit outdoor storage, ensure orderly site use, and confine activities to enclosed buildings.
 - The Light Industrial designation is limited to the Light Industrial (IL) zone; seeing as the other properties on Alloy Drive are zoned Medium Industrial (IM), and this application is seeking the IM zone, the Light Industrial designation is not appropriate.

- Policy LU-80.1 of the Municipal Plan requires a Heavy Industrial land use designation, to support medium industrial uses within the PDA where servicing is required.
 - Lands adjacent to the subject site are all zoned as Medium Industrial (IM) which is consistent with the zoning proposed for the subject site.
 - The proposed Heavy Industrial designation under the Municipal Plan is the appropriate designation for the subject property to support medium industrial land uses similar to the adjacent existing industrial properties along Alloy Drive. The redesignation and rezoning will also allow the subject site and the adjacent property to be reconfigured through subdivision.

- Policy LU-110 of the Municipal Plan requires that redesignations avoid environmentally significant areas.
 - Staff recommend that 2.32 hectares of the subject property, currently designated Park and Natural Area, remain unchanged to protect local watercourses, wetlands, and coastal features. The Park and Natural Areas designation preserves natural areas within both the PDA and Rural Areas as mandated by the Municipal Plan.

 - The proposed Medium Industrial (IM) zone allows industrial uses with moderate impacts limited to the site. The IM zone also limits intensity of industrial uses to those that are not dangerous or noxious in nature. The zoning along Alloy Drive and the adjacent portion of King William Road are also zoned IM, supporting consistency in zoning and municipal designation.

Statements of Public Interest

In 2022, the Province of New Brunswick enacted the Statement of Public Interest (SPI) Regulation under the *Community Planning Act* as part of local governance reform. The SPIs outline public interests and priorities for land use planning, requiring provincial, local, and regional initiatives—such as Municipal Plans and Amendments—to align with these statements.

The Statements focus on Settlement Patterns, Agriculture, Climate Change, Flood and Natural Hazard Areas, and Natural Resource Development. This proposal aligns and is relevant to three of the following statements:

- **Settlement Patterns**
 - **SP.1** - The proposed rezoning and redesignation respond to a demonstrated need for industrial lands within the City adjacent to an existing developed industrial area. The proposal represents an expansion of an existing serviced industrial area along Alloy Drive.
 - **SP.4** - The proposed rezoning and redesignation continue an established industrial development pattern. The Medium Industrial (IM) zone limits any harmful or noxious uses and limits any industrial activities to the subject site.
 - **SP.5** - The subject site will be serviced by municipal infrastructure in the future.

- **Flood and Natural Hazard Areas**
 - **FH.1** - The subject site has watercourses and wetlands. There will be no alterations to wetlands and watercourses as they will still be designated Park and Natural Areas. The subject site is not within an identified flood risk area and are not identified in an erosion risk area.
 - **FH.3** - The subject site is not expected to be impacted by flooding.
- **Natural Resource Development**
 - **NR.1 & NR.3** - The proposed rezoning and redesignation consider the environmentally sensitive areas by maintaining the 2.32 hectares portion of the subject site designated Park and Natural Areas.

When analyzing the proposed Municipal Plan amendment through the lens of the Province's criteria for the Statements of Public Interest, the amendment is in alignment.

Conclusion

The proposed redesignation and rezoning are supported by the Municipal Plan and Zoning By-Law. The rezoning of the subject property to Medium Industrial (IM) will permit future industrial development along Alloy Drive. Section 59 conditions are recommended to prohibit the use of a Scrap or Salvage Yard due to public input from the Spruce Lake Industrial Park expansion.

ENGAGEMENT

Proponent

The proponent conducted community engagement by sending out a letter to neighbours on July 10, 2024, to notify of the intention to rezone the subject property.

Public

On August 29, 2024, notice of the public presentation for the Municipal Plan Amendment and associated 30-day comment period was posted on the City's website. Notice of the Public Hearing for the rezoning will be posted on the City of Saint John website on or before November 14, 2024.

In accordance with the Committee's Rules of Procedure, notification of the application was sent to landowners within 100 metres of the subject property on November 4, 2024.

APPROVALS AND CONTACT

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

Contact: Thomas Lewallen
Telephone: (506) 977-00274
Email: thomas.lewallen@saintjohn.ca
Application: 24-0125

APPENDIX

Map 1: **Aerial Photography**

Map 2: **Future Land Use**

Map 3: **Proposed Future Land Use**

Map 4: **Zoning**

Map 5: **Proposed Zoning**

Map 6: **Primary Development Area Boundary**

Attachment 1: **Site Photography**

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

Submission 1: **Proponent Community Engagement Letter**

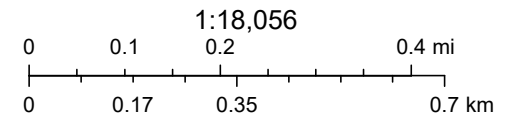
Submission 2: **Proponent Development Proposal**

Aerial Photo - Alloy Drive (PID 55032924)



 Subject Property

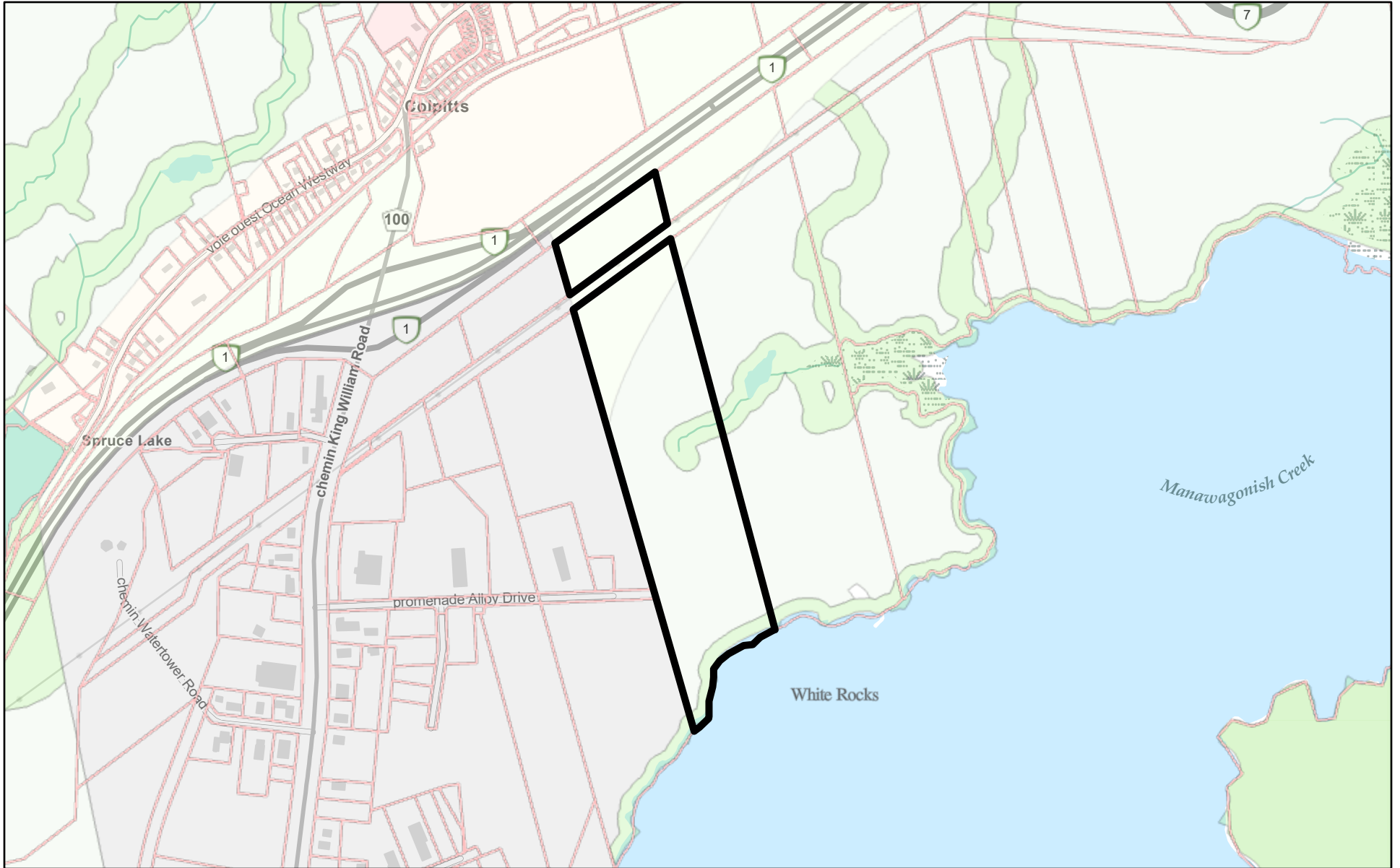
 Property Parcels



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

GIS Viewer
(C) City of Saint John

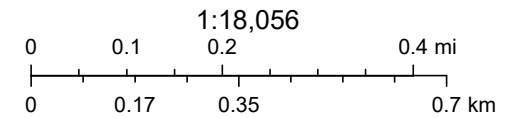
Future Land Use - Alloy Drive (PID 55032924)



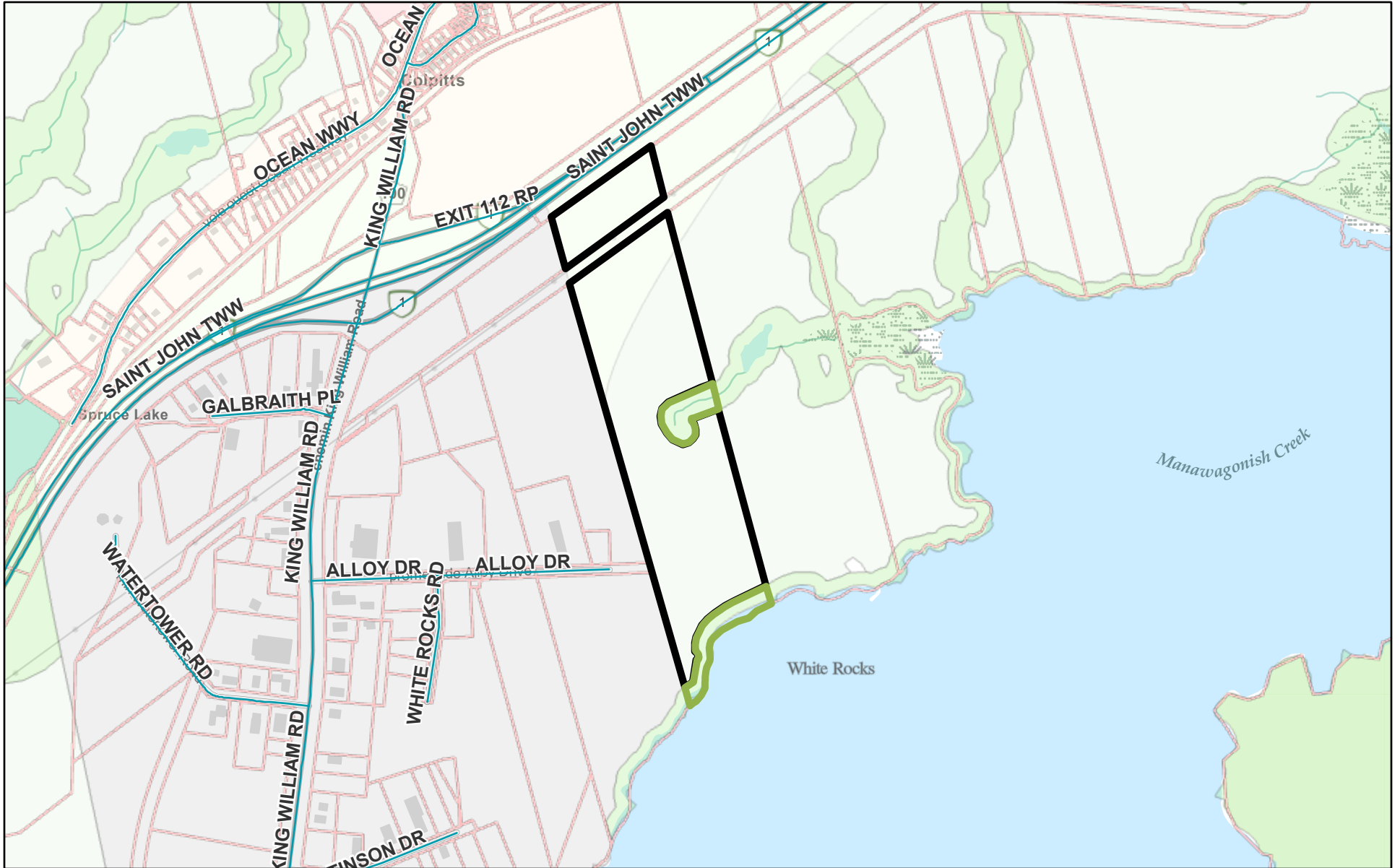
 Subject Property



Future Land Use






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

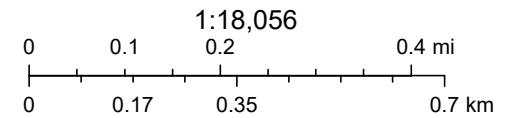


Proposed Future Land Use - 0 Alloy Drive (PID 55032924)

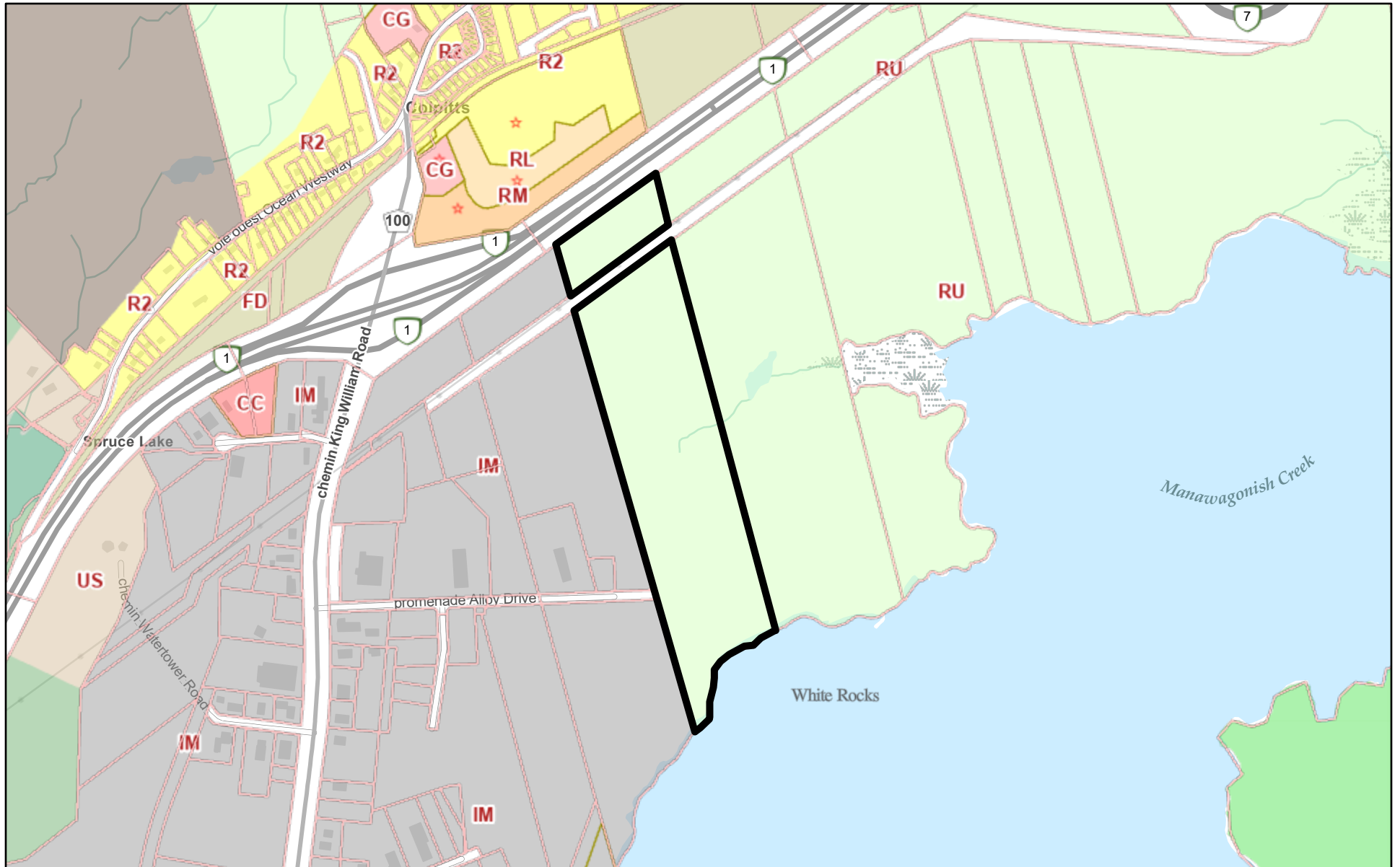





-  Area of PID 55032924 being redesignated Heavy Industrial
-  Area of PID 55032924 remaining Park and Natural Areas

- Future Land Use**
-  Stable Commercial
 -  Heavy Industrial
 -  Rural Resource
 -  Park and Natural Area
 -  Stable Residential













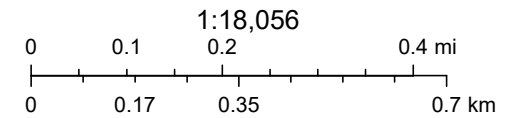
Zoning Map - 0 Alloy Drive (PID 55032924)



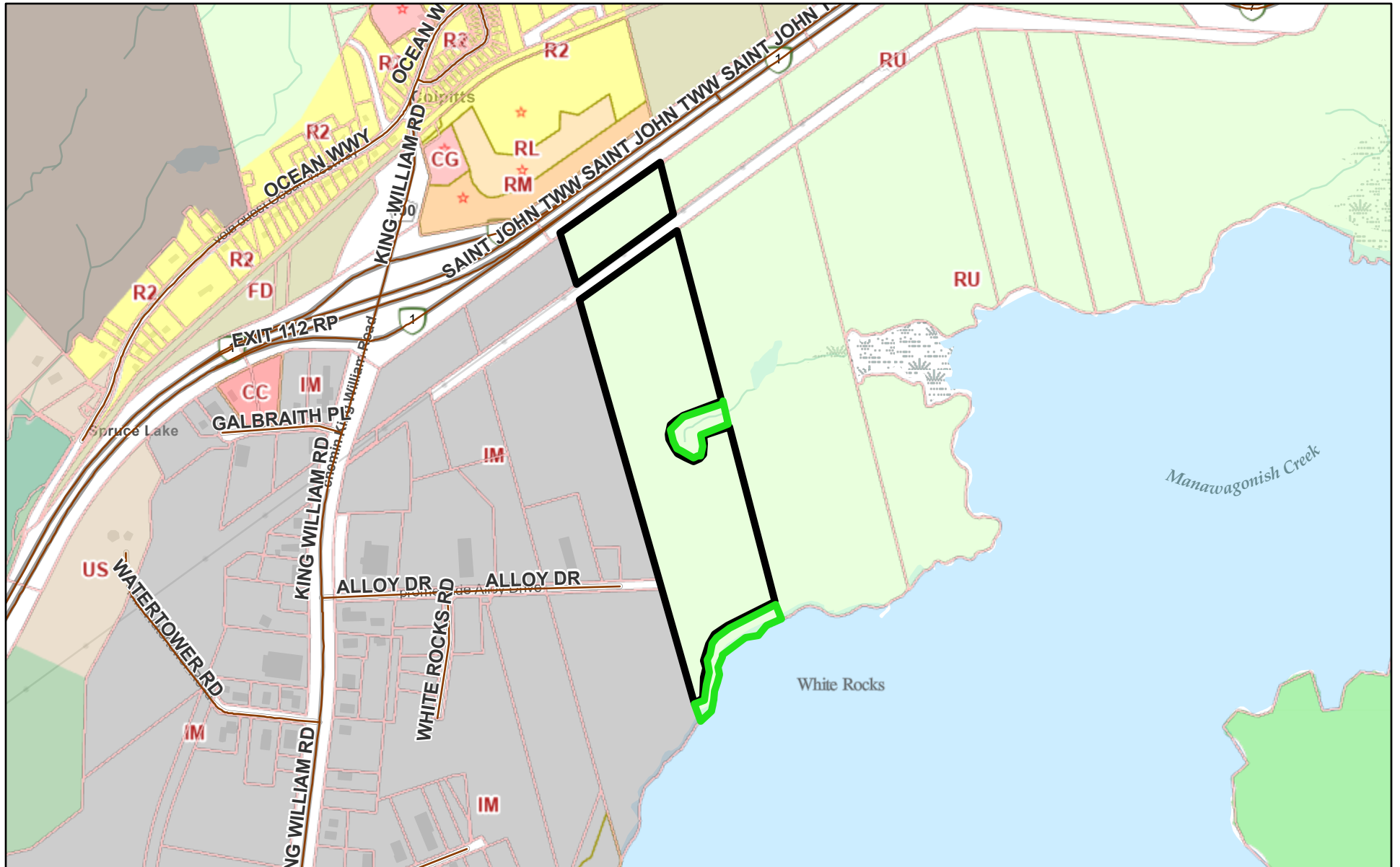
-  Subject Property
-  Property Parcels
-  Section 59 Conditions

Zoning

- | | | |
|---|---|---|
|  Mid-Rise Residential (RM) |  General Commercial (CG) |  Park (P) |
|  Low-Rise Residential (RL) |  Medium Industrial (IM) |  Environmental Protection (EP) |
|  Two-Unit Residential (R2) |  Utility Services (US) | |
|  Corridor Commercial (CC) |  Pit and Quarry (PQ) | |



Proposed Zoning Map - 0 Alloy Drive (PID 55032924)



Area of PID 55032924 to be rezoned Medium Industrial (IM)

Area of PID 55032924 to be rezoned Park (P)

Property Parcels

★ Section 59 Conditions

Zoning

Mid-Rise Residential (RM)

Low-Rise Residential (RL)

Two-Unit Residential (R2)

Corridor Commercial (CC)

General Commercial (CG)

Medium Industrial (IM)

Utility Services (US)

Pit and Quarry (PQ)

Park (P)

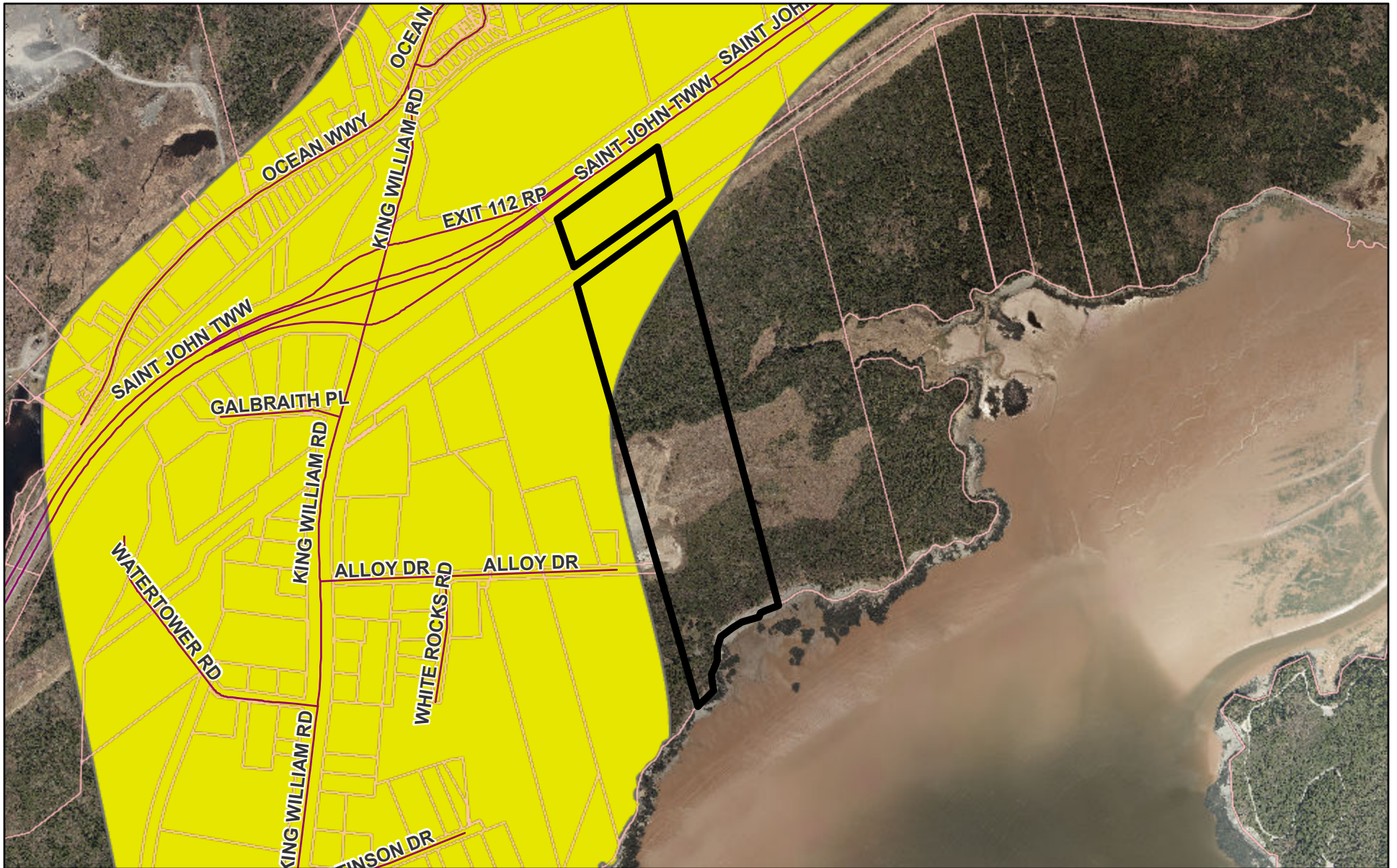
Environmental Protection (EP)




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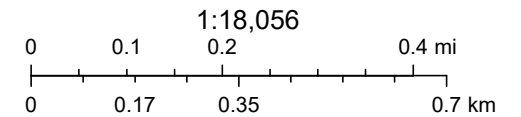
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Primary Development Area - 0 Alloy Drive (PID 55032924)



-  Subject Property
-  Property Parcels
-  Primary Development Area



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



View of the Property from the Dead End Street - 0 Alloy Drive (PID 55032924)

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

Municipal Plan Policy	Assessment
<p>Policy LU-4 Not consider changing the designation of lands on the Future Land Use map (Schedule B) through a Municipal Plan amendment, unless the proposal:</p> <ul style="list-style-type: none"> a. Is consistent with the general intent of the Municipal Plan and further advances the City Structure; b. Is necessary by virtue of a lack of supply of quality land already designated in the Municipal Plan to accommodate the development; c. Enhances the community and the quality of life offered to residents of the City; d. Efficiently uses available infrastructure; e. Does not negatively impact the use and enjoyment of adjacent lands and neighbourhoods; f. Is an appropriate use within the land use designation being sought for the property, and the proposal is consistent with the specific policies regulating development in the designation; and g. Adequately addresses and mitigates any significant environmental impacts. 	<ul style="list-style-type: none"> a. The redesignation of additional lands to support future industrial development builds represents an extension of lands currently designated as Heavy Industrial along Alloy Drive. b. Saint John Industrial Parks currently has 125 hectares of available industrial land, with Common Council prioritizing their growth as one of eight key projects for 2021-2026. c. The redesignation could enhance the community through more accessible industrial lands and providing more job opportunities. d. Municipal water and sanitary sewer will be extended to the site to support development. e. The Medium Industrial (IM) zone standards specifically state that industrial uses cannot negatively affect neighbouring properties from industrial uses on the subject site. f. The redesignation of land to Heavy Industrial represents an extension of the existing Heavy Industrial area located along Alloy Drive. g. By retaining the portions of the property currently designated Park and Natural Areas, it will continue to identify the portions of the property that are subject to additional review and provincial legislation. The Medium Industrial (IM) zone also limits the intensity of industrial use to uses that are not dangerous or noxious in nature.

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

<p>Policy LU-8 Not permit development serviced with municipal water and wastewater services beyond the boundaries of the PDA without first changing the boundaries of the PDA which will require an amendment to the Future Land Use map (Schedule B).</p>	<p>The PDA is being expanded to fully encompass the subject property in order to provide future access to municipal water and wastewater services. The PDA currently overlaps the northwestern corner of the subject property but does not include the lot in its entirety.</p>
<p>Policy LU-110 Council intends that the Park and Natural Areas designation will permit a range of conservation and appropriate recreational land uses permitted in the City’s major regional and community parks, environmentally sensitive or significant areas, lands that are located adjacent to watercourses, lands adjacent to the City’s coastlines, estuarine areas, significant archaeological and geological sites, historic sites, designated heritage places and cemeteries.</p>	<p>Existing wetlands, watercourses, and coastlines within the proposed development area are currently designated as Park and Natural Area and will retain this designation.</p>
<p>Policy EP-3 Through the work of Saint John Industrial Parks Limited, monitor the supply of industrial land in the City and where possible, ensure that an appropriate inventory of land is available for the diverse range of industrial uses proposed by the Municipal Plan.</p>	<p>The proposed amendment seeks to provide additional lands for industrial development and will enable the reconfiguration of existing lots to best meet the needs of potential developers.</p>
<p>Policy EP-4 Encourage Saint John Industrial Parks Limited to create an Industrial Parks Strategic Plan that includes the following:</p> <ul style="list-style-type: none"> a. The identification of appropriate locations for a wide range of industrial land uses; b. The identification of lands most appropriately suited to industrial expansion in the future, and strategies to acquire the land required to accommodate future industrial growth; c. The development of strategies to ensure the necessary transportation and servicing infrastructure, including stormwater management, is provided to accommodate anticipated industrial growth in an efficient and sustainable manner; d. Urban design and streetscape guidelines to enhance the appearance of the City’s industrial parks, including private properties within the parks; and 	<p>The requirement for additional industrial lands and industrial park development has been identified through work completed by the Saint John Industrial Parks.</p>

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

<p>e. Strategies to market the City and its industrial parks as an ideal location for new industrial investment.</p>	
<p>Policy NE-8 Limit unserviced development to protect groundwater for existing well users and to promote more compact urban settlement.</p>	<p>Water and sanitary sewer will be extended to service the development in the future.</p>
<p>Policy NE-11 Protect environmentally sensitive areas, including watercourses and wetlands, riparian areas, and floodplains and appropriately restrict development near these features.</p>	<p>Existing wetlands, watercourses, and coastlines within the proposed development area are currently designated as Park and Natural Area and will retain the designation.</p>
<p>Policy NE-22 Enhance natural areas within the City by:</p> <ul style="list-style-type: none"> a. Protecting and limiting development in environmentally sensitive areas including significant habitat areas, open spaces and areas with rich biodiversity; b. Minimizing the fragmentation of significant natural areas by limiting development in rural areas and linking natural areas, wherever possible, to maintain wildlife habitat and natural corridors; 	<p>Watercourses and wetlands will be subject to the outcome of the Environmental Impact Assessment and subject to Provincial Regulations related to wetland and watercourse alteration.</p>
<p>Policy I-2 In considering amendments to the Zoning Bylaw or the imposition of terms and conditions, in addition to all other criteria set out in the various policies of the Municipal Plan, have regard for the following:</p> <ul style="list-style-type: none"> a. The proposal is in conformity with the goals, policies and intent of the Municipal Plan and the requirements of all City bylaws. b. The proposal is not premature or inappropriate by reason of: <ul style="list-style-type: none"> i. Financial inability of the City to absorb costs related to development and ensure efficient delivery of services, as determined through Policy I-7 and I-8; ii. The adequacy of central wastewater or water services and storm drainage measures; iii. Adequacy or proximity of school, recreation, or other community facilities; 	<p>The proposed rezoning is a continuation of the existing land uses and land development pattern for the immediate area. The proposal will connect to existing infrastructure located within Alloy Drive, allowing for better use of these existing infrastructure assets.</p> <p>Through the permitting process, proposed development will be subject to the standards and guidelines established not only within the City’s Zoning By-Law but also regulations regarding stormwater management, building and infrastructure requirements. The site may also be subject to provincial requirements regarding development within proximity of watercourses and wetlands.</p>

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

<ul style="list-style-type: none">iv. Adequacy of road networks leading to or adjacent to the development; andv. Potential for negative impacts to designated heritage buildings or areas.c. Appropriate controls are placed on any proposed development where necessary to reduce any conflict with adjacent land uses by reason of:<ul style="list-style-type: none">i. Type of use;ii. Height, bulk or appearance and lot coverage of any proposed building;iii. Traffic generation, vehicular, pedestrian, bicycle or transit access to and from the site;iv. Parking;v. Open storage;vi. Signs; andvii. Any other relevant matter of urban planning.d. The proposed site is suitable in terms of steepness of grade, soil and geological conditions, locations of watercourses, wetlands, and susceptibility of flooding as well as any other relevant environmental consideration.e. The proposal satisfies the terms and conditions of Policy I-5 related to timeframes and phasing of development; and the proposal meets all necessary public health and safety considerations.	
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Attachment 2: Municipal Plan Policy and Provincial Statement of Public Interest Review

Provincial Statement of Public Interest	Assessment
Settlement Patterns	
SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term.	The proposed rezoning and redesignation respond to a demonstrated need for industrial lands within the City adjacent to an existing developed industrial area. The expansion represents an expansion of an existing serviced industrial area along Alloy Drive.
SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.	The proposed rezoning and redesignation continue an established industrial development pattern. The Medium Industrial (IM) zone limits any harmful or noxious uses and limits any industrial activities to the subject site.
SP.5 With respect to development that occurs in a community with existing or planned public infrastructure and services, promote development in locations where the public infrastructure and services are or are planned to be available.	The subject site will be serviced by municipal infrastructure in the future.
Flood And Natural Hazard Areas	
FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.	The subject site has watercourses and wetlands. There will be no alterations to wetlands and watercourses as they will still be designated Park and Natural Areas. The subject site is not within an identified flood risk area and are not identified in an erosion risk area.
FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.	The subject site is not expected to be impacted by flooding.
Natural Resources	
NR.1 Identify natural resource development areas and environmentally sensitive areas.	The proposed rezoning and redesignation consider the environmentally sensitive areas by maintaining the 2.32 hectares portion of the subject site designated Park and Natural Areas.
NR.3 Prioritize environmentally sensitive areas for conservation and protection.	The proposed rezoning and redesignation consider the environmentally sensitive areas by maintaining the 2.32 hectares portion of the subject site designated Park and Natural Areas.



HUGHES SURVEYS & CONSULTANTS INC.
NB LAND SURVEYORS, CONSULTING ENGINEERS

July 10, 2024

Dear Neighbouring Property Owners:

**Subject: F. Andrew Simpson Contracting Ltd.
Rezoning Application – Alloy Drive.**

You will be receiving a notice from the City of Saint John regarding the above noted proposal. Our firm, Hughes Surveys & Consultants Inc., have prepared the application on behalf of F. Andrew Simpson Contracting Ltd who own the property.

The proposal is to rezone a 24 hectare portion of PID 55032924 to Medium Industrial (IM) Zone. The area will be developed over time as an extension of Spruce Lake Industrial Park to facilitate future industrial demand as the city population and business opportunities grow.

A plan showing the location of the property is on the reverse side of this notice.

If you have views about the proposal that you would like to see addressed or if you are in favour of the proposal we respectfully request you contact the applicant's representative, Rick Turner, by email (rick.turner@hughessurveys.com) or by telephone at 506-333-8700. Any concerns raised will be noted and addressed at the public hearing. You will be advised of the date of the public hearing by a notice you will receive from the City of Saint John in the coming weeks.

If you have questions about the approval process or proposal staff at the City of Saint John Planning and Development Department can be reached at 506-658-4455. Please refer to the **Proposed rezoning at Alloy Drive (PID 55032924)** and they will connect you with a staff member that can address your inquiry.

Thank you for your consideration.

HUGHES SURVEYS & CONSULTANTS INC.

A handwritten signature in black ink, appearing to read "Richard Turner", written in a cursive style.

Richard Turner



Saint John Throughway

3 ha

AREA TO BE REZONED
TO MEDIUM INDUSTRIAL
(TOTAL AREA 24 ha)

21 ha

IM

ALLOY DRIVE

100 m

200 m

RM

RL

Development Proposal
by the Simpson Group of Companies
Spruce Lake Industrial Park,
Saint John, NB

Background and Proposal

In the past decade and beyond the Simpson Group of Companies have been assembling and developing land in the industrial park into high quality, building ready industrial sites for sale or use by their own companies. In the Municipal Plan you will find this statement". *"The successful implementation of the Municipal Plan will require collaboration and support of all sectors of the community..... It requires developers to bring forward excellent and innovative development projects."* A development approach meeting this test is proposed in this application.

The Simpson Group of Companies are finding a large demand for land they have prepared, is serviced, building ready which they now use as outdoor storage laydown areas and compounds not requiring municipal services. They propose to move some of their operations to the area requested to be rezoned. Moving some of their activities to the area proposed to be rezoned will free up the presently underutilized, serviced land for businesses requiring full municipal infrastructure and utilities. Relocation of the Simpson Group "Medium Industrial Uses" not requiring full services in the short term will free up serviced land. It will also allow site work to commence in the area to be rezoned to be ready for when further serviced land is required. An interim solution with a long-term planning goal. An excellent and innovative development approach by a private developer.

Proposal Requirements

The proposal is to rezone a 24 hectare portion of PID 55032924 to Medium Industrial (IM) Zone. A portion of the area to be rezoned is proposed to be added to proposed Lot 24-02 which was recently tentatively approved. This will require a consolidation through the subdivision approval process. Lot 24-02 is presently zoned Medium Industrial (IM) Zone. A Saint John based business is proposing to relocate to the recently

approved lot. Geotechnical conditions and availability of a prepared site are among the reasons the company has selected the site as suitable for the relocate of their business.

The remainder of PID 55032924 proposed to be rezoned will be developed over time as an extension of Spruce Lake Industrial Park to facilitate future industrial demand as the city population and business opportunities grow. The population growth in the region, coupled with increased industrial demand warrant an adjustment to the Primary Development Area (PDA) boundary at this location. A copy of a notice to neighbouring property owners is submitted for your information. Any comments received as a result of the notification will be passed on through the city Onestop office.

Amendment to the Municipal Plan and Zoning By-law for the subject lands are respectfully requested for the reasons set out above.

Respectfully submitted,

HUGHES SURVEYS & CONSULTANTS INC.



Richard Turner

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