

From: MaryAnne P <m.maryanne.petersen@gmail.com>

Sent: Thursday, July 10, 2025 1:40 PM

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

Subject: Spruce Lake Industrial rezoning

Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

New expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in New Brunswick, including a red spruce over 400 years old, as verified by the Acadian Forest Dendrochronology Lab. This forest contains what is estimated to be the third-oldest known stand in all of New Brunswick. Destroying this irreplaceable ecosystem for speculative industrial development is both shortsighted and irresponsible.

There has been no business plan, no environmental accountability, and no respect for the clear opposition of local residents.

This forest should be permanently protected, not rezoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Sincerely,
MaryAnne Petersen
Clifton Royal

From: Heather G. <heatherg145.hg@gmail.com>

Sent: Tuesday, July 8, 2025 10:27 PM

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

Subject: Spruce Lake Industrial Park Expansion

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Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

This forest should be permanently protected, not rezoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Sincerely,

Heather Greene

Belleisle Creek, NB

From: Julia Baskett <julia.baskett@gmail.com>

Sent: Tuesday, July 8, 2025 11:32 AM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>; gilles.lepage@gnb.ca; charbel.awad@gnb.ca; christie.ward@gnb.ca; courtney.johnson@gnb.ca; crystale.harty@gnb.ca; kbanks@dillon.ca; premier@gnb.ca; john.herron@gnb.ca; ian.mckinnon@saintjohnindustrial.ca
Subject: Call for Environmental Responsibility: Lorneville Old-Growth Forest at Severe Risk

Dear City and Provincial Officials,

We are living through accelerating ecological collapse with deadly heat, melting glaciers, industrial pollution, and the unraveling of biodiversity. These crises are not isolated: together, they are pushing us beyond the planetary boundaries that make a livable and sustainable world possible for all.

I am writing to express my deep and unequivocal opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. The destruction of the existing old growth forest would not be a neutral act of "development," but a direct contribution to this collapse— a willful step further into irreversible harm.

According to the Acadian Forest Dendrochronology Lab, this forest is the third-oldest documented in the province. Fewer than 1% of New Brunswick's forests are old growth. That this extraordinary and irreplaceable ecosystem exists within Saint John city limits should be a point of pride... not a target for destruction.

To bulldoze this living, sacred ecology for industrial expansion is more than short-sighted; it is a blatant act of environmental recklessness and reflects a staggering disregard for your responsibility to act as stewards of this land, failing to protect the few remaining gifts the Earth offers freely.

I urge you to stop the rezoning process and reject this shameful proposal. Protecting the Lorneville old growth forest is a chance for Saint John and the Province of New Brunswick to show meaningful leadership in conservation, climate action, and honouring humanity's obligations to future generations.

Will you do the right thing or continue to fuel collapse under the guise of economic growth?
You know you can do better. The question is: will you?

Signed with hope that we can still save the planet,

Julia Baskett

Resident of Kitchener-Waterloo, ON and member of Nipissing First Nation

From: Emily Swift <emily.jt.swift@gmail.com>

Sent: Tuesday, July 8, 2025 10:19 AM

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

Subject: Save Lorneville Forest

Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. This plan would result in the destruction of one of New Brunswick's last remaining old growth forests, including a 400-year-old red spruce and multiple other trees confirmed to be over 200 years old.

According to the Acadian Forest Dendrochronology Lab, this forest is the third oldest documented in the entire province, surpassed only by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Less than 1% of New Brunswick's forests are old growth, and this rare, irreplaceable ecosystem is located within Saint John city limits.

To destroy this forest for an industrial park is short-sighted and irresponsible. Once this forest is gone, it is gone forever.

I urge you to halt the rezoning and reject this plan. Protecting the Lorneville forest is an opportunity for Saint John and New Brunswick to show real leadership in conservation, climate action, and respect for future generations.

Sincerely,
Emily Swift
Titusville, NB

From: Laurie Bech <Laurie.Bech@ccldt.ca>

Sent: Tuesday, July 8, 2025 9:44 AM

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

Subject: No to Forest Destruction!

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Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. This plan would result in the destruction of one of New Brunswick's last remaining old growth forests, including a 400-year-old red spruce and multiple other trees confirmed to be over 200 years old.

According to the Acadian Forest Dendrochronology Lab, this forest is the third oldest documented in the entire province, surpassed only by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Less than 1% of New Brunswick's forests are old growth, and this rare, irreplaceable ecosystem is located within Saint John city limits. To destroy this forest for an industrial park is short-sighted and irresponsible. Once this forest is gone, it is gone forever.

I urge you to halt the rezoning and reject this plan. Protecting the Lorneville forest is an opportunity for Saint John and New Brunswick to show real leadership in conservation, climate action, and respect for future generations.

Sincerely,

Laurie-Ann B

Montreal, QC

From: Jen Cohoon <jencohoon@hotmail.com>

Sent: Monday, July 7, 2025 6:05 PM

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

Subject: Save Lorneville

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Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

New expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in New Brunswick, including a red spruce over 400 years old, as verified by the Acadian Forest Dendrochronology Lab. This forest contains what is estimated to be the third-oldest known stand in all of New Brunswick. Destroying this irreplaceable ecosystem for speculative industrial development is both shortsighted and irresponsible.

There has been no business plan, no environmental accountability, and no respect for the clear opposition of local residents.

This forest should be permanently protected, not rezoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Sincerely,
Jennifer Cohoon
Quispamsis NB

From: abby christopher <abbyrose57c@gmail.com>

Sent: Monday, July 7, 2025 2:26 PM

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

Subject: Spruce Lake Industrial Park: Your People and Land Need You

Some people who received this message don't often get email from abbyrose57c@gmail.com. [Learn why this is important](#)

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Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

As a young professional living in Saint John and hoping to stay and start my family here someday, I am heartbroken and disgusted by the proposed expansion. This proposal lacks proper and meaningful consultation, accountability, and is very clearly not what the residents of Saint John want.

All of you are in roles of power and can make change. Vote against this expansion.

All of you work for Saint John residents. This proposal does not respect or hear residents.

All of you are likely in your respected roles because you wanted to make change and fight for what you believe in. This forest is worth fighting for.

This expansion will DESTROY New Brunswick heritage. New expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in New Brunswick, including a red spruce over 400 years old, as verified by the Acadian Forest Dendrochronology Lab. This forest contains what is estimated to be the third-oldest known stand in all of New Brunswick. Destroying this irreplaceable ecosystem for

speculative industrial development is both shortsighted and irresponsible.

This forest should be permanently protected, not rezoned for heavy industry. I want to raise my kids in a place I am proud of, that protects its residents and the environment we share.

I urge you to listen to Saint John residents and vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Let's build a better world, not destroy the last of its beauty. Please.

Sincerely,
Abby Christopher

From: David Paul Danos <david.danos@gmail.com>

Sent: Monday, July 7, 2025 11:45 AM

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

Subject: 400-year old Lorneville Forest

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Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. This plan would result in the destruction of one of New Brunswick's last remaining old growth forests, including a 400-year-old red spruce and multiple other trees confirmed to be over 200 years old.

According to the Acadian Forest Dendrochronology Lab, this forest is the third oldest documented in the entire province, surpassed only by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Less than 1% of New Brunswick's forests are old growth, and this rare, irreplaceable ecosystem is located within Saint John city limits.

To destroy this forest for an industrial park is short-sighted and irresponsible. Once this forest is gone, it is gone forever. We cannot simply "regrow" old growth forests. The species that live there would be, again, **gone forever!**

I urge you to halt the rezoning and reject this plan. Further, I urge you to partner with the Wolastoqiyik in making decisions about their country (Wolastokuk); we are, after all, governed by the Peace and Friendship Treaties! Protecting the Lorneville forest is an opportunity for Saint John and New Brunswick to show real leadership in conservation,

climate action, and respect for future generations, and partnering with the Wolastoqiyik will only make your leadership that much more attractive to the world, interested parties, and stakeholders!

Sincerely,
David Danos

--

My pronouns are: he/him or they/them.
Mes pronoms sont : il/lui ou iel/lo.

From: Katrina Galbraith <katrina.galbraith1@gmail.com>

Sent: Sunday, July 6, 2025 7:54 PM

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

Subject: Proposed Spruce Lake Industrial Park Expansion

Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

New expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in New Brunswick, including a red spruce over 400 years old, as verified by the Acadian Forest Dendrochronology Lab. This forest contains what is estimated to be the third-oldest known stand in all of New Brunswick. Destroying this irreplaceable ecosystem for speculative industrial development is both shortsighted and irresponsible.

There has been no business plan, no environmental accountability, and no respect for the clear opposition of local residents.

This forest should be permanently protected, not rezoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Sincerely,
Katrina Galbraith
Halifax, NS

From: laura bonga <laurabonga22@outlook.com>

Sent: Sunday, July 6, 2025 2:16 PM

To: Common Clerk <commonclerk@saintjohn.ca>; City of Saint John Mayor's Office <mayor@saintjohn.ca>

Subject: Please do not proceed with Spruce Lake Industrial Park

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Dear Mayor of Saint John and the City of Saint John,

I would like to share with you my sentiments on the development of the Spruce Lake Industrial Park in Lorenvile.

I am an Environmental Scientist with a Masters in Marine Management and from South Bay, on the West side of Saint John. I have spent extensive time in the quaint beautiful community of Lorenvile, it is somewhere I go often for fresh air and to spend time in the forest. Many of my friends, both young and old, also go to Lorenvile as a space for healing and recreation.

The plan to cut down an old growth forest to replace it with a paved lot for industrial activities - the Spruce Lake industrial park - should not proceed. This is more than just a Not In My Back Yard (NIMBY) scenario, it is an example of Saint John'ers, Wolastokiyik and others coming together to stand up for what they believe in, which is an exciting thing. The people have repeatedly voiced that what they want is simply nothing, for a beautiful healthy forest to be allowed to remain as it is.

For centuries, Saint John has repeatedly let Industry consume the City and the pollution continuously drives young people and wildlife away and the pollution poisons the health of the people and environment. For example, the AIM explosion that recently showered toxic particulates over the City, preventing residents from safely eating from their gardens. In this time of global environmental degradation and our American neighbors defunding environmental initiatives, Saint John should set a new standard, turn over a new leaf and stand for the environment - and therefor for the health of future generations.

With global temperatures rising and both floods and wildfires becoming more common, Saint John must keep our wetlands and forests in tact. I cannot fathom the amount of cruelty and lack of foresight and empathy that it takes to destroy a 400+ year old forest, and all the life and wisdom within it - especially since forests this old are incredibly rare in our province due to deforestation and industry.

I encourage the City of Saint John to instead of continuing with a path of greed and shortsightedness, to protect the lands, waters, and forests for the future generations of people and wildlife in their City. Stop putting industry first like Saint John has been doing for generations. It's time to take a new path of kindness and respect to land, wildlife, citizens and future generations. Please do not choose greed and pavement (again).

I strongly encourage you to respect and to listen to the Indigenous peoples who have not been adequately listened to or consulted with thus far on the Spruce Lake Industrial Park. The Wolastoqiyik, who led a walk last week through the forest in Menahkwesk (Loreville), and sent valuable opinions to Saint John Mayor and Councillors, deserve your respect and recognition. It was disheartening to read that that no city official showed up to the walk in the old forest that the Caribou Club respectfully invited the Mayor and City Council to.

I believe that the City and the EIA has failed to conduct meaningful community engagement thus far. [Public Participation in Impact Assessment - Canada.ca](https://www2019.statcan.gc.ca/pub/98-642-x2019001/article/00001-eng)

I hope that the City of Saint John tosses aside their pride and any other barriers that are limiting them from reversing the decision to proceed with the Spruce Lake Industrial rezoning. PLEASE do not destroy this special forest, it is much much more valuable than whatever an industrial park could possibly bring to the City of Saint John.

Do better City of Saint John, show us that this City is made up of heroes and not villains, as you are fast becoming the villain in the eyes of your residents because of this Industrial Park.

I leave you with this classic environmentalist song Big Yellow Taxi to spark your motivation:
<https://youtu.be/2595abcvh2M?si=x24-clv0q-qTZeX>

Kind Regards,
Laura Bonga

From: Kelly Marino <k.marino@gmail.com>

Sent: Sunday, July 6, 2025 1:51 PM

To: Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>; gilles.lepage@gnb.ca; charbel.awad@gnb.ca; christie.ward@gnb.ca; courtney.johnson@gnb.ca; crystale.harty@gnb.ca; premier@gnb.ca; john.herron@gnb.ca

Cc: David.Coon@gnb.ca

Subject: Opposition to expansion of the Spruce Lake Industrial Park

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Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. This plan would result in the destruction of one of New Brunswick's last remaining old growth forests, including a 400-year-old red spruce and multiple other trees confirmed to be over 200 years old.

According to the Acadian Forest Dendrochronology Lab, this forest is the third oldest documented in the entire province, surpassed only by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Less than 1% of New Brunswick's forests are old growth, and this rare, irreplaceable ecosystem is located within Saint John city limits.

I was shocked to learn that the city voted 10-0 to move ahead based on what seems to be an incomplete environmental impact assessment completed by a civil engineering firm that runs contrary to academic knowledge.

Again, Saint John insists on going backwards rather than forwards and kowtowing to industrial interests at the expense of our environment. The people in the region have said NO loud and clear, and yet this council has full intention of plowing ahead without regard for the destruction and bad faith they are creating.

Particularly disturbing to me are the number of current councillors who previously ran for the Green Party, yet when the rubber hits the road, they are happy to go along with

pro industrial political interests. We have one planet earth and it is not ours to consume like locusts.

To destroy this forest for an industrial park is short-sighted and irresponsible. Once this forest is gone, it is gone forever.

I urge you to halt the rezoning and reject this plan. Protecting the Lorneville forest is an opportunity for Saint John and New Brunswick to show real leadership in conservation, climate action, and respect for future generations.

If you disagree, I can then only hope that your political careers are short.

Sincerely,

Kelly Marino

Saint John NB

Kelly L. Marino

From: jc21654 <jc21654@proton.me>
Sent: Sunday, July 6, 2025 12:13 PM
To: City of Saint John Mayor's Office <mayor@saintjohn.ca>
Subject: Spruce Lake Industrial Park in Lorneville

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Dear City and Provincial Officials,

I am writing to express my strong opposition to the proposed expansion of the Spruce Lake Industrial Park in Lorneville. This plan would result in the destruction of one of New Brunswick's last remaining old growth forests, including a 400-year-old red spruce and multiple other trees confirmed to be over 200 years old.

According to the Acadian Forest Dendrochronology Lab, this forest is the third oldest documented in the entire province, surpassed only by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Less than 1% of New Brunswick's forests are old growth, and this rare, irreplaceable ecosystem is located within Saint John city limits.

To destroy this forest for an industrial park is short-sighted and irresponsible. Once this forest is gone, it is gone forever.

I urge you to halt the rezoning and reject this plan. Protecting the Lorneville forest is an opportunity for Saint John and New Brunswick to show real leadership in conservation, climate action, and respect for future generations.

Sincerely,
Jennifer

From: Gaye Kapkin <kapkin@nbnet.nb.ca>

Sent: Sunday, July 6, 2025 11:55 AM

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

Subject: In Opposition to proposed Spruce Lake Industrial Park Expansion

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Dear Mayor, Councillors and Provincial Officials:

I am writing to express my **strong opposition** to the proposed Spruce Lake Industrial Park Expansion.

As you are aware, new expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in our province, including a red spruce which is measured to be over 400 years old as verified by the Acadian Forest Dendrochronology Lab.

This forest contains what is estimated to be the third-oldest known stand of old-growth forest in New Brunswick. Destroying this ecosystem, which has stood intact for centuries, for speculative industrial development is both shortsighted and irresponsible.

There has been no business plan developed, there is no environmental accountability, and there has been little-to-no respect for the voices of local residents, and other residents around the city, who oppose this proposal.

I urge you all to reconsider: this forest should be permanently protected. It should not be re-zoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real civic and environmental leadership and chose to conserve this old-growth forest area.

Please chose conservation over destruction.

Respectfully,
Gaye Kapkin,
7 Duncraggan Court,
Saint John, NB E2K 3T3

Sent from my iPad

From: Jill LeBlanc <jillleblanc.jl@gmail.com>

Sent: Sunday, July 6, 2025 9:31 AM

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

Subject: New expert findings

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Dear Mayor, Councillors, and Provincial Officials,

I am writing to express my strong opposition to the proposed Spruce Lake Industrial Park Expansion.

New expert findings show that the forest targeted for industrial rezoning contains some of the oldest trees in New Brunswick, including a red spruce over 400 years old, as verified by the Acadian Forest Dendrochronology Lab.

This forest contains what is estimated to be the third-oldest known stand in all of New Brunswick.

Destroying this irreplaceable ecosystem for speculative industrial development is both shortsighted and irresponsible.

There has been no business plan, no environmental accountability, and no respect for the clear opposition of local residents.

This forest should be permanently protected, not rezoned for heavy industry.

I urge you to vote against this rezoning and reject the Spruce Lake Industrial Park Expansion. Please show real environmental leadership and choose conservation over destruction.

Please look at this link.

<https://drive.google.com/file/d/133XWOFUkHW8vAxmtAKyrBhz0Cg4HZ6IE/view?usp=sharing>

Sincerely,
Jill LeBlanc
Lorneville resident

Sent from my Bell Huawei device over Canada's largest network

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

From: Fenwick Bonnell <fenwick@powellandbonnell.com>

Sent: Friday, July 4, 2025 8:02 PM

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

Subject: Old growth forest in Lorneville

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Dear Public Officials,

I have been reading with concern recently about an old growth forest in the Lorneville area which had been slated for destruction to make way for an industrial park expansion.

I have read that some of these tree specimens are over 400 years old. Many many times older than any structures you'll ever build on this natural site you're proposing to destroy.

I read that the city council decision to allow this destruction was unanimous, which is shocking to me considering the outcry coming from constituents and other concerned groups.

The recent findings from of the scientists at the Acadian Forest Dendrochronology Lab should supersede anything coming from Dillon Consulting who appear to be too involved with the development of the site to be truly objective in their work.

I do feel there are things worthy of preservation and though I'm no longer a resident of the area (though I visit often) it seems to me that when we're given such a gift as this ancient forest and we know their preservation is important to many, how can we dispassionately look the other way for the sake of what modern industry calls progress.

Please reconsider.

Sincerely,

Fenwick Bonnell

The forest in Lorneville is now reported to be the third oldest in all of New Brunswick, according to new results of the Acadian Forest Dendrochronology Lab. This is only exceeded by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. These photos show a 251-year-old red spruce and a 175-year-old cedar in Lorneville.

As it currently stands, the trees shown here along with the majority of the old growth forest in Lorneville, which includes a 400-year-old red spruce, are to be cut down for the Spruce Lake Industrial Park expansion. In their 3rd reading of the rezoning application on Monday July 7th, Saint John City Council will take the next step to redesignate this forest for heavy industry. In the near future, the province is expected to make a decision on the Environmental Impact Assessment.

It is unfathomable to think that our city and province would even consider destroying one of the oldest forests in our province for an industrial park. New Brunswick forests are now less than 1% old growth. It is absolutely critical that we conserve what little old growth we have left. As stated by Ben Phillips, Saint John should be proud to have this extremely unique and spectacular forest within city limits.

Please contact both city and provincial officials listed below to let them know how wrong, shortsighted, and irresponsible it is to proceed with this plan. It is absolutely critical to make your voice heard. Even if you've already emailed or called, please do so again. Even if you take two minutes to copy and paste the list of emails below, and send a single email voicing your opposition, it makes a big difference.

Email list (both city and provincial)

mayor@saintjohn.ca, donna.reardon@saintjohn.ca, greg.norton@saintjohn.ca,
joanna.killen@saintjohn.ca, brent.harris@saintjohn.ca, john.mackenzie@saintjohn.ca,
gary.sullivan@saintjohn.ca, barry.ogden@saintjohn.ca, mariah.darling@saintjohn.ca,
gerry.lope@saintjohn.ca, paula.radwan@saintjohn.ca, greg.stewart@saintjohn.ca,
cityclerk@saintjohn.ca, gilles.lepage@gnb.ca, charbel.awad@gnb.ca, christie.ward@gnb.ca,
courtney.johnson@gnb.ca, crystale.harty@gnb.ca, kbanks@dillon.ca, premier@gnb.ca,
john.herron@gnb.ca, Ian.MacKinnon@saintjohnindustrial.ca

Mayor: Donna Reardon (506-658-2912)

Councillors

John Mackenzie (506-977-3849)

Greg Norton (506-977-3848)

Joanna Killen (506-639-1506)

Brent Harris (506-977-3853)

Gary Sullivan (506-639-1603)

Barry Ogden (506-639-1334)

Mariah Darling (506-721-5690)

Gerry Lowe (506-639-0969)

Paula Radwan (506-977-3846)

Greg Stewart (506-977-3854)

SJ industrial: 506-721-4642

Provincial Contacts

- Gilles LePage – Minister of Environment and Climate Change (Gilles.LePage@gnb.ca, 506-753-2222)
- Charbel Awad – Deputy Minister of Environment and Local Government (charbel.awad@gnb.ca, 506-453-3256)

- Christie Ward – Assistant Deputy Minister - Environment and Local Government (christie.ward@gnb.ca, 506-444-5149)
- Courtney Johnson - EIA Specialist for NB DELG (Courtney.Johnson@gnb.ca; 506-444-5382)
- Crystale Harty – Director of GNB EIA Branch (Crystale.Harty@gnb.ca; 506-444-5382)
- Kristen Banks - Dillon Consulting (KBanks@dillon.ca; 506-444-9717)
- Susan Holt - Premier (premier@gnb.ca, 506-453-2144)
- John Herron - Minister of Natural Resources (John.Herron@gnb.ca, 506-566-2413 Sent from my iPhone)

From: Jill LeBlanc <jillleblanc.jl@gmail.com>

Sent: Friday, July 4, 2025 6:40 PM

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

Cc: Williamson, John - M.P. <John.Williamson@parl.gc.ca>; Lee, Ian (LEG) <Ian.Lee@gnb.ca>

Subject: Trees in Lorneville

Importance: High

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Hello,

The forest in Lorneville is now reported to be the third oldest in all of New Brunswick, according to new results of the Acadian Forest Dendrochronology Lab.

This is only exceeded by red spruce which stands in Fundy National Park and the Little Salmon River Protected Natural Area.

The attached photos show a 251-year-old red spruce and a 175-year-old cedar in Lorneville. As it currently stands, the trees shown here along with the majority of the old growth forest in Lorneville, which includes a 400-year-old red spruce, are to be cut down for the Spruce Lake Industrial Park expansion. It is unfathomable to think that our city and province would even consider destroying one of the oldest forests in our province for an industrial park.

It is so wrong, unacceptable and shows short-sightedness to proceed with this plan.

New Brunswick forests are now less than 1% old growth. It is absolutely critical that we conserve what little old growth we have left.

As stated by Ben Phillips, Saint John should be proud to have this extremely unique and spectacular forest within city limits.

Please stop this destruction before it starts.

Saint John should be proud to have this in their city. Please make us proud by saving this forest.

Thank you,
Jill LeBlanc

Sent from my Bell Huawei device over Canada's largest network





From: Patrick Jeffrey <patfjeffrey@gmail.com>

Sent: Friday, July 4, 2025 4:57 PM

To: Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>; gilles.lepage@gnb.ca; charbel.awad@gnb.ca; christie.ward@gnb.ca; courtney.johnson@gnb.ca; crystale.harty@gnb.ca; kbanks@dillon.ca; premier@gnb.ca; john.herron@gnb.ca; MacKinnon, Ian <Ian.MacKinnon@saintjohnindustrial.ca>; RDC-SDR@gnb.ca

Subject: Please Stop the Planned Destruction of the Lorneville Old Growth Forest

You don't often get email from patfjeffrey@gmail.com. [Learn why this is important](#)

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Hello,

I have been a New Brunswick resident for years, and I love hiking and enjoying this province's natural areas. Knowing that the vast majority of our province's forests are very new, and that the once strong Wabanaki-Acadian forest now has less than a fraction of a percent of old growth left makes the small portion of old growth trees all the more precious.

I am very concerned by the council's consideration of a rezoning of the Lorneville forest for use by heavy industry.

The forest in Lorneville is the third oldest in all of New Brunswick, according to new results of the Acadian Forest Dendrochronology Lab. This is only exceeded by red spruce stands in Fundy National Park and the Little Salmon River Protected Natural Area. Trees in this area include a 251-year-old red spruce and a 175-year-old cedar, among many others. As it currently stands, these trees, along with the majority of the old growth forest in Lorneville, which includes a 400-year-old red spruce, are to be cut down for the Spruce Lake Industrial Park expansion.

In their 3rd reading of the rezoning application on Monday July 7th, Saint John City Council will take the next step to redesignate this forest for heavy industry. In the near future, the province is expected to make a decision on the Environmental Impact Assessment.

It is unfathomable to think that our government would even consider destroying one of the oldest forests in our province for an industrial park. New Brunswick forests are now less than 1% old growth. It is absolutely critical that we conserve what little old growth we have left. As stated by Ben Phillips, Saint John should be proud to have this extremely unique and spectacular forest within city limits.

I spend a good amount of time in Saint John and I love walking in the forests of the area. I want the council to know this is a wrong, shortsighted, and irresponsible plan.

-Patrick Jeffrey

From: Jennifer Green <jenn527@gmail.com>

Sent: Friday, July 4, 2025 3:00 PM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>

Subject: Spruce Lake Expansion

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To whom it may concern,

With more and more information coming out about old growth in this area, please do what's right and do not vote for this expansion.

The forest of the proposed Lorneville Industrial Park confirmed as 3rd oldest in all of New Brunswick.

Once it's gone, it is permanent, destroyed, and there is no going back.

I do not live in Lorneville, but frequent the area for hiking.

If this passes I am seriously thinking of leaving this city that I grew up in and love. If this passes, I believe you did not listen to the people that elected you to your position. It isn't always about the money, please do what's right.

Thank you,
Jennifer Green
Lower West

From: Brenda Guitard <bguitard@hotmail.com>

Sent: Friday, July 4, 2025 2:27 PM

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

Subject: Rezoning of Lorneville - Third Reading

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To: Premier Holt, Mayor Reardon, City Councillors, Minister's Herron and Lepage, as well as others addressed in the email.

I would like to submit the following letter pertaining to the rezoning of areas of Lorneville to Heavy Industry.

I hope with new information that has come to light over the last few weeks, that with the city or the province will slow down this process to have meaningful consultation so that and rezoning will benefit ALL citizens of Saint John OR the process stop completely in light of new information about that Lorneville has the third oldest Old Growth forest in NB.

Thank You!

From: Nancy Lordon <nancylordon527@gmail.com>

Sent: Friday, July 4, 2025 11:14 AM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>

Subject: Re-zoning of Lorneville

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To whom it may concern,

I am emailing to voice my opposition to the re-zoning of Lorneville to heavy industry. Acknowledging the existence of resident's questions and concerns, listening to residents voice these concerns for hours, yet doing nothing substantive to address them, does not constitute meaningful community engagement and consultation.

If Council truly wishes to act in the best interests of all 70,000 residents of Saint John, it must first respect the voices of the community directly affected by this decision. Sacrificing one community's well-being, health, and environmental integrity for vague promises of broader city-wide benefits is ethically questionable and fundamentally undemocratic.

Sincerely,
Nancy Lordon

From: Darren Emenau <mnoclay@gmail.com>

Sent: Friday, July 4, 2025 7:09 AM

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

Subject: Save Lorneville

Some people who received this message don't often get email from mnoclay@gmail.com. [Learn why this is important](#)

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Please do not destroy part of the 1% of the remaining old growth in Saint John for industrial development. We live here because we have places like this. This specific area can be an opportunity to create a trail system and show the world what responsibility is.

Thank you

-Darren Emenau

(Local artist and lover of this area)

506 608 5955

www.mnoclay.com

From: Katherine Jardine <katherinejardine070@gmail.com>

Sent: Thursday, July 3, 2025 6:20 PM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>

Subject: Save Lorneville

Some people who received this message don't often get email from katherinejardine070@gmail.com. [Learn why this is important](#)

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This community matters, built elsewhere.

Acknowledging the existence of resident's questions and concerns, listening to residents voice these concerns for hours, yet doing nothing substantive to address them, does not constitute meaningful community engagement and consultation.

If Council truly wishes to act in the best interests of all 70,000 residents of Saint John, it must first respect the voices of the community directly affected by this decision. Sacrificing one community's well-being, health, and environmental integrity for vague promises of broader city-wide benefits is ethically questionable and fundamentally undemocratic.

Dear mayor and councillors,

I remain concerned with some of the misleading statements coming from the City regarding the proposed heavy industrial park in Lorneville. The city has promoted three major changes from the plan that PAC had major issues with back in October 2024:

1.) The establishment of the Spruce Lake Industrial Zone and associated setbacks, buffers, and restricted uses. We have repeatedly heard that this new zone “establishes the largest and most stringent setback requirements in the city”.

I believe most people living in Saint John would agree that current industry is far too close to residential areas. Using current city setbacks to justify the proposed SLIZ setbacks is a very low and insufficient bar.

The allowable uses in the SLIZ include battery manufacturing, bulk fuel storage, hydrogen-ammonia processing, and other “volatile” and “offensive” heavy industrial uses. Despite restrictions on smokestacks and heavy air pollution, there will still be a presence of large quantities of toxic and volatile materials upgradient and adjacent to residential properties and water wells. National and international best practices for siting volatile or hazardous industrial uses (like hydrogen, ammonia, and battery plants) often recommend setbacks of 1–2 km, not just 500m. Considering the proposed land use and the potential for explosions, chemical leaks, and emergency access, SLIZ buffers and setbacks remain grossly insufficient.

Another concern is that rezoning happens routinely in this city. With “heavy industry” designation now established for the 1591 acres in Lorneville, is there anything to stop the city from rezoning portions of this area to suit its future needs?

2.) A hydrogeological assessment prior to wetland infilling.

While this is a positive step, it should not have required resident pushback for this assessment to be put in place. Infilling large quantities of wetland in close proximity to and upgradient of hundreds of residential water wells is a serious risk, and the requirement for a comprehensive hydrogeological assessment should have been recognized at step 1, over a year ago.

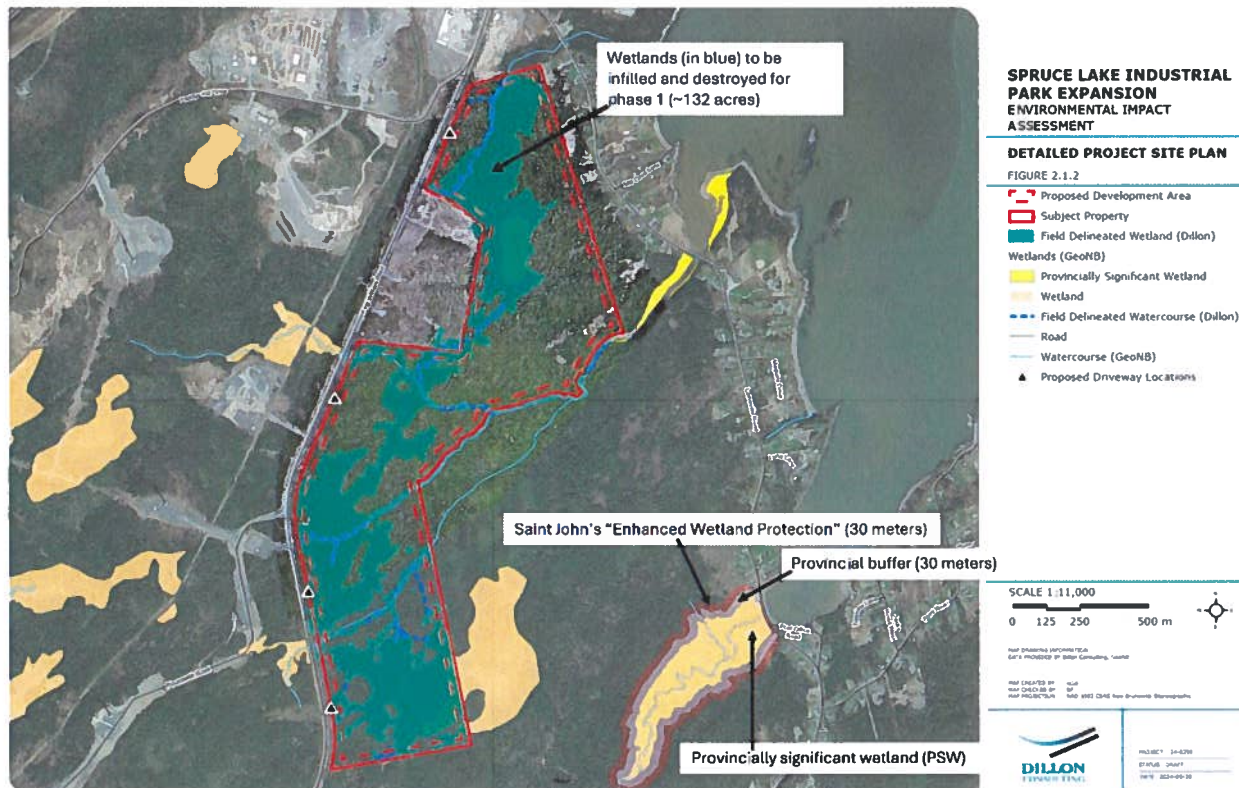
There is still significant concern surrounding surface water contamination of residential wells, irreversible contamination of the groundwater aquifer that a monitoring system does nothing to prevent, and the lack of protections for private water wells, which are being put at risk with upgradient and adjacent industrial development.

3.) Enhanced wetland protections

The city of Saint John’s revised plan is to:

- Add 30 meters to the provincially significant wetland (PSW) buffer
- Still destroy hundreds of acres of high functioning wetland (132 acres in phase one alone), which currently drain into the PSWs
- Cut the watercourse buffer in half, from the 30-meter provincial standard down to 15 meters, which will effectively turn all watercourses in the area into drainage ditches.

There have been multiple instances where city staff and city councillors have stated the city is offering “enhanced wetland protections” and “we are not destroying wetlands”. The enhanced wetland protections offered by the city consists entirely of an additional 30-meter buffer around the provincially significant wetland at the mouth of marsh brook. This adds to the current 30-meter buffer required under provincial regulations. This enhanced wetland protection is illustrated in the figure below, which also illustrates the 132 acres of wetland to be destroyed for phase 1 alone.



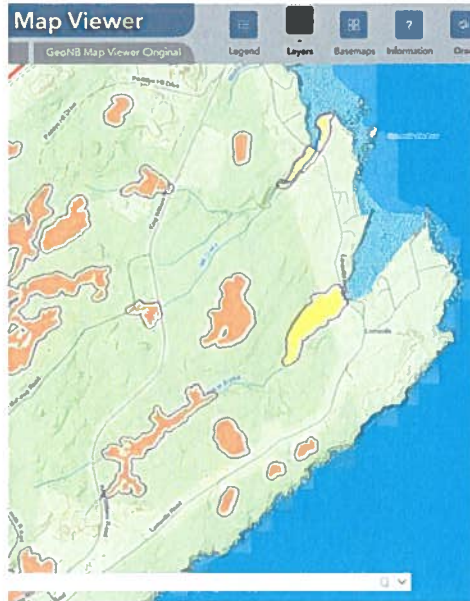
With hundreds of acres of high-functioning wetland to be destroyed, combined with the city's plan to cut the watercourse buffer in half (to 15 meters, from the 30-meter provincial standard), which will effectively turn watercourses into drainage ditches, this enhanced measure does very little in terms of environmental protection.

During the June 16th public hearing, a councillor stated “..wetlands that are not considered protected wetlands..” in reference to the hundreds of acres of wetlands to be infilled and destroyed. **All** wetlands in New Brunswick are legally protected. Provincially significant wetlands (PSWs) receive the highest level of protection. A WAWA permit is required to work within 30 meters of any wetland in New Brunswick. The city still seems to view wetlands as a disposable resource in our province and in our city, not recognizing their ecological importance.

During the June 16th public hearing, in response to a question from Councillor Radwan, city staff used a map of GeoNB wetlands (below left) to illustrate the “waterbodies” present in the proposed industrial park area. This map omits the vast majority of wetland actually present in the area. The wetland field delineation (below right) shows 132 acres of field-delineated wetland in phase one alone, with hundreds of acres more likely present in the entire industrial expansion area. As stated multiple times by Lorneville residents, these wetlands have provided ecological services for our

community for centuries. The presentation of city staff using the GeoNB was extremely misleading. It again downplays the ecological importance of the proposed industrial expansion area, downplays the concerns of residents around wetland destruction near our community, and completely mislead city council and the public in terms of the sheer quantity of wetland that will be destroyed for this industrial development.

GeoNB wetland map presented by city staff



Field-delineated wetland in the phase 1 area



While PSWs receive the highest level of protection in our province, the wetlands to be infilled rate moderate-to-higher in several ecological function and benefit categories (as shown in the EIA). The attempts by the City to downplay the ecological significance of the area and its importance to our community remains highly alarming.

Sincerely,

Chris Watson

Lorneville Resident

506-349-4575

chris.watson@unb.ca

Dear Mayor and Councillors,

On the rezoning for the proposed Lorneville Heavy Industrial Park:

- **Several hundred** letters were submitted to council in opposition of the proposed Heavy Industrial Park in Lorneville, from residents of Lorneville, Saint John, and beyond.
- **15** letters were submitted in favour: 12 from industry, 2 from residents, 1 from MP Wayne Long

At the public hearing:

- **More than 100** residents of Lorneville, Saint John, and beyond spoke against the proposal.
- **3** people spoke in favour.
- **99%** of the Lorneville community signed a petition to council in opposition of the proposal.
- **4,500** people worldwide signed an online petition in opposition of the proposal.
- Over **70** questions and concerns from Lorneville residents have still not been answered or adequately addressed.
- **10** City Councillors voted in favour of the proposal, **0** voted against.

The overwhelming opposition to the proposed Heavy Industrial Park in Lorneville makes one thing clear: This City Council is not representing the will of its constituents. This outcome represents a troubling breakdown in democratic representation.

Hundreds of letters were dismissed. Dozens of heartfelt testimonies were ignored. Thousands of petition signatures were brushed aside. Seventy detailed questions from the local community remain unanswered. And yet, Council proceeded not as representatives of the people, but as facilitators of a project the people clearly do not want. **Acknowledging the existence of resident's questions and concerns, listening to residents voice these concerns for hours, yet doing nothing substantive to address them, does not constitute meaningful community engagement and consultation.**

If Council truly wishes to act in the best interests of all 70,000 residents of Saint John, it must first respect the voices of the community directly affected by this decision. Sacrificing one community's well-being, health, and environmental integrity for vague promises of broader city-wide benefits is both ethically questionable and fundamentally undemocratic.

Democracy is not merely the act of holding a vote. It is the process by which decisions are informed, debated, and made with the meaningful participation and consent of the governed. Especially those most affected. By proceeding in the face of near-unanimous opposition from the directly impacted community, Council has failed to uphold that principle.

Residents of Lorneville feel, and indeed have been, unheard, sidelined, and disrespected. The democratic process was reduced to a formality, the outcome seemingly preordained. Council has voted against the community's wishes and has significantly undermined public trust. While Council claims to be acting in the broader interest of the city's 70,000 residents, the well-being of the whole should never come at the expense of silencing or sacrificing one community. A decision that causes deep harm to one area, without consent, is not inclusive or representative. It is unjust.

In addition, the final session of the public hearing held on June 16, 2025 raises significant concerns. Questions asked of city staff appeared to be scripted and pre-planned, with answers

prepared in advance by staff. This orchestrated interaction is troubling and falls short of the transparent, genuine, and rigorous questioning that residents rightfully expect.

I encourage every councillor to review the Public Advisory Committee meeting of October 4, 2024 on this proposal to see what true accountability, rigorous questioning of staff, and resident-focused representation may look like.

Sincerely,

A handwritten signature in cursive script that reads "Chris Watson".

Chris Watson
Resident of Lorneville, NB

June 26, 2025

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councilors:

Subject: Spruce Lake Industrial Park Expansion vs. Moncton Industrial Park Expansions

Comments by city councillors and staff over the past year have drawn comparisons between the above project and how many industrial parks Moncton now has, and the fact they are building more. And Saint John needs to expand Spruce Lake Industrial Park in order to compete with Moncton.

Five (CBC) news reports were posted between December 1, 2020 and March 4, 2024 that may summarize the situation in Moncton. Moncton has four industrial parks – five if Dieppe is included – and 145 acres of land were purchased in September 2023 for a fifth park north of the TransCanada Highway. The four existing parks are listed below:

1. Moncton Industrial Park West (Berry Mills Road); currently being expanded by 250 acres
2. Caledonia (north of Trans Canada Highway); being expanded by 40 acres
3. Elmwood (opened 2020)
4. Harrisville Logistics Park (124 acres - under construction in 2024)

With the expansions noted above, the Harrisville Park, and additional 145 acres purchased in 2023, Moncton has added 559 acres of industrial space in recent years. Demand for industrial land is obviously greater in Moncton and their approach to industrial development is fundamentally different than in Saint John. Moncton Industrial Development Ltd. (MID) is a non-profit company that originated as a partnership in 1959 between the City and Moncton Chamber of Commerce. MID is in charge of acquiring land, designing the industrial parks, infrastructure development, and selling the serviced lots to businesses. Lot sales apparently offset the costs of acquiring and servicing land for future industrial development. One news article reported that about 60% of MDI's land has been used for trucking and warehousing.

In contrast to MID's approach the City and the NB Regional Development Corporation did little, if any, actual pre-planning and due diligence work before deciding that Crown land in Lorneville was an appropriate site for an Industrial Park. Judging by the enclosed news reports Moncton has been very successful in developing their industrial spaces, and without the level of continuing public opposition that the proposed Spruce lake Industrial Park expansion has generated. Moncton deserves their kudos.

Yours truly,



Shayne Galbraith
921 Manawagonish Road
Saint John, NB
C Common Clerk

New Brunswick

High demand for industrial park land has non-profit eyeing expansions

Moncton Industrial Development Ltd. says land sales continue to be strong

[Shane Magee](#) · CBC News · Posted: Mar 04, 2024 5:29 PM AST | Last Updated: March 4, 2024



The Harrisville Logistics Park is under construction south of Shediac Road in Moncton. Already 82 of its 124 acres are pre-sold. (Denis Mazerolle/Radio-Canada)

comments

The company building Moncton's industrial parks is racing to open up more land for companies expanding or setting up shop in the city.

Moncton Industrial Development Ltd. (MID) is expanding two of its parks, hopes to begin a large expansion of a third this year, and recently bought a swathe of land for a whole new park already expected to be sold out by 2030.

Pierre Dupuis, general manager of the non-profit company, said it is selling 75 to 80 acres per year compared to 30 acres around 2018.

"There doesn't seem to be a let down in terms of that demand," Dupuis said.

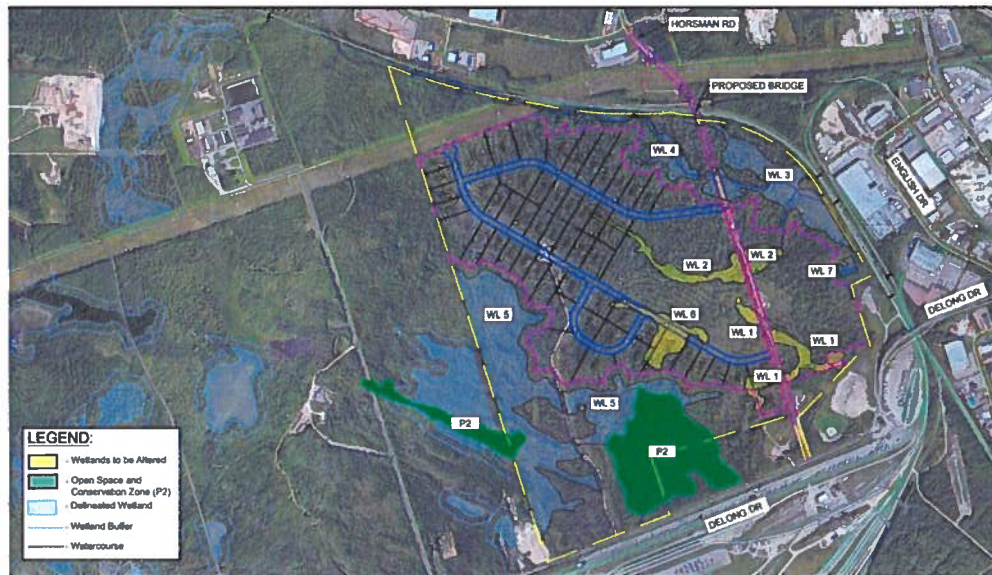
As a result, the company is about to request that city council expand what's known as the urban boundary, a limit meant to reduce sprawl, even as the municipality eyes more

compact residential development over the next 25 years.

An urban growth strategy presented to city council last week says "the MID land inventory is being sold and developed at an accelerated rate that continuously requires the expansion of new employment lands to meet current and projected demands. This is directly impacting the overall structure and serviceable areas of the City."

Bill Budd, the city's director of planning and development, told councillors last week municipal staff are working closely with MID on expansion plans as they eye future locations.

"They need to start thinking about the next location," Budd said Feb. 26.



The proposed layout of the park showing some of the planned streets as well as wetlands that would be affected in yellow. (Moncton Industrial Development/Submitted)

Moncton Industrial Development started in 1959 as a partnership between the municipality and chamber of commerce. It is responsible for designing the industrial parks, infrastructure development and selling the land, which is how it recoups the cost to buy and service land.

Dupuis said demand for land started ramping up just before the pandemic. Walmart recently opened a large distribution centre, reflecting how about 60 per cent of MID's land has been used for trucking and warehousing.

However, Dupuis said there's been an uptick in the number of manufacturing companies setting up shop in Moncton. He pointed to companies like Ideal Roofing and [JessEm Tool Company that opened shops in Moncton in recent years.](#)

But as new buildings go up in existing parks, it means MID is looking to increase its supply of vacant land.

Caledonia, a large industrial park north of the Trans-Canada Highway, is fully sold. An expansion is underway to add 40 acres.

Harrisville Logistics Park, in the city's east end near the airport with 124 acres of land, is under construction. Already, 82 acres are pre-sold.

Another park off Elmwood Drive opened in 2020 is about 70 per cent sold.

In January the [provincial government gave environmental approval](#) to MID for [an expansion of Moncton Industrial Park West](#) south of Berry Mills Road. That's expected to add about 250 acres of land, though 90 are already pre-sold.



Moncton Industrial Park West is expected to expand south of Berry Mills Road and the CN rail line, shown to the right, into this wooded area and south to the CN rail yard. (Denis Mazerolle/Radio-Canada)

"This will be the third sort of expansion for MID at the same time, which, historically, the organization's never been that busy from a development expansion perspective," Dupuis said.

That expansion, north of the CN rail yard, has attracted interest from companies that want access to rail.

But even with those expansions, MID is already eyeing development of another new industrial park.

- [Moncton eyes more compact development to help house a booming population](#)
- [Environmental approval sought for new Moncton industrial park](#)

In September it bought 145 acres of land north of the Trans-Canada Highway between Mapleton Road and McLaughlin Drive.

The urban growth strategy presented to council last week says that if current trends continue, MID expects that land will be sold and developed before 2030.

The rapid expansion requires costly infrastructure, including bridges over rail lines, water and sewer systems, roads and storm water holding ponds. Beyond the cost, it's also infrastructure that takes time to design and build.

Dupuis said the industrial park near the rail yard requires a sewer line to be installed along Wheeler Boulevard. He expects that work will likely start this year in parallel with an application for city council to allow the industrial park.

"It's a busy time," Dupuis said in an interview. "I'd rather have the challenge of having too much demand than no demand at all."

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TRENDING VIDEOS

New Brunswick

Environmental approval sought for new Moncton industrial park

Plans in city's west would see some wetlands destroyed

[Shane Magee](#) · CBC News · Posted: Dec 14, 2022 7:00 AM AST | Last Updated: December 14, 2022



The sale of land in Moncton's industrial parks has been has been brisk in recent years. (Shane Magee/CBC)

[comments](#)

The company that builds Moncton's industrial parks is seeking environmental approval for a large expansion in the western area of the city following booming land sales.

Moncton Industrial Development Ltd. filed an [environmental impact assessment](#) last week for a park covering about 259 acres between Berry Mills Road and the CN rail yard.

Pierre Dupuis, general manager of Moncton Industrial Development, said "fairly significant wetlands" mean more than half of the 600 acres it owns can't be developed.

Provincial approval has been sought because the plans would result in the destruction of about 24 acres of wetland.

"A 'do-nothing' approach would hinder the industrial and commercial growth of Moncton, thus limiting the economic benefit of development for the City of Moncton," the environmental impact assessment report by Englobe, states.

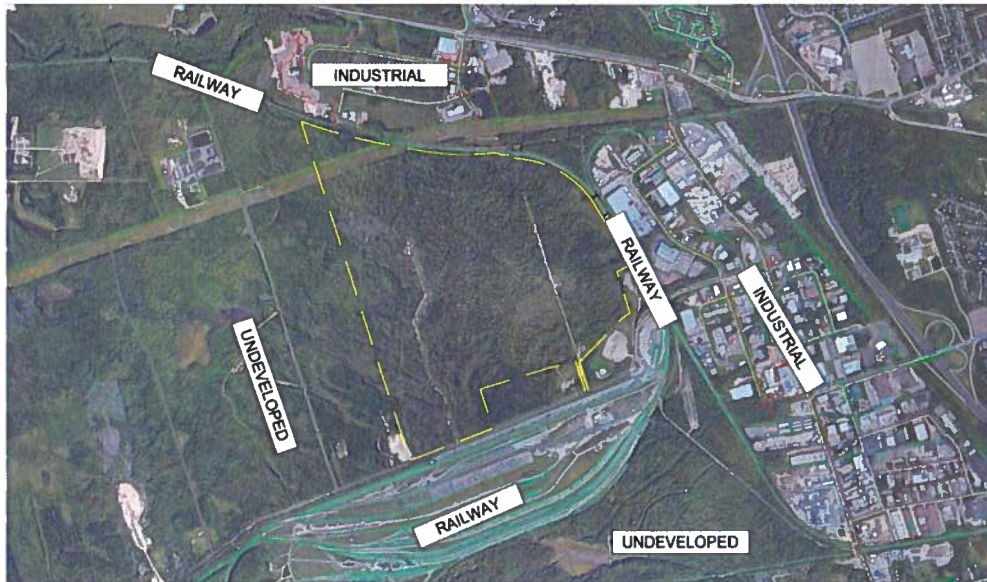


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The proposed expansion would be on wooded land shown in yellow bounded by rail lines south of Berry Mills Road in western Moncton. (Moncton Industrial Development/Submitted)

Moncton Industrial Development started in 1959 as a partnership between the municipality and chamber of commerce. The non-profit firm has developed and runs five industrial or business parks around the city.

Dupuis said it normally sells about 30 to 35 acres of land in its industrial parks per year. Over the past three years, that's jumped to about 100 acres per year.

"So the challenge is to make sure that we have that inventory built up again," Dupuis said.

Some of the sales have included companies relocating manufacturing plants from Ontario and a large [Walmart regional distribution centre](#).

A [fifth park in the city's east end](#) off Shediac Road received approval by the city earlier this year. Dupuis said about 37 of its 130 acres have already been sold.

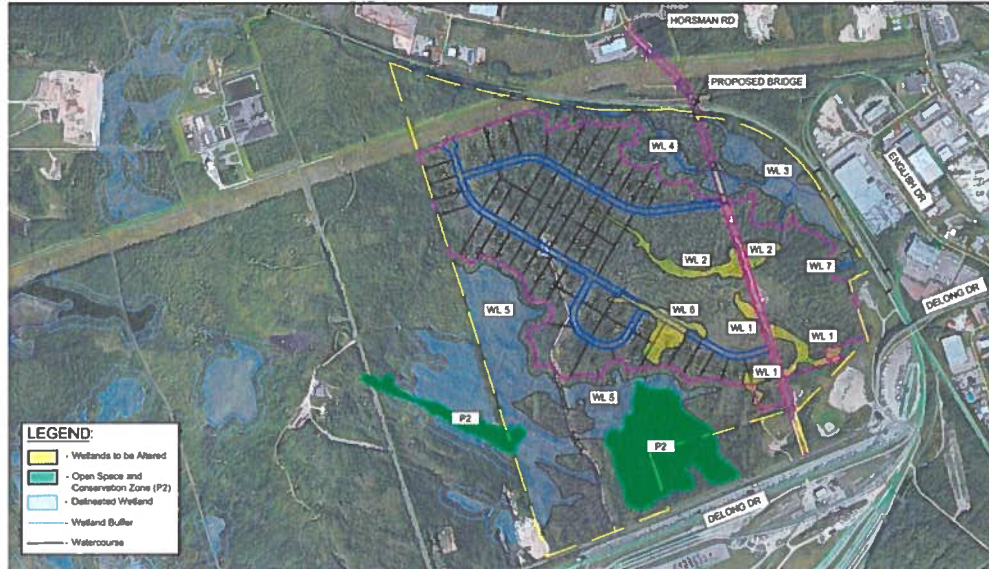
- [Moncton considers plans for fifth industrial park](#)
- [Walmart to create 200 jobs in Moncton with new distribution centre](#)

The proposed park in the western part of the city would be an expansion of Moncton Industrial Park West off Berry Mills Road.

An industrial park has long been planned in the area. Dupuis said the expansion plans have been sped up by years to meet demand for commercial and industrial building lots.

A bridge over the CN rail line would extend Horsman Road south to Delong Drive along the CN rail yard.

Dupuis said the bridge and other infrastructure required to service the proposed 54 lots could cost up to \$40 million to install in the coming years.



The proposed layout of the park showing some of the planned streets as well as wetlands that would be affected in yellow. (Moncton Industrial Development/Submitted)

It's a cost that would be recouped when the land is sold to companies looking to build in the park.

The environmental impact report says work would begin this winter with land clearing along the proposed roads. Water and sewer lines would be installed along the main road next summer.

It says Moncton Industrial Development will apply for permits required to work in wetlands and will compensate for any wetlands destroyed.

Some land already pre-sold

Dupuis said about 90 acres are already pre-sold.

"We've got letters of intent and agreements with two major companies that are looking at setting up their distribution centres there," he said.

"So it's not like we're doing this and crossing our fingers and hoping somebody comes."

He said the two firms, which he declined to name, like the proximity to the CN rail yard.

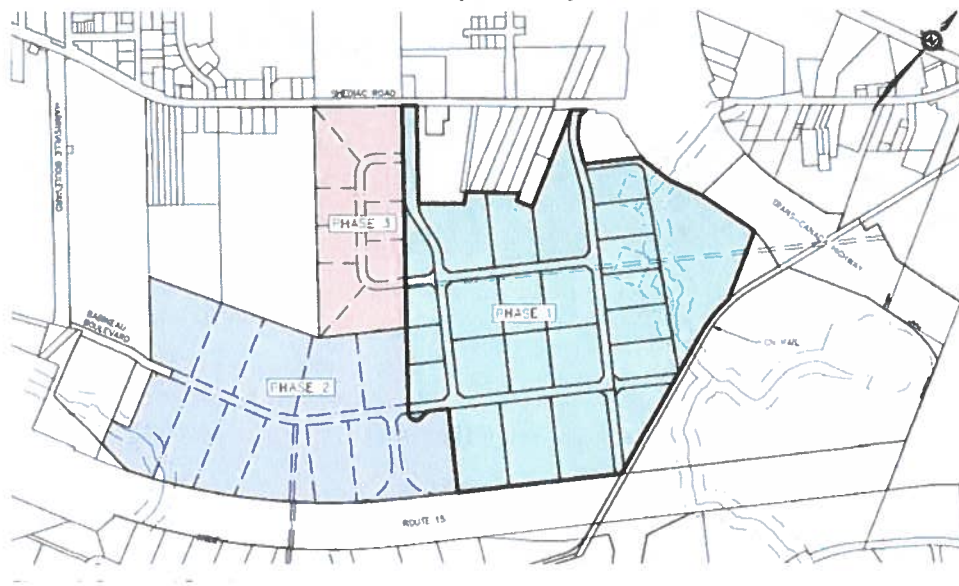
"So we're talking about intermodal, the concept of the inland port. So products coming off ship in Halifax, being put on rail, going to Moncton, and then back out to market from that point."

New Brunswick

Moncton considers plans for fifth industrial park

Proposal requires rezoning, expansion of city's 'urban boundary' in east end

Shane Magee · CBC News · Posted: Feb 23, 2022 12:54 PM AST | Last Updated: February 23, 2022



Moncton Industrial Development is proposing a new industrial park in Moncton's east end between Shediac Road, Route 15 and the CN rail line that would be built in three phases. (City of Moncton)

[comments](#)

Moncton council is considering a plan to establish a fifth industrial park for warehouses off Shediac Road in the city's east end.

Moncton Industrial Development, or MID, a non-profit corporation responsible for the city's industrial parks, is seeking approval to rezone several properties as well as extend the city's "urban boundary."

Bounded by Shediac Road, the Trans-Canada Highway and Route 15, the area covering 241 acres is largely vacant woodland. MID is seeking to establish four new city streets and up to 44 new building lots over three phases.

Bill Budd, the city's director of planning and development, told councillors Tuesday that MID is running out of land at its existing four parks.

"He's got a list of people who want to buy land," Budd said of the organization's general manager, Pierre Dupuis. "If he's going to stay on track with all the success that's been happening with MID, he needs to start the subdivision in the spring."



Bill Budd, Moncton's director of planning and development shown during a previous council meeting, says Moncton Industrial Development is running out of space at its existing industrial parks. (Shane Magee/CBC)

A staff report says that based on current trends the proposed fifth park could be "fully absorbed" within three to six years. The report doesn't elaborate on what that means.

Councillors voted unanimously to proceed with a municipal plan and rezoning amendment process for land that's part of the first phase of 23 building lots.

Several homes abut the land. Planning staff say in a report to council they believe there is adequate separation from the homes, including a wooded buffer, since the proposed use wouldn't be for heavy industry or manufacturing.

That will include another presentation to council scheduled for March 21, a public hearing at a council meeting May 2 and a review by the city's planning advisory committee.

- [**Moncton eyes opening fifth industrial park as companies move in, expand**](#)
- [**Walmart to create 200 jobs in Moncton with new distribution centre**](#)

City staff recommended supporting the changes, calling the location near the Greater Moncton Roméo LeBlanc International Airport and two highways ideal.

The city has sought input from the provincial government since the proposed industrial park is near where long-term plans call for new exit ramps and overpass linking the westbound lanes of Route 15 to the airport.

Budd said the city expects to have input from the province prior to the future council meetings.

"We want to make sure however that land develops, we don't impede the province's ability to build that crossing," Budd said, emphasizing that infrastructure would be the province's responsibility.



A long-term plan called Destination 2040 calls for a new ramp and overpass along Route 15 near where the industrial park is proposed as shown in this diagram from a 2010 study. The street layout was designed to accommodate the infrastructure if the province opts to build it. (City of Moncton)

The plan would require some changes or upgrades to municipal infrastructure. The staff report indicates MID would be responsible for capital costs such as the new roads, drainage ponds, water and sewer lines as well as a turning lane on Shediac Road.

Some of the land is outside what's known by the city as its urban boundary.

The urban boundary is an area within existing municipal limits that the city considers serviceable with water, sewer and other infrastructure. Development beyond that boundary is limited, and an expansion of the boundary requires council approval.

Expanding the boundary required a report examining long-term costs and benefits.

The report by WSP Canada Inc. says expanding the boundary would create additional annual costs for the city in the form of streetlights, maintenance of streets and sidewalks, extending bus service to the area and emergency service coverage.

The report concludes the new park would generate an estimated \$49.7 million in tax revenue to the city over 25 years, but when factoring in new costs, the city's net revenue would be an estimated \$27.96 million.

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New Brunswick

Walmart to create 200 jobs in Moncton with new distribution centre

Walmart said it's investing \$56 million into the 221,000-square-foot plant on Frenette Avenue

[Isabelle Leger](#) · CBC News · Posted: Apr 29, 2021 2:22 PM ADT | Last Updated: April 29, 2021



Walmart said the location of the distribution centre will eliminate millions of kilometres of truck travel from the supply chain. (CNW Group/Walmart Canada)

[comments](#)

Walmart announced Thursday it's building an expansive distribution centre in Moncton next year, its first in Atlantic Canada.

The distribution centre will supply fresh and frozen groceries to all 43 Walmart locations in Atlantic Canada.

The development will create 200 jobs within the centre and require engineers and construction workers to design and build it by fall 2022.

"Moncton allows us to be in reach of all those 43 stores, including Newfoundland. It's also closer to where all of our products come from," said Tom Flaim, Walmart regional vice president.

"It was a tough decision, there's a lot of locations that kind of fit the bill, but Moncton came up to be the most centrally located."

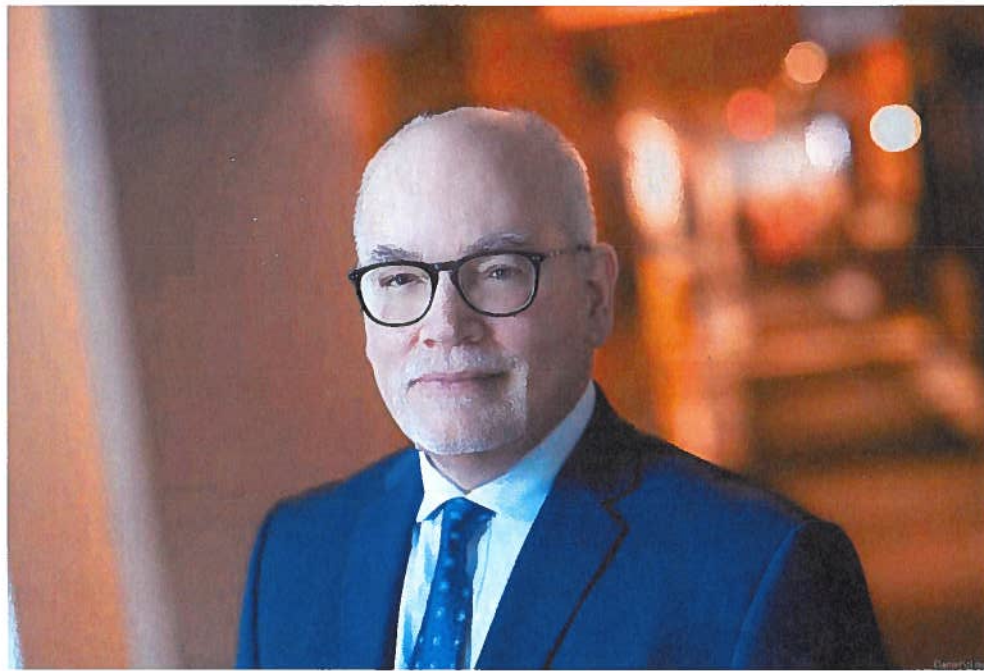
Walmart is spending \$56 million on the 221,000-square-foot centre, which will sit on a 19 acres plot of land at 125 Frenette Ave.

Flaim said Walmart is in the tender process to find a construction company, which they hope can begin work on the distribution centre this summer.

"Obviously, 200 new jobs is a great bit of news, especially as we struggle to emerge from COVID-19," said John Wishart, CEO of the Chamber of Commerce for Greater Moncton.

Wishart said an investment of that size in the city's industrial park is a "major victory," and may entice other leading brands to finance projects in the region.

He said Moncton's central location was likely a deciding factor in Walmart's decision, which the retailer is promoting as a move that prioritizes environmental sustainability.



John Wishart, CEO of the Chamber of Commerce for Greater Moncton, called Walmart's investment in the city a 'major victory.' (Submitted by John Wishart)

Walmart said the project will eliminate millions of kilometres of truck transportation from the brand's supply chain.

"There's a saying that you can't create location — you either have it or you don't," said Wishart.

"It's one of those natural attributes that you need to leverage, and I think that's really played in Moncton's favour."

He said Moncton's location makes sense for distribution centres in terms of reducing costs. That's most likely what drew Walmart to the area, instead of a bigger city such as Halifax.

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New Brunswick

Moncton eyes opening fifth industrial park as companies move in, expand

President of JessEm Tool Company says relocating from Ontario to Moncton made financial sense

[Shane Magee](#) · CBC News · Posted: Dec 01, 2020 6:00 AM AST | Last Updated: December 1, 2020



The JessEm Tool Company is relocating its manufacturing plant from Ontario to one of Moncton's industrial parks. About 12 of the company's current 35 employees are willing to move with it. (Shane Magee/CBC)

[comments](#)

Darrin Smith says Moncton checked all of the boxes as he sought to expand his Ontario-based tool making company.

"Why be in the most expensive place in Canada when you can be in a place that's much more affordable for yourself and your staff?" Smith, president of JessEm Tool Company, said in an interview.

The company that makes woodworking tools and accessories in Orillia is relocating to a new factory in one of Moncton's four industrial parks. It plans to almost double its workforce to 60 once its new, larger factory is open in the spring.

The company bought a parcel of land on Desbrisay Avenue in Moncton Industrial Park West, run by the Moncton Industrial Development Ltd., or MID.

It's one of the companies behind rapid growth in Moncton's industrial parks.

Pierre Dupuis, general manager of Moncton Industrial Development, said last year was record-setting for the company. This year, Dupuis said, it is set to almost double that with almost 100 sold, worth about \$5 million.

"It's quite phenomenal when you look at the economy as a whole that we were able to pull that off in a year that's had some challenges," Dupuis said.



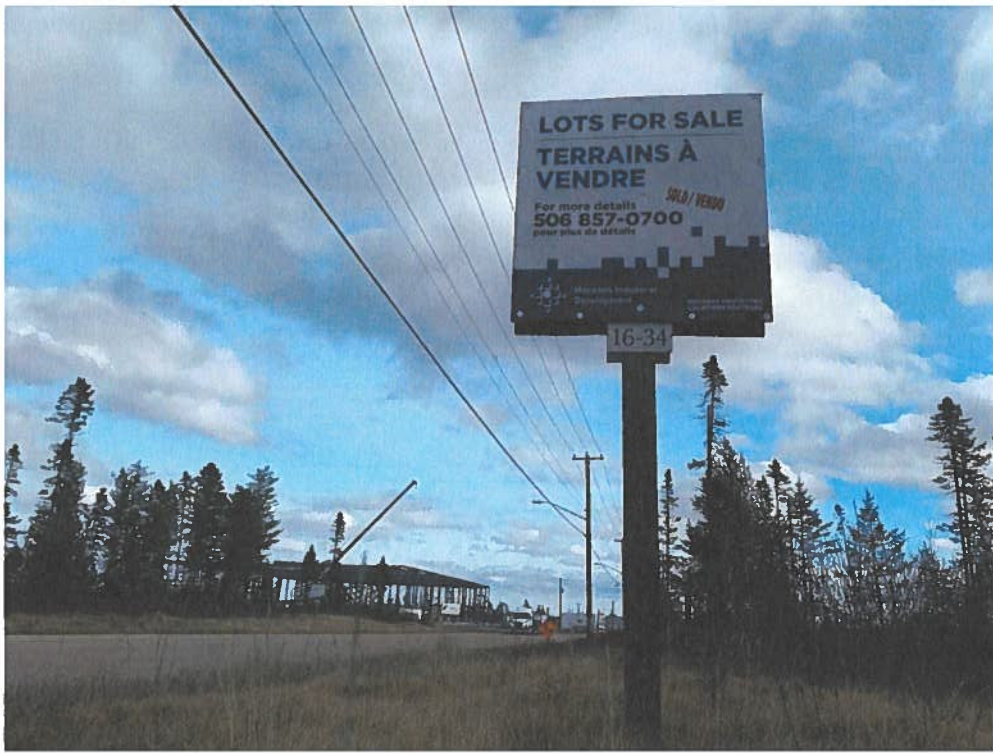
Land owned by Moncton Industrial Development Ltd. between Shediac Road and Route 15 has recently been logged. The property may become the next industrial park. (Shane Magee/CBC)

The non-profit company, started in 1959 as a partnership between the municipality and chamber of commerce, developed and runs four industrial or business parks around the city.

With land in some of the three older industrial parks 80 to 90 per cent sold, and a fourth that opened this year about 30 per cent sold, MID expects to begin work on a fifth park over the next few years.

"We've got to find new areas to develop industrial parks, mostly for warehousing, logistics distribution type of uses," Dupuis said.

In 2018, MID purchased wooded land between Shediac Road and Route 15. The 132-acre parcel is northwest of the Greater Moncton Roméo LeBlanc International Airport.



The sale of land in Moncton's four industrial parks has been brisk, despite the COVID-19 pandemic. (Shane Magee/CBC)

Recent logging on the parcel has driven speculation of development in the area, though Dupuis said it was partly because they needed to remove old oil tanks from the property.

He said market demand, which has been "surreal" lately, will drive when the area develops. He expects it could be within one to five years.

After that, MID plans to expand south from Moncton Industrial Park West off Berry Mills Road over the CN rail line into a large, wooded area north of the CN rail yard the city expropriated about a decade ago.

That area would need costly infrastructure, including a bridge to cross a rail line, to access.

Dupuis said calls to MID from businesses about industrial park space slowed early in the pandemic, but activity quickly picked up.

He said warehouses that at one point held one week's worth of stockpile for businesses now see the need to hold up to three weeks to protect against supply disruptions.

- [Supplies dwindle in midst of COVID deck building craze](#)
- [Sold, sight unseen: N.B.'s sizzling real estate market shows no signs of cooling off](#)

Smith said he had been eyeing relocating JessEm Tool Company's factory to Moncton for several years.

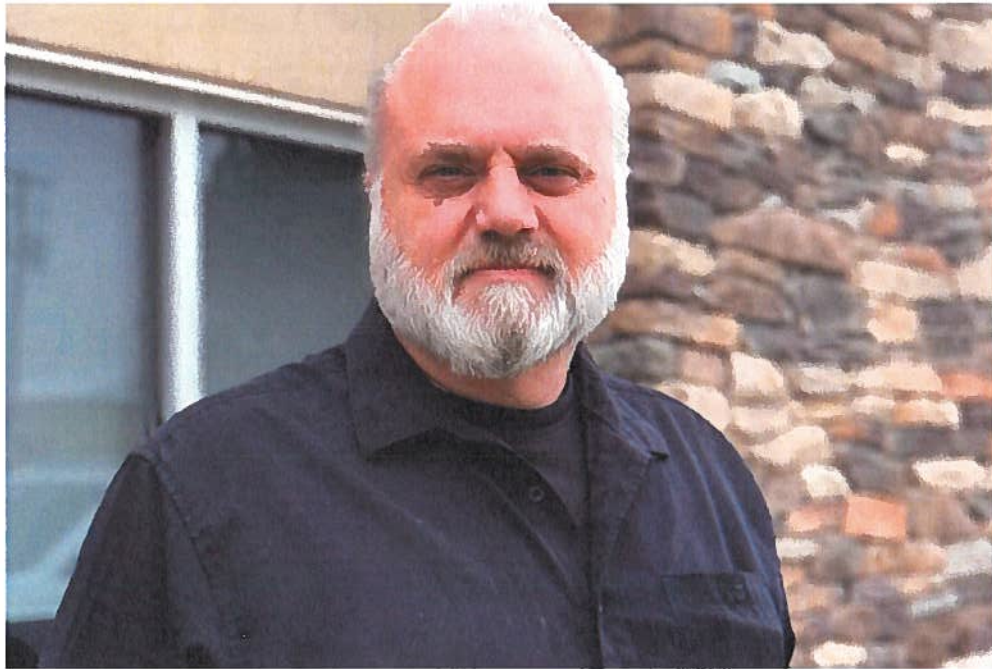
He said he wasn't finding suitable land to expand near the company's existing location about 100 kilometres north of Toronto, and what was available was expensive.

The company's business had been growing, but COVID-19 made it double overnight, he said. The pandemic has led to shortages of lumber and other construction supplies as more people have undertaken home renovations.

"We just can't keep up," Smith said.

That triggered the decision to move up the relocation to Moncton.

"I think our construction costs were probably 30 per cent less [in Moncton] compared to here, which is pretty significant since there's only so much money to go around and you can't spend it all on a building," he said.



Darrin Smith, president of JessEm Tool Company, says Moncton offered a chance to expand the company that makes woodworking tools at a lower cost than remaining in Ontario. (Submitted by Darrin Smith)

Smith said the relocation will see several family members also make the move to help run the family business. Originally from Newfoundland, he had wanted to move back East.

He said about a dozen of his current 35 employees are also willing to move.

"I think real estate was a big draw to the Moncton area," Smith said. "Real estate is really affordable, which is great for my staff."

"Instead of renting a basement here somewhere in Ontario, they might actually be able to buy a house and get a good start in life."

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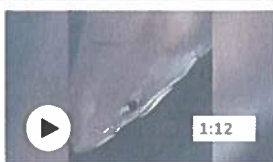
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The National



VIDEO

Video incident

RECOMMENDED FOR YOU



From: Shayne Galbraith <shayne.galbraith@gmail.com>

Sent: Tuesday, July 1, 2025 11:55 PM

To: Taylor, Jonathan <jonathan.taylor@saintjohn.ca>

Cc: Common Clerk <commonclerk@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>

Subject: Letter To Council

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact the IT Service Desk.**

Hi Jonathan;

Attached is a letter to Council and attachments. Could you please have them placed on the Meeting Agenda for July 7.

Thank you.

Regards,

Shayne

June 30, 2025

Her Worship Mayor Donna Noade Reardon and
Members of Common Council

Your Worship and Councilors:

Subject: June 16 Public Hearing Session – Impact on Wetlands Questions

In the June 16 Public Hearing two councilors raised questions and sought clarification about setbacks from wetlands and watercourses and how these would be affected by the proposed Municipal Plan and Zoning By-law amendments. The wording in the staff report on the subject of wetlands may be a bit misleading where it says– “As part of the Municipal Plan Amendment, those lands identified as Provincially Significant Wetlands and watercourses will be designated Park and Natural Area within the Future Land Use Map.” This perhaps suggests something is being added to the Future Land Use Map, when in fact the Provincially Significant Wetlands and watercourses are already identified as “Park and Natural Area” on the existing Municipal Plan Future Land Use Map.

There are two changes to wetland and watercourse set-backs being made as part of the Municipal Plan amendment. One is highlighted in the staff report i.e. “The Provincially Significant Wetlands will be subject to enhanced buffer setbacks of 60-metres, which will exceed the Provincial standard of 30-metres. Not mentioned in the report (nor made clear in the public hearing) is that 121 acres of wetlands and watercourses are being redesignated from “Park and Natural Area” to “Heavy Industrial”. This will result from reducing the set-backs from 30 metres to 15 metres around all watercourses and tributaries upstream of the (two) Provincially Significant Wetlands (PSW). Doing so eliminates the current set-backs (30 metres) for wetlands.

Eliminating the setbacks for wetlands and reducing them around watercourses from the provincial standard of 30 metres to 15 metres is questionable planning practice and conflicts with Municipal Plan Policy LU 112 which states “Council Shall: *Regulate land use in and near environmentally sensitive or significant lands as well as lands adjacent to the City’s watercourses and coastlines through appropriate regulation in the City’s Zoning By-law, and is at a minimum consistent with Provincial standards.*” The staff answers taken from the transcript of the June 16 public hearing: “the water courses um are proposed to to shrink from the normal 30 m to 15 ... but that's just so that we can have larger buffers to residential areas uh and so that we can use more of the site with without causing more impacts to floor and fauna throughout the site so that that watercourse buffer is normally 30 m per side and we're proposing in line with the EIA to have it at 15 meters per side”. The logic is baffling, the change unnecessary. The reasoning is at odds with answers provided earlier in the hearing e.g. “we think somewhere about 28% of the land could be used... which is approximately 165 hectares in total and that would leave around 420 hectares untouched”.

Yours truly,



Shayne Galbraith
921 Manawagonish Road
Saint John, NB
C Common Clerk

From: Shayne Galbraith <shayne.galbraith@gmail.com>

Sent: Tuesday, July 1, 2025 11:55 PM

To: Taylor, Jonathan <jonathan.taylor@saintjohn.ca>

Cc: Common Clerk <commonclerk@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>

Subject: Letter To Council

[External Email Alert] **Please note that this message is from an external sender. If it appears to be sent from a Saint John employee, please forward the email to spamsample@saintjohn.ca or contact the IT Service Desk.**

Hi Jonathan

Here is another letter to Council with two map attachments. Could you please also place these on the Council meeting agenda for July 7.

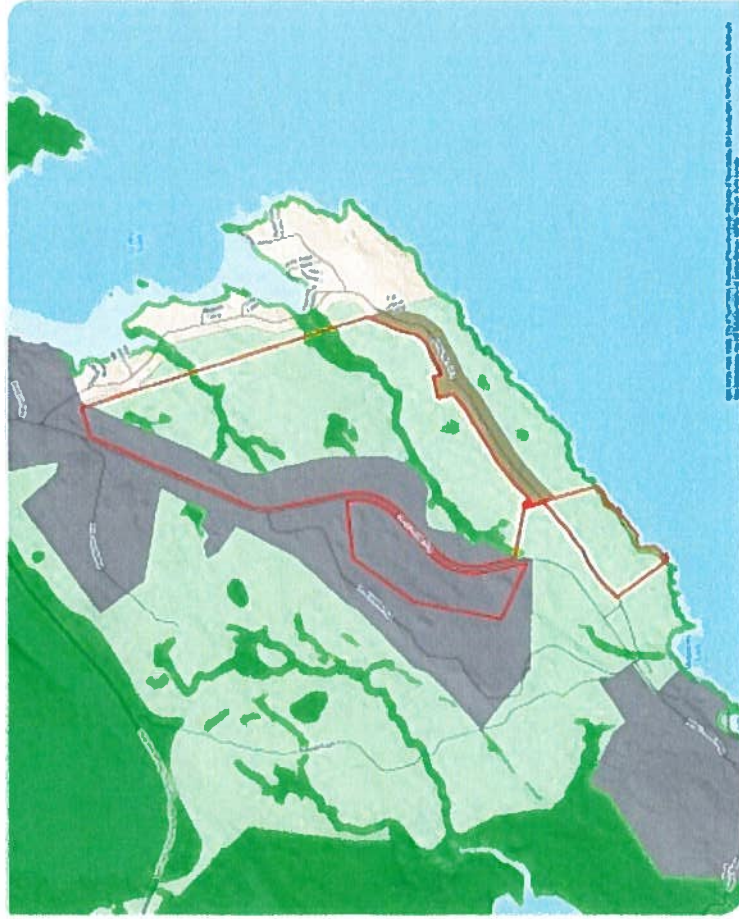
Thank you,

Regards,

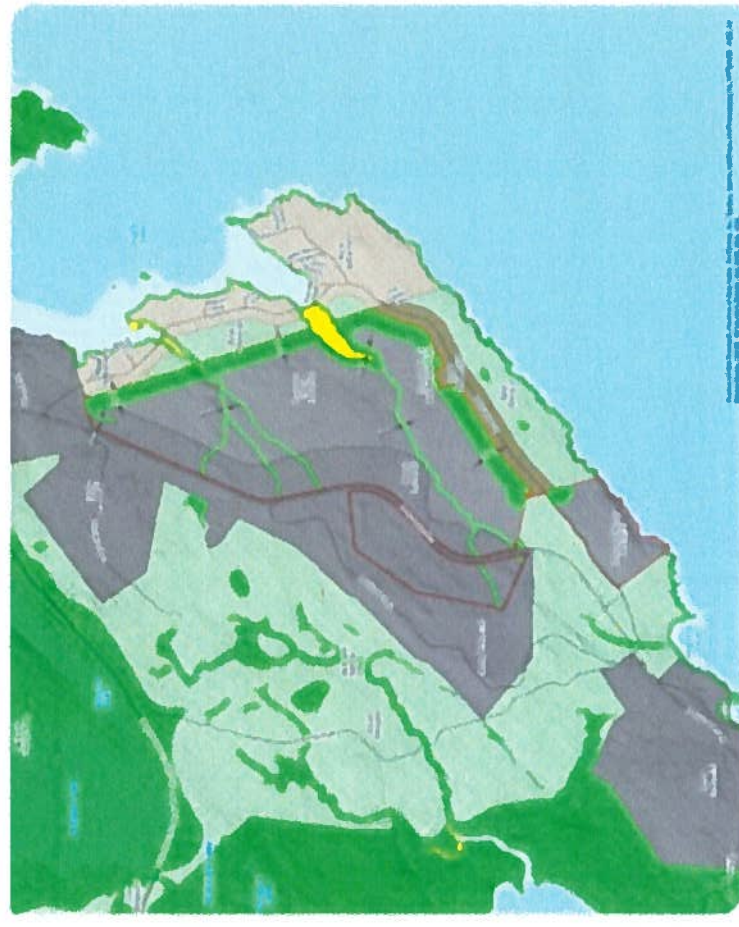
Shayne

Application Overview: Municipal Plan Amendments

Existing Future Land Use Map



Proposed Future Land Use Map



Spruce Lake Industrial Park Project Unanswered Questions And Unaddressed Issues

May 2025

Unanswered questions & unaddressed issues presented to Planning Advisory Committee in a letter dated October 8, 2024:

1. What alternatives were considered for how to expand Spruce Lake Industrial Park, or indeed to develop another park in another location?
2. What is the "Business Plan" for this project?
3. Where is the Cost and Benefit Analysis for this project?
4. What are the financial costs and where is the money coming from to develop the gravel pads?
 - a. **Note: cost estimates received from RDC on December 24, 2024.**
 - b. **"Probably"** from developers.
5. What is the timing to install the infrastructure to support the park?
6. What are the projected servicing costs and where is the money coming from?
 - a. **Note: servicing costs estimates received from RDC on December 24, 2024**
7. Where is the rest of the plan, other than clearing trees and backfilling?
8. Is there an industry committed and ready to move in?
9. The initial timing to develop the land was September 2024 - What is the timing now to create the gravel pads?
10. How will the City manage and protect the natural areas and wetlands for future generations?
11. What are the plans for protecting & creating an area where community and industry can thrive?
12. How will the City address the community concerns?

RECOMMENDATIONS to PAC – (Not Complied With or Completed)

13. That PAC request Common Council to direct the project proponents to conduct an Environmental Impact Assessment (EIA) on the lands subject to the attached by-law amendments to determine their suitability for Industrial Development, or to remain in their natural state.
14. That the Planning Advisory Committee request Common Council to postpone adoption of the attached by-law amendments until 1) a comprehensive EIA has been undertaken on these lands and confirmed their suitability for Industrial Development, and, 2) other alternatives for expanding Spruce Lake Industrial Park have been fully explored and explained.
15. That the Planning Advisory Committee request Common Council to direct the project proponents to advise what impact, if any, buffer zones around the Burchill Wind Project have had in limiting alternatives for expansion of the Spruce Lake Industrial Park.
16. That the Planning Advisory Committee advise Common Council that the Community of Lorneville has no objection to the construction of development ready gravel pads on the 35.4 Ac of City owned properties (PID55233456 & PID 55237077) that are not wetland and currently within the Municipal Plan Heavy Industrial Designation on Future Land Use Map, Schedule B, and the

Primary Development Area, as illustrated on Schedule A. NOTE: HAS SINCE BEEN DETERMINED THAT THESE AREAS CONTAIN WETLAND

KEY FACTS & UNANSWERED QUESTIONS:

17. Why has there not been a more comprehensive community wide review and solicitation for public input when the proposed changes to the Municipal Plan are so significantly different and not in alignment with the Municipal plan?
18. Why is Council content to permit locating volatile, heavy industry such as hydrogen ammonia processing beside, and upstream of, a residential community that relies entirely on groundwater wells for potable water?
19. Why hasn't an objective estimate of projected Heavy Industrial land needs based on a legitimate market survey been undertaken instead of relying on an outdated inventory of city owned land?
20. Where is the justification for needing an additional 1000 acres of Heavy Industrial land designation along King William Road in addition to the 440 acres that presently exists?
21. Why designate land south and east of Marsh Brook behind residences to Heavy Industrial when city staff has reported that is at such a grade that development is unlikely?
22. Why wasn't the environmental impact assessment conducted on the entire 1640 acres of land, rather than only the Phase 1 project parcels for 300 acres of development ready pads?
23. Why are amendments being voted on before full ecological and hydrological data for the site is available?
24. Why did the City not require a Land Use Compatibility Study for this zoning change, as is standard in jurisdictions like Toronto and Hamilton? The City appears to be confusing a technical risk review with land use planning due diligence.
25. How can Council justify approving a zone that allows dozens of heavy industrial uses "as-of-right" without requiring a full public compatibility study? In the current plan, only very specific uses would automatically require a risk assessment.
26. What precedent is there in New Brunswick or Atlantic Canada for permitting hydrogen-ammonia processing within 500 meters of residential properties?
27. Will the city commit to a water supply source assessment and hydrogeological assessment that includes risks of chemical migration, groundwater drawdown, and saltwater intrusion? Such a study is readily available, relatively inexpensive considering the cost of developing the land, and is important step to protect drinking water of families who reside downhill from the proposed development.
28. How will the City protect residents if either groundwater monitoring systems detect a contaminant, or if residential water wells become contaminated or depleted? Are there emergency water plans or compensation guarantees for Lorneville residents? Who will be legally and financially responsible?
29. What is the city's plan should one or more residents become sick or ill from drinking contaminated groundwater?
30. What protections are in place for private well owners if the infilling of wetlands alters the local groundwater table and shallow wells dry up?
31. How many private groundwater wells exist within 1 km of the proposed industrial zone boundary?

32. How will the City detect and respond to slow contamination of the aquifer if it occurs outside of the monitoring well network? For example, salt-water intrusion from modified and interrupted groundwater flows associated with wetland infilling.
33. How can the City proceed with land redesignation and rezoning while the EIA is ongoing, and Council has no idea what, if any, mitigations might be imposed, or even if the EIA will be approved? Does this not indicate that the EIA process is a rubber stamp, lacks teeth, and highlights concerns expressed about the deficiencies in this entire process?
34. Was the information about the 64-acre hydrogen-ammonia facility disclosed to all councillors **prior to the first public hearing**
35. Why was key information shared by a councillor in a public blog post later removed — and is Council operating under any non-disclosure agreements with private companies?
36. What emergency evacuation plan exists for a hydrogen-related fire or explosion affecting the Lorneville community?
37. How is the public hearing process fair when the Mayor publicly discouraged residents from raising environmental concerns?
38. Is it a conflict of interest that 2 of the Council members voting on this proposal are also board members of Saint John Industrial Parks (2024) Ltd.?
39. Is it a conflict or interest that Council, as a co -proponent of the project, is also the entity charged with making the decision whether to approve or deny the proposed Municipal Plan and Zoning By-law amendments?
40. Is the consultant for the project is in a conflict of interest when preparing the EIA report?
41. Who in the Lorneville community was surveyed/asked by the proponent if they embraced this project, as it was reported in the EIA registration document? Where did this information come from?
42. Who will be responsible for maintaining the treed buffer on public land next to residential properties?
43. What if no tree buffer exists behind a property in the 150-metre area to be designated Park and Natural area?
44. What is the plan to mitigate edge effects (e.g. wind, sun damage) and preserve the ecological function of the proposed 150-meter treed buffer, particularly due to compromised health of trees in the buffer due to hydrological fragmentation of wetland?
45. How can Lorneville residents (or anyone for that matter) have faith that the New Brunswick Department of Environment will be able to enforce environmental rules in the future when agents acting for the co-proponent in this case (RDC) violated the conditions of their WAWA permit issued by NBDELG?
46. How can Lorneville residents (or any other citizens) have faith that the City of Saint John will be good environmental stewards when they continued to dump on their own lands for months directing sediment into an adjacent stream without any control measures in place; or that with the current planning application the City is deciding to destroy over 1,000 acres of natural area, forests, wetlands, and watercourses?
47. Why has it been 54 years since this land was expropriated and nothing has yet developed?
48. Why was the land never returned, “after a reasonable amount of time” when none of the planned developments materialized?

49. What is the reason not to conserve/protect this land as natural area now, in 2025 when there is so much more information available about the dangers of various agents of pollution and environmental benefits conferred by wetlands and natural areas?
50. Does the Provincial Department of Natural Resources believe putting Heavy Industry on crown lands next to a residential community is managing these lands in the best interest of the people of New Brunswick?
51. What is the plan for compensation for any wetlands destroyed by this project?

ADDITIONAL QUESTIONS RELATED TO INDUSTRIAL WATER SUPPLY

52. What is the current annual industrial water consumption from the Spruce Lake water system?
53. Has anyone studied and projected maximum annual capacity from the Spruce Lake Water System, and if so, what is it?
54. Has anyone studied and projected future consumption from both current users of Spruce lake Water System, Irving P&P and Coleson Cove Generating Station, and if so, what is it?
55. Is there enough projected excess capacity in the Spruce Lake Water System to support other users of the system, and how much is it?
56. Has any study been done to predict future industrial water consumption needs of potential industries interested in locating in Spruce Lake Industrial Park – e.g. Data Processing Centres and Hydrogen Processing Facilities?
57. Is there enough industrial water available to support these types of industries?
58. In New Brunswick water and sewer utilities are required to be “user pay” – will the raw water supplied from Spruce Water System follow this principle? Will the users of the water be responsible for the full costs of supplying the water or will there be some public subsidy involved?
59. What is the current arrangement for covering the costs of supplying industrial water from Spruce Lake Water System to IPP and Coleson Cove Generating Station?
60. Do the users pay the full amount of annual electricity costs to pump water from the Musquash System into the Spruce Lake system?
61. Do the users pay for the full costs of maintaining, repairing, replacing, and operating their transmission pipelines, access structures and other ancillary equipment, valves, screens, couplings necessary to supply industrial water from the Spruce Lake system to their manufacturing facilities?
62. Do the users cover any of the costs for operation and maintenance of the Musquash System including maintenance and upkeep of the various dams, reservoirs, pipelines, roadways, and the pumping station necessary to supply water to the Spruce Lake Water System?
63. Who will assume the risk for non-supply of industrial water, in the event of excess draw on the system, excessive dry weather, or failure of a large dam due to age, extreme wet weather, or human error?
64. Are the users of the system responsible to fully reimburse expenses of Capital Improvements projects made to the Spruce Lake Water System undertaken by the City of Saint John, and/or NB Department of Natural Resources?
65. Has anyone studied and projected future servicing costs in Spruce Lake Industrial Park for providing raw industrial water to future tenants?
66. Who will be responsible to cover these servicing costs?

67. Related to the industrial water questions, has anyone studied and confirmed the ability of the NB Electrical grid to meet additional demands for electricity for new high consumption users like Data Centres and Hydrogen processing facilities, **without causing rate hikes to current consumers?**

Did You Know That:

68. The four Heavy Industrial properties in the Spruce Lake Industrial Park take up 20% of the land and yield \$116, 139 in taxes? That's \$876 per acre.
69. That residential properties from Stinson Brook to Mill Brook yield \$166,911 in taxes – that's \$1,999/acre
70. That the 2478 acre Windmill property north of King William Road paid \$130,571.93 in taxes in 2024 - \$ 52.68/acre
71. That the taxes on the 2478 acre Windmill Property were reduced to \$86,275.17 in 2025 - \$34.82 per acre

From: Ben Phillips <bphillips@mta.ca>

Sent: Tuesday, July 1, 2025 10:46 PM

To: City of Saint John Mayor's Office <mayor@saintjohn.ca>; Reardon, Donna <donna.reardon@saintjohn.ca>; Norton, Greg <greg.norton@saintjohn.ca>; Killen, Joanna <joanna.killen@saintjohn.ca>; Harris, Brent <brent.harris@saintjohn.ca>; MacKenzie, John <john.mackenzie@saintjohn.ca>; Sullivan, Gary <gary.sullivan@saintjohn.ca>; Ogden, Barry <barry.ogden@saintjohn.ca>; Darling, Mariah <Mariah.Darling@saintjohn.ca>; Lowe, Gerry <gerry.lowe@saintjohn.ca>; Radwan, Paula <paula.radwan@saintjohn.ca>; Stewart, Greg <greg.stewart@saintjohn.ca>; Common Clerk <commonclerk@saintjohn.ca>

Subject: Spruce Lake Industrial Expansion Old Growth Forest

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Hello,

I am sending a follow up to my initial report sent several weeks ago regarding the old growth forest found on the Spruce Lake Industrial Expansion site. The first report focused on the age of the ~400 year old red spruce which I have included again. In general, the trees found there are among the oldest in the province and the second report puts their ages in context with other old forest sites around NB.

The area where these trees are located and a large buffer area should be protected and removed from the expansion of the industrial area. I urge you to rethink the clearing of this special forest found in the city of Saint John.

Thank you for your attention to this matter.

Ben

Ben Phillips | BFA, BA, MSc

Lecturer

Department of Geography and Environment

Mount Allison University

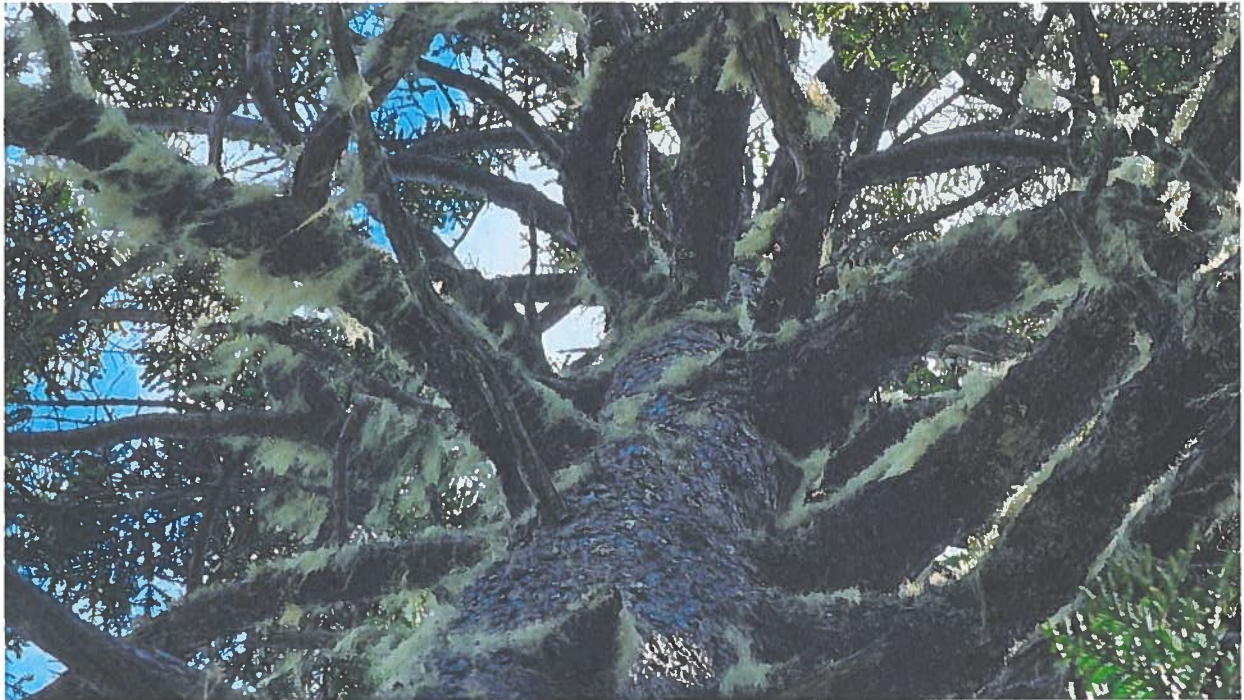
Office AVDX #314

Cell (506)380 9820

Chief Labourer

Acadian Forest Dendrochronology Lab

Comparing the Old Growth Forest from the Spruce Lake Industrial Expansion, Saint John, New Brunswick



~400-year-old red spruce tree from the Spruce Lake Industrial Area. Photo cr: Ben Phillips 2025.

Author: Ben Phillips, Acadian Forest Dendrochronology Lab, Mount Allison University, 01/07/25

Introduction

The preliminary results of tree-ring counts have provided a quantitative perspective on the ages of a sample of trees in the Spruce Lake Industrial Expansion (SLIE). This data is not useful without some context for its rarity. This short report will provide numerical comparison for the forest age in the SLIE with other old New Brunswick sites sampled over the past twenty years by researchers working in the Mount Allison Dendrochronology (MAD) Lab and the Acadian Forest Dendrochronology Lab.

Methods

One of the main objectives of dendrochronology laboratories is to produce the longest tree-ring chronologies possible for locally relevant tree species. A tree-ring chronology is a series of tree-ring width measurements for each year extending back to the initial establishment of the sampled trees. With this goal in mind, searching for the oldest forests and locating the oldest trees will result in the longest tree-

ring chronologies being produced. This then allows for scientific analysis of the tree-ring chronologies that cover the longest period. For this reason, dendrochronologists spend a great amount of time seeking the oldest patches of forest with the oldest trees. Since 2004, this is the type of research that has occurred at Mount Allison University's two dendrochronology laboratories. The data collected over that time does not represent all old growth trees in New Brunswick, but it does represent an extensive search and contains large numbers of old growth tree-ring chronologies.

Typically, dendrochronological sampling involves collecting two increment cores from 20 trees of the same species in a particular location. This totals 40 increment cores that are sampled from the oldest trees on each site. The increment cores are glued onto slotted mounting boards and the cores are surfaced to allow the cellular structure of the tree-rings to be made clearly visible. A series of measurements along each increment core of every individual tree-ring is collected. All these series are then compared statistically and visually to assess the level of agreement or pattern-matching between the years of each series. This process is known as "cross-dating" and ensures measurement errors and tree-growth anomalies haven't skewed the data. This produces accurate tree-ring chronologies that contain dependable tree ages for all sampled trees.



Figure 2. Increment cores of spruce tree being measured on a Velmex unislide measuring system. Photo cr: Ben Phillips

Results

Oldest Red Spruce

The oldest tree from the SLIE samples has 388 measureable tree-rings. Additional years were required for the tree to grow up to the height where it was sampled, thus resulting in an estimated age over 400 years old. Here we will consider the measured years for better precision. Table 1 lists the ages, species and

locations of the oldest trees in New Brunswick from the 20-year long dendrochronology lab data. Here we see two trees in Fundy National Park (FNP) and one from Odell Park in Fredericton have more measured tree-rings than the oldest spruce from the SLIE. This SLIE spruce tree ranks 4th of New Brunswick's documented oldest trees.

Table 1. New Brunswick's 10 oldest trees list in order from oldest to younger. Tree species, location, measured years and estimated years are presented here. Estimated years is the likely total age of the tree based on the growth rate closest to the pith. The asterisk symbol (*) indicates a tied ranking.

Rank	Tree Species	Location	Measured Years	Estimated Years
1	Red Spruce	FNP	476	500+
2	Red Spruce	FNP	412	~425
3	Red Spruce	Odell Park	391	400+
4	Red Spruce	SLIE	388	~400
*5	Red Spruce	Little Salmon River PNA	382	395+
*5	Eastern Hemlock	Odell Park	382	395+
7	Red Spruce	FNP	375	~390
8	Red Spruce	FNP	370	~385
9	Red Spruce	FNP	361	~375
10	Red Spruce	FNP	355	~370

Average Age

The average age of the top twenty oldest trees is a better metric to assess the age of a tree stand. Due to the dendrochronological sample collection methods, it is possible to produce the mean forest age for a maximum of 20 trees for a single species. When applied to the dendrochronologic data collected in New Brunswick since 2004, the spruce stand containing the world's oldest red spruce (~500) in FNP has a mean age of 229 years and is the oldest forest according to this metric. The Little Salmon River PNA, just down the coast from FNP, is nearly the same mean age at 228. In third place are the red spruce of the SLIE in Saint John at approximately 220 years mean age. Since many of these trees are not yet officially measured, this mean could be slightly older than the estimate. A stand of red pine in the Nepisiguit PNA has unmeasured samples, but the estimated ages of the trees are between 200 to 300 years, making this site at least fourth on this list. The red spruce in Fredericton's Odell Park have a mean of 191, coming in at fifth on the list. In northern N.B., along route #180 near the Southeast Upsalquitch River is the oldest stand of white pine found in the province at a 185-mean age. Eastern hemlock in Odell Park and near Charlo are seventh and eighth on this list. A stand of white pine in the Nepisiguit PNA are yet to be measured, like the red pine in third position. It is estimated they will attain a 150-year-old mean and take ninth on the list. Finally, an old stand of sugar maple in Hamstead, with many cavities for owl nests, takes the last spot on this list with a mean age of 144 years.

Table 2. New Brunswick's 10 oldest mean age forests listed in order from oldest to younger. Tree species, location and average age of the top twenty oldest trees are presented here. Mean ages with a tilde symbol (~) indicates not all ages confirmed, thus the age is approximate. Mean ages with a plus symbol (+) indicates ages are estimates only and the mean age posted is a minimum.

Rank	Tree Species	Location	Mean Age
1	Red Spruce	FNP	229
2	Red Spruce	Little Salmon River PNA	228
3	Red Spruce	SLIE	~220
4	Red Pine	Nepisiguit PNA	200+
5	Red Spruce	Odell Park	191
6	White Pine	SE Upsalquitch River	185
7	Eastern Hemlock	Odell Park	175
8	Eastern Hemlock	Charlo	156
9	White Pine	Nepisiguit PNA	150+
10	Sugar Maple	Hamstead	144

Surveyed Tree-counts

The appendix of this report contains tree-count data produced by Chris Watson. Verification of these tree counts are being processed at the Acadian Forest Dendrochronology Lab at Mount Allison University. A small selection of the oldest trees have been processed and the tree-ring counts have been found to accurate or slightly conservative. The tree-ring counts in the appendix are therefore likely close to what will be measured under the microscope in the near future.

Discussion

The old growth forest stand found in the SLIE is comparable to other top ranked forest stands in NB with the fourth oldest tree in the province and the third oldest average tree age. Typically, old growth red spruce stands are found in protected areas that are inoperable for forestry operations. It is exceptional that these trees have grown so old in a relatively accessible area of the province with no protected status.

A 2003 assessment of old growth in the Acadian Forest concluded that only 1-5% of trees are over 100 years of age (Mosseler et al., 2003) and old growth forest are far rarer. The SLIE forest meets the criteria for old growth being free of human disturbance and composed of old, long-lived, shade-tolerant, late-successional trees. Other species, most notably eastern white cedar and red maple are also found in this stand and achieve significant old ages, contributing to the forest's diversity.

It is hopeful that other old forests will be discovered in the province. The reality is that very few remain and protecting existing old growth forest stands preserves a limited resource.

The rankings provided in this report are not based on comprehensive data from every forest in the province, but they do represent a long period of geographically extensive data collection. The method of averaging the 20 oldest trees at each site is not ideal. Other more sophisticated methods to measure and compare the ages of a diversity of trees within a stand would be desirable, but simply are not possible with the data available.

Conclusion

The Spruce Lake Industrial Expansion (SLIE) old growth forest contains the fourth oldest tree in New Brunswick on record. It is the third oldest average age forest based on the 20 oldest trees. This significant patch of old forest is among the oldest in New Brunswick and should be immediately protected.

References

A. Mosseler, J.A. Lynds, and J.E. Major, 2003. Old Growth Forests of the Acadian Forest Region. Environ. Rev. 11: S47–S77 (2003) doi: 10.1139/A03-015

Appendix

Num	Spec	Lat	Long	Ring Count (Years)	DBH (cm)	Date
1	Cedar	45.200618	-66.172269	139	34	602
2	Spruce	45.200615	-66.172247	89	48	602
3	Spruce			127	50	602
4	Spruce	45.201208	-66.172263	126	52	602
5	Spruce	45.201252	-66.172152	125	52	602
6	Spruce	45.201220	-66.172134	108	38	602
7	Spruce	45.203397	-66.171702	118	40	602
10	Spruce	45.192348	-66.178213	144	44	602
11	Spruce	45.186735	-66.176388	147	55	604
12	Spruce	45.186791	-66.176435	115	46	604
13	Spruce	45.186773	-66.176415	136	41	604
14	Spruce	45.186815	-66.176647	143	31	604
15	Cedar	45.187004	-66.175887	162	32	604
16	Cedar	45.187015	-66.175902	153	50	604
17	Spruce	45.185799	-66.175677	110	33	604
18	Spruce			80	46	604
19	Spruce	45.185799	-66.175677	170	42	604
20	Spruce	45.185725	-66.175873	179	52	604
21	Spruce			139	49	604
22	Spruce			113	49	604
23	Spruce	45.185720	-66.177414	194	40	606
24	Spruce	45.186526	-66.176061	193	50	606
25	Spruce	45.186461	-66.176362	138	39	606
26	Spruce			130	37	606
27	Spruce	45.186077	-66.176801	139	55	606
28	Spruce			158	48	606
29	Cedar	45.186308	-66.176718	150	38	606
30	Spruce	45.185976	-66.177352	146	48	606
31a	Spruce	45.185762	-66.178013	136	54	606
31b	Spruce	45.184774	-66.178948	118	44	606
32	Spruce	45.184661	-66.178415	90	34	606

33	Spruce	45.184538	-66.178179	102	32	606
34	Cedar	45.184243	-66.177759	132	46	606
35	Cedar	45.184268	-66.177768	148	35	606
36	Spruce	45.184083	-66.178135	126	46	606
37	Cedar	45.183283	-66.176313	125	34	606
38	Spruce	45.183758	-66.176315	90	34	606
39a	Spruce	45.183908	-66.176204	132	50	606
39b	Cedar	45.184531	-66.176764	163	38	606
40	Spruce			90	51	606
42	Spruce	45.185474	-66.173994	118	37	607
43	Spruce	45.185441	-66.173133	104	22	607
44	Spruce	45.184783	-66.174276	108	44	607
45	Birch	45.184768	-66.174809	122	42	607
46	Spruce	45.184846	-66.175527	129	38	607
47	Spruce			96	44	607
48	Spruce	45.185493	-66.175557	85	42	607
50	Spruce	45.189268	-66.177926	236	38	608
51	Spruce	45.189601	-66.177744	100	35	608
52	Spruce	45.189091	-66.178096	210	31	608
53	Spruce	45.189138	-66.178279	>260	>38	608
54	Spruce	45.189228	-66.178422	>230	>50	608
60	Cedar	45.189781	-66.176420	107	36	610
61	Spruce	45.189848	-66.177555	143	31	610
62	Spruce	45.189343	-66.178625	279	42	610
63	Spruce	45.189698	-66.178733	145	38	610
64	Spruce	45.189698	-66.178733	388	43	610
65	Spruce	45.189751	-66.178399	206	48	610
66	Spruce	45.189166	-66.178142	204	52	610
67	Spruce	45.192806	-66.172835	83	46	610
68	Spruce	45.192576	-66.171356	130	48	610
69	Spruce	45.192600	-66.171230	151	38	610
70	Spruce	45.192593	-66.171161	107	37	610
73	Cedar	45.192274	-66.171969	144	34	610
80	Spruce	45.193810	-66.170678	124	42	618
81	Spruce	45.193506	-66.170018	149	46	618
82	Birch	45.195171	-66.166955	94	42	618
85	Cedar	45.195162	-66.166840	132	45	618
86	Cedar	45.194846	-66.167073	106	43	618
87	Spruce	45.195896	-66.166553	90	44	618
88	Spruce	45.196175	-66.166502	95	40	618
89	Spruce	45.196263	-66.167727	100	36	618
90	Spruce	45.196198	-66.168814	160	52	619
91	Spruce	45.196251	-66.167767	140	48	619
92	Spruce	45.196156	-66.167851	90	47	619
93	Spruce	45.196714	-66.169392	110	51	619

94	Spruce	45.196867	-66.169471	85	52	619
95	Spruce	45.199808	-66.167427	139	51	619
96	Spruce	45.197018	-66.166870	164	49	619
100	Spruce	45.194809	-66.174329	114	42	623
101	Spruce	45.194632	-66.174699	113	53	623
102	Spruce	45.194755	-66.174861	139	40	623
103	Spruce	45.194743	-66.175015	150	36	623
104	Spruce	45.194749	-66.176082	151	50	623
110	Spruce	45.189603	-66.178537	122	28	624
111	Spruce	45.189668	-66.178265	146	30	624
112	Spruce	45.189860	-66.178450	147	39	624
113	Spruce	45.189721	-66.178639	130	35	624
114	Spruce	45.189730	-66.179037	220	54	624
115	Spruce			300	N/A	622
116	Spruce			334	N/A	622

Dendrochronologic Confirmation of Old Growth Red Spruce Age from the Proposed Spruce Lake Industrial Area, Saint John, New Brunswick



~400 year old red spruce tree from the Spruce Lake Industrial Area. Photo cr: Ben Phillips 2025.

Author: Ben Phillips, Acadian Forest Dendrochronology Lab, Mount Allison University, 16/06/25

Introduction

On June 12, 2025, it was brought to my attention that samples had been taken indicating a number of multi-century, old growth red spruce trees had been discovered in the proposed Spruce Lake Industrial Expansion (SLIE). After obtaining the samples on June 13th, 2025, I visited the site on June 15th and obtained several more samples of similarly aged red spruce trees, along with evidence for advanced ages in other tree species.

Monday, June 16th, several of the oldest red spruce samples were processed in the Acadian Forest Dendrochronology Laboratory at Mount Allison University. Those lab results follow.

Methods

Lab Preparation

The increment cores were glued onto slotted mounting boards. The boards were sanded at the Acadian Forest Dendrochronology Lab using 120 grit sanding belts, up to 400 grit. Then the sample was hand sanded using 600 grit to 1500 grit. This allowed the cellular structure of the spruce wood to be made clearly visible.

Measuring and Cross-dating

From pith to bark, the increment core sample was measured on a Velmex stage measuring system under an Omano boom microscope with measurements made by a VRO positioning system (Fig. 2) and recorded by Tellarvo software (Brewer, 2013).



Figure 2. Velmex stage measuring system with a sample. Photo cr: Ben Phillips

Results

Oldest Red Spruce

The oldest tree from the SLIE samples spanned a time period from 1637 to 2025, covering 388 years from the tree-rings nearest the pith to the last tree-ring next to the bark (Table 1). Average radial growth for the spruce was 0.54 mm per year, but fluctuated over time with a standard deviation of 0.285 mm and a maximum tree-ring size of 2.17 mm.

Three other trees were measured, and their tree-rings counted for this report. Their ages were 272, 300, and 334 years old and they were all red spruce trees.

Table 1. Tree-ring chronology data is displayed in this table for the raw radial growth data of the oldest red spruce sample.

	Time Span	Series Length (years)	Avg measurement (mm)	Standard Deviation (mm)
Red Spruce	1637-2025	388	0.54	0.285

Raw Radial Growth Curve

The raw radial growth curve for the oldest red spruce tree from the propose SLIE is illustrated in Figure 3. As a sapling this spruce grew at an average rate for a short time before becoming shade suppressed until release began around the year 1730. Over the next 250 years, this spruce grew more quickly and then its growth began to decline in the mid-1800's. During recent times, its growth rate has been very slow, likely impacted by acid rain deposition during the 1980's and 1990's.

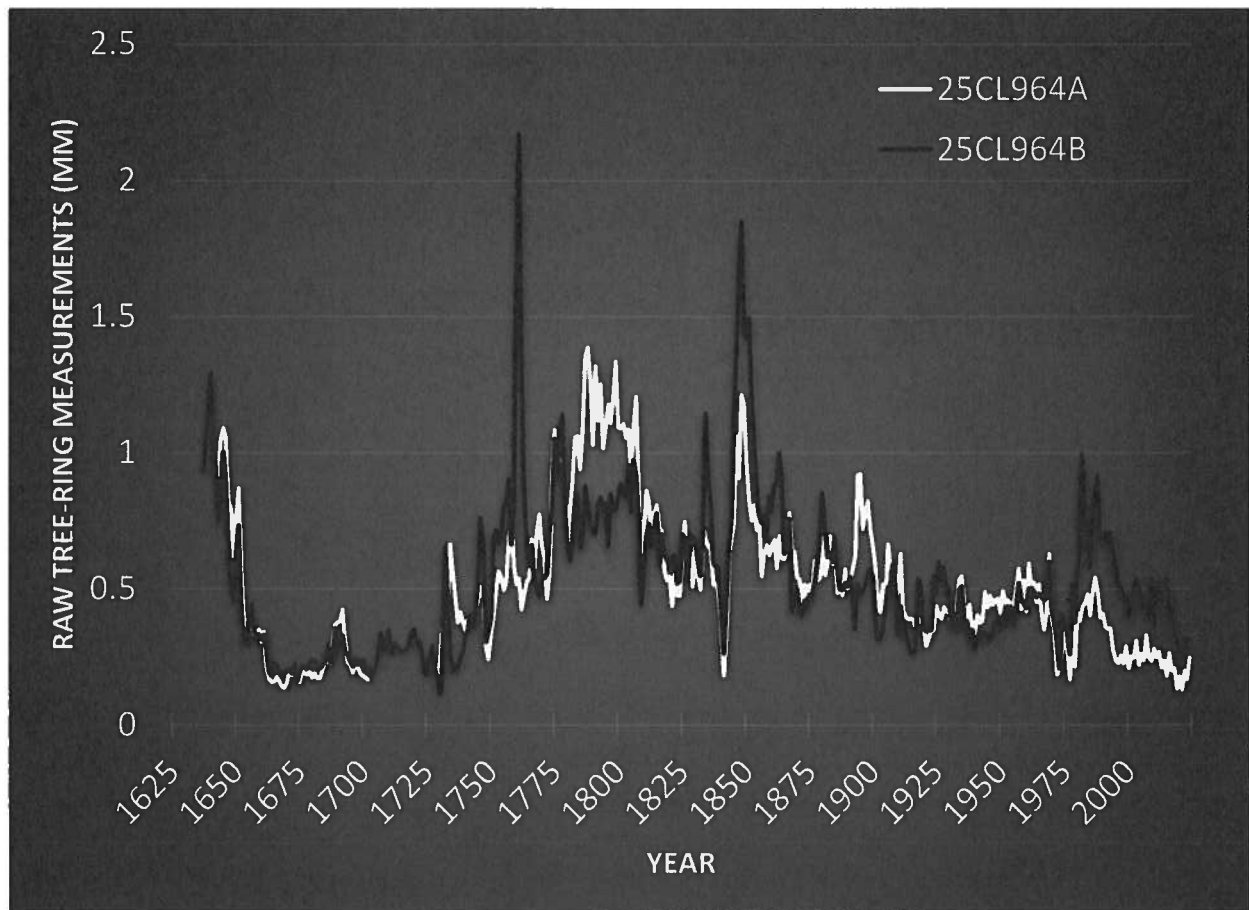


Figure 3. The radial growth curves from the two increment core samples taken from the oldest red spruce tree found at the proposed Spruce Lake Industrial area.

Discussion

At a minimum of 388 years old, the oldest red spruce from the proposed SLIE is now confirmed among a small group of the oldest spruce trees in New Brunswick. This tree likely sprouted up as a sapling in 1625 and took 10 to 20 years to grow to the height where the increment core sample was extracted. That makes this tree approximately 400 years of actual age. Possibly only three to four previously sampled trees from New Brunswick may exceed this age.

This quick analysis has confirmed the ring counting of Chris Watson, who collected the samples in the proposed SLIE and counted the tree-rings, is accurate and slightly conservative. The results of tree-ring counts from other trees sampled and analyzed by Chris Watson are likely valid. Extreme care was obviously taken by him to produce such accurate ring counts. His work is impressive considering he had no specialized equipment or methodologies to conduct this work. The data contained in his letter to council should be considered valid.

Three other trees were measured, and their tree-rings counted for this report. These trees were also of exceptional age. It is surprising that this forest has survived the axe and then the chainsaw. Many of these trees were growing on this site when settlers arrived and began forestry operations in the late 1700's. This

forest is likely among the oldest forests in New Brunswick, exceeded by forest stands in Fundy National Park, the Little Salmon Protected natural Area, Odell Park and perhaps a few other less well known sites.

Recent road construction has already damaged this site and it is highly likely several very old trees were cut in this process. It is my recommendation that any further cutting is halted until a better survey can be conducted to confirm how widespread this old growth patch is.

Conclusion

The proposed Spruce Lake Industrial area contains old-growth trees that rival the oldest in New Brunswick. The data collected and produced by Chris Watson and sent to Saint John City Council and Dillion Consulting in his recent letter seems to be fully valid, although all tree-ring counts have yet to be checked. Those that have were very accurate. Cutting at this site should be halted and the area protected.

References

Brewer, P. W. (2013). Tellervo: A Guide for Users and Developers. Laboratory of Tree-ring Research. *University of Arizona*, Tucson, Arizona, USA.