

LOCATION	CIVIC ADDRESS : Alloy Drive	PID # :	PID 55032924		
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 F. Andrew Simpson Contracting Ltd.		EMAIL	PHONE	
			rick.turner@hughessurveys.com	(506)333-8700	
	MAILING ADDRESS		POSTAL CODE		
	575 Crown Street, Saint John, NB E2L 5E9				
	CONTRACTOR /DEVELOPER		EMAIL	PHONE	
	F. Andrew Simpson Contracting Ltd.		simpson@nb.aibn.com	506-635-8711	
APPLICANT INFORMATION	MAILING ADDRESS		POSTAL CODE		
	c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		E2L 5E9		
	OWNER		EMAIL	PHONE	
	F. Andrew Simpson Contracting Ltd.		simpson@nb.aibn.com	506-635-8711	
	MAILING ADDRESS		POSTAL CODE		
	c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		E2L 5E9		
PRESENT USE: Vacant land		PROPOSED USE:	Extension to Spruce Lake Industrial Park to facilitate future industrial demand .		
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
	<input type="checkbox"/> INTERIOR RENOVATION	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> STREET EXCAVATION	<input type="checkbox"/> HERITAGE DEVELOPMENT
	<input type="checkbox"/> EXTERIOR RENOVATION	<input type="checkbox"/> ACCESSORY BLDG	<input type="checkbox"/> PLANNING LETTER	<input type="checkbox"/> DRIVEWAY CULVERT	<input type="checkbox"/> HERITAGE SIGN
	<input type="checkbox"/> ADDITION	<input type="checkbox"/> POOL	<input type="checkbox"/> PAC APPLICATION	<input type="checkbox"/> DRAINAGE	<input type="checkbox"/> HERITAGE INFILL
	<input type="checkbox"/> DECK	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> COUNCIL APP	<input type="checkbox"/> WATER & SEWERAGE	<input type="checkbox"/> HERITAGE DEMO
	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> SIGN	<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER
	<input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER		
DESCRIPTION OF WORK	The proposal is to rezone a 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. Lot 24-02 is presently zoned Medium Industrial (IM) Zone. An industrial business is proposing to relocate to the recently approved lot. The remainder of PID 55032924 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 coupled with increased industrial demand warrant an adjustment to the Primary Development Area (PDA) boundary at this location.				

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



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 F. Andrew Simpson Contracting Ltd.
 F. Andrew Simpson Contracting Ltd.-Rick Turner Douglas Simpson

Rick Turner *Douglas Simpson*
 Applicant Signature Owners Signature

July 10, 2024 July 10, 2024
 Date Date

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.

A handwritten signature in black ink, appearing to read "Richard Turner", enclosed in a thin black rectangular border.

Richard Turner

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CIVIC ADDRESS	Alloy Drive	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 39 Amendment Service Fee:	<input type="checkbox"/> Zoning By-law Amendment Service Fee:	<input checked="" type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,700

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.

Details regarding the proposal and general comments to justify an amendment to the Municipal Plan and Zoning By-law are set out on the General Application Form submitted with this proposal.


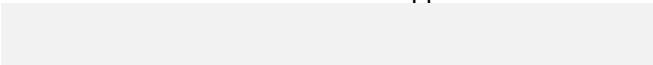


Page 2 below of this Council Application form provides background information and addition details for consideration.

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

The area to be rezoned has no encumbrances that would affect the rezoning.

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 F. Andrew Simpson Contracting Ltd. - Rick Turner	The owner's authorization to submit the application are included on the General Application Form.
	
Registered Owner or Authorized Agent	Additional Registered Owner
	
Date July 10, 2024	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.



Saint John Throughway

3 ha

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

21 ha

IM

ALLOY DRIVE

200 m

100 m

RM

RL



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", is written over a light blue horizontal line.

Richard Turner