



SAINT JOHN

Planning Advisory Committee

Date: October 8, 2024
 Time: 6:00 p.m.
 Location: 2nd Floor Common Council Chamber, City Hall

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

Members Absent Brad Mitchell, Chair

Staff Present Pankaj Nalavde, Director, Community Planning & Housing
 Jennifer Kirchner, Community Planning Manager
 Mark Reade, Senior Planner
 Jeremy Clack, Municipal Engineer
 Colleen O'Connor, Administrative Assistant
 Mary Mundle, Administrative Assistant

1. Agenda

MOTION to approve the agenda of October 8, 2024, as presented. *MOVED* by Anne McShane, *SECONDED* Terry Hutchinson.

Motion was carried unanimously.

2. Roll Call

Matthew De Luz presided over the meeting. Brad Mitchell was absent. Members of the public and media were present.

3. Declaration of Conflict of Interest

No conflicts of interest were declared by Committee members.

4. Approval of Minutes

4.1 PAC Meeting Minutes - January 16, 2024

MOTION to approve the meeting minutes of January 16, 2024, as presented.

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

Motion was carried unanimously.

4.2 PAC Meeting Minutes - February 21, 2024

MOTION to approve the meeting minutes of February 21, 2024, as presented.

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

Motion was carried unanimously.

4.3 PAC Meeting Minutes - September 17, 2024

MOTION to approve the meeting minutes of September 17, 2024, as presented.

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

Motion was carried unanimously.

5. Applications

5.1 Subdivision Application - Fundy Quay

Mark Reade provided a summary of the application via PowerPoint presentation. The applicant applied to transfer land between the City and developer of Fundy Quay along with vesting the extension of Harbour Passage as Lands for Public Purposes (LPP). The subdivision requires approval from the Planning Advisory Committee due to the vesting of LPP and the creation of a lots that do not front on a public street. Staff recommend approval.

The applicant, Wallace Floyd from Fundy Developments spoke in favour of the application. The committee did not have questions for the applicant.

The floor was opened to the public for comments. No public comments. Floor was closed.

MOTION to approve Staff Recommendation as presented. *MOVED* by Terry Hutchinson, *SECONDED* by Councillor Gary Sullivan

Motion was carried unanimously

5.2 Rezoning and Section 59 Amendment Application - Spruce Lake Industrial Park Expansion

Mark Reade provided a summary of the application via PowerPoint presentation. The applicant has applied to rezone and amend the land use planning considerations for the expansion of the Spruce Lake Industrial Park. The application involves a 112.58-hectare site is being established as a pad ready site for Phase 1 of the industrial park expansion plus additional lands to provide for a total development area of approximately 586 hectares for future industrial development.

An Environmental Impact Assessment has been completed for the Phase 1 Development Area and is subject to Provincial approval and can include conditions imposed by the Province to manage any impacts on the natural environment. A 150-metre-wide buffer is proposed along the eastern and southern boundaries of the expansion area to provide separation between the proposed industrial area and adjacent residential areas. In addition, increased setbacks are provided through the proposed zoning for more intense industrial uses and those uses which involve hazardous products or materials.

Spruce Lake Industrial Park expansion will offer pad-ready industrial sites to attract and support new industrial developments, aligning with the Common Council's objective for economic growth under the strategic priority GROW. Staff recommend approval.

The applicant, Jennifer Brown from Dillon, spoke in favour of the application. Anne McShane asked about the land on the opposite side King William Road had been designated as a green energy zone and thus deemed to be unable to be developed for industrial use due to habitable buildings that are less than 750 metres away. Ms. Brown – explained the habitable buildings term with regards to industrial development.

The floor was opened to the committee for questions to staff. Matthew DeLuz asked about the inventory of industrial land within City limits that the City has

access to. Mark Reade responded that the City did not have the inventory of industrial land required to accommodate large industrial players. Mr. DeLuz asked if the City has had to turn any large industrial players that expressed interest away. Mr. Reade responded that the City had not but the City is looking to be able to position themselves along side markets such as Moncton and Halifax. Mr. DeLuz asked if those sites had the same geotechnical configuration that Saint John has (ex. wetlands, watercourses). Mr. Reade responded that it was difficult to compare sites as it was not a straightforward comparison. The sites have different development patterns. Another factor to consider is the proximity to servicing. Mr. DeLuz asked how the 30-metre buffer zone was determined? Mr. Reade stated that Dillon Consulting had recommended that amount, but that City has increased it to 150 m due to concerns from the public.

Anne McShane asked how much of a safeguard is the chemical exposure risk assessment that had been completed and what is the rigor behind it? Mr. Reade responded that they are used mostly in Alberta. He proceeded to explain the process.

Phil Comeau asked about the differences between the subsets of hazardous industrial use. Mr. Reade outlined the subsets of industrial use.

Councillor Gerry Lowe asked Mr. Reade to go into detail regarding community benefits. Mr. Reade stated that during the public consultation period, the City had heard from the community that not a lot has been done for them regarding City services. It has been recommended that CAO and City staff investigate how to improve City services for the community.

Peter Pappas asked if the green buffer strip is considered Land for Public Purposes. Mr. Reade stated that was not currently part of application. Mr. Pappas asked if there was an interested party were to approach the City with an LPP, what would be the setbacks for that situation? Mr. Reade said the setbacks would depend on the type of use being proposed.

The floor was opened to the committee for questions for the applicant. Anne McShane asked if an assessment had been done on our industrial land use. Ms. Brown stated that Deloitte had completed a study with regards to the amount of private ownership vs public ownership and determined that what the City has access to is minimal hence the application.

The floor was opened to the public for comments. Jeff Cyr, Envision SJ, spoke in favour of application. Mr. Cyr noted that there had been significant uptake in

interest in our industrial lands. This level of Interest is unprecedented and presents a significant opportunity in next few years. Since the pandemic there has been significant interest in strengthening supply chains and moving operations back to North America. However industrial land parcels are becoming scarce with not many spots that possess electrical capacity. The industrial park in Lorneville is one of those few spots. Anne McShane asked why are we sure this plan is the one that will bring success to Saint John when others have not? Mr. Cyr responded that the difference is that this is not being proactive but rather reactive because we are receiving the interest now. Ms. McShane asked how many jobs this could potentially create. Mr. Cyr stated the range would be between 5 to 15 jobs per acre and the multipliers were significant. There is the potential to bring in millions of dollars of revenue, spin off and demand for housing. Peter Pappas asked what kind of business seem to be interested? Mr. Cyr responded that it was advanced manufacturing, energy sector, logistics/ supply chain and warehousing firms that were expressing interest. Alshaaima Eldemiry asked if we have the infrastructure to service this this level of interest. Mr. Cyr said that the infrastructure is currently in place in Lorneville to service that development. The east side of the city has significant limitations in energy transmission capacity, and it will take years to develop that. Matthew DeLuz asked why we currently have empty land in Lorneville. Mr. Cyr stated that this is a shifting market and while we are at the front end of the change, we are nowhere ready for these opportunities. Mr. Deluz asked if that had been any interested parties that have been turned away. Mr. Cyr responded not at this time. Mark Reade advised that the land belongs to RDC and that is why we have not seen development before this.

Shane Galbraith, 921 Manawagonish Road stepped forward to present on behalf of community of Lorneville. Mr. Galbraith read from a letter sent to Council in July, stating his opposition to the zoning amendments and presented a PowerPoint outlining his concerns.

Matthew De Luz adjourned meeting for 10-minute break at 7:40pm. The meeting was readjourned at 7:55pm.

Leah Alexander, Lorneville resident, approached the podium to voice her objections. Ms. Alexander stated that Dillon had violated the WAWA permits during their investigation and expressed her concerns about the potential impacts to wetlands, fire response and the Environmental Impact Assessment process.

Bruce Edget, Point Road, stepped forward and spoke about the history of previous developments that were not successful. Mr. Edget expressed his concerns about the EIA process, stormwater run off and the increase in flooding. Peter Pappas asked what Mr. Edget would consider enough of a buffer. Mr. Edget replied 1.5 km or what has been outlined in PlanSJ.

Donna Alexander, Lorneville Road, stepped forward to speak in opposition and stated that the process is rushed with so many pieces of legislation being changed at once. Ms. Alexander stated her concern that her property will be devalued.

Sherry McCavour, 2625 Lorneville Road stepped forward to express her concerns about socio economic impact and the lack transparency over potential changes. Councillor Gary Sullivan asked how the relationship with existing industrial neighbours was. Ms. McCavour said her perception is there is not currently an issue, but the changes will increase industrial traffic which could change that.

Ross McKenzie, 19 Maguire Drive, stepped forward to address Councillor Sullivan's question. Mr. McKenzie stated the industrial park was located near to an existing community with the nearest residence being 400-500 metres away from its edges. Mr. McKenzie said the industry that is there now does not affect the residents, but it is the unknown, the potential for heavy industry that is concerning.

Sarah Betts, Lorneville resident, stepped forward to express her concerns about the application.

Resident, 24 Maguire Drive, stepped forward to express their concerns. They spoke of the lack of transparency in the Right to Information process as the response to their request was heavily redacted. Matthew DeLuz asked if the resident had a copy of the RTI request. The resident stated they would provide a copy to the Committee.

Cecil McCavour, 1050 Lorneville Road, stepped forward to express his concerns about transparency. Councillor Gerry Lowe asked if the process was restarted with more transparency and community consultation, would that help address some of the resident's concerns. Mr. McCavour stated that if the City went with original size as outlined for the Industrial Park in PlanSJ it would be better.

Due to time constraints, the public remarks section was concluded. Matthew DeLuz adjourned the meeting for a break at 9:16pm. The meeting was readjoined at 9:25pm

Councillor Gary Sullivan asked staff about the requirements for stormwater runoff. Jeremy Clack advised that when the application is received for a building permit that is when the stormwater runoff is considered. The City's requirements are that adverse impacts from a development are not acceptable. Peter Pappas asked if a building permit would be required for a pad in the Industrial Park. Mr. Clack responded that a building permit would be required along with a stormwater plan.

The Committee expressed their comments on the application. Matthew De Luz outlined his background in cleaning up industrial contamination at the federal level and remediation consultations with communities.

Phil Comeau commended community for its involvement and stated he was not prepared to vote for or against the application. Mr. Comeau proposed a motion to have City staff and leaders meet with developers and community prior to the Council meeting of November 12th, 2024, to discuss concerns. Motion was seconded by Terry Hutchinson.

Before the vote on the motion was put to the Committee, Anne McShane stated she intended to vote against the staff recommendation but was open to the motion proposed by Mr. Comeau. Councillor Gary Sullivan stated he was leaning towards a no recommendation to Council motion. Mr. Comeau amended his motion to state that the Committee was not in support of the staff recommendation and recommended that the City go back to the community for discussion with no time frame. Pankaj Nalavde advised that if the application went to Council without the recommendation from PAC to go back to the community for discussion with no time frame, that it becomes dependant on Council to make that decision. Councillor Sullivan asked if Council could make the recommendation. Mr. Nalavde answered yes. Mark Reade advised that both parties would have to be flexible with the time frame.

MOTION to approve Staff Recommendation as presented. *MOVED* by Phil Comeau; *SECONDED* by Terry Hutchinson.

Motion carried with Anne McShane abstaining.

6. New Business

No new business to discuss.

7. Next Meeting

The next Planning Advisory Committee meeting will be held on November 19, 2024 at 6pm.

8. Adjournment

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

Motion carried unanimously.

Meeting adjourned at 9:52pm.