



The City of Saint John

MINUTES – REGULAR MEETING
COMMON COUNCIL OF THE CITY OF SAINT JOHN
JULY 7, 2025, AT 5:45 PM
2ND FLOOR COMMON COUNCIL CHAMBER, CITY HALL

An Electronic means of communication will be used at this meeting. The public may attend the meeting in person in the Council Chamber or view the meeting on the City's Website (www.saintjohn.ca) or on Rogers TV.

Present: Mayor Donna Noade Reardon
Deputy Mayor John MacKenzie
Councillor-at-Large Gary Sullivan
Councillor-at-Large Brent Harris
Councillor Ward 1 Greg Norton (virtual attendance)
Councillor Ward 1 Joanna Killen
Councillor Ward 2 Barry Ogden
Councillor Ward 3 Gerry Lowe (virtual attendance)
Councillor Ward 3 Mariah Darling
Councillor Ward 4 Paula Radwan
Councillor Ward 4 Greg Stewart

Also Present: Chief Administrative Officer B. McGovern
General Counsel M. Tompkins
Commissioner Finance K. Fudge
Fire Chief R. Nichol
Commissioner Utilities & Infrastructure Services I. Fogan
Commissioner Public Works M. Hugenholtz
Commissioner Growth & Development A. Poffenroth
Commissioner Human Resources S. Hossack
Director External Relations L. Kennedy
City Clerk J. Taylor
Deputy City Clerk A. McLennan

1. Call to Order

1.1 Land Acknowledgement

Councillor Harris read aloud the Land Acknowledgement and called for a moment of reflection.

“The City of Saint John/Menahesk is situated is the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their Indigenous Neighbours, the Mi’kmaq/Mi’kmaq and Passamaquoddy/Peskotomukhkatik signed Peace and Friendship Treaties with the British Crown in the 1700s that protected their rights to lands and resources.”

1.2 National Anthem

2. Approval of Minutes

2.1 Minutes of June 3, 2025

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:
RESOLVED that the minutes of June 3, 2025, be approved.

MOTION CARRIED.

2.2 Minutes of June 16, 2025

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:
RESOLVED that the minutes of June 16, 2025, be approved.

MOTION CARRIED.

3. Approval of Agenda

Moved by Councillor Killen, seconded by Councillor Darling:
RESOLVED that the agenda of July 7, 2025, be approved with the addition of Item 17.1 Agreement for Ashburn Lake Road Rail Crossing Upgrades; 17.2 Potential Acquisition of Crown Land off Ashburn Road; and 17.3 Amended and Restated Agreement of Purchase and Sale – Exhibition Association of the City and County of Saint John.

MOTION CARRIED.

4. Disclosures of Conflict of Interest

No disclosures were declared.

5. Consent Agenda

5.1 RESOLVED that as recommended in the submitted report *M&C 2025-168: Amendment to Schedule A – City of Saint John Housing Accelerator Fund 2024-2026 Action Plan – CMHC Agreement #27,097,302*, Council authorize the City’s HAF Project Manager to accept via email the amendment to Schedule “A” of the Housing Accelerator Fund Contribution Agreement between the City and CMHC dated as outlined in the email

correspondence attached to M&C 2025-168, and that the Mayor and Clerk be authorized to execute the said Amendment or any other documents ancillary thereto.

5.2 RESOLVED that as recommended in the submitted report *M&C 2025-170: Contract 2024-16 Sandy Point Road and Foster Thurston Drive Roundabout*, the contract be awarded to the low tenderer, Fairville Construction Ltd., at their tendered price of \$1,623,559.65 (including HST) as calculated based on estimated quantities, and further that the Mayor and City Clerk be authorized to execute the necessary contract documents.

5.3 RESOLVED that as recommended in the submitted report *M&C 2025-171: Loch Lomond Road and Route 111 Arterial – Roundabout Design Project*, Council approve the reallocation of \$200,000 of City Share funding within the approved 2025 General Fund Capital Program from the Sandy Point Road and Foster Thurston Drive Roundabout project (25TC28) and add this funding to a new capital project titled Loch Lomond Road and Route 111 Arterial – Roundabout Design.

5.4 RESOLVED that as recommended in the submitted report *M&C 2025-173: 2025 Capital Reallocation Saint John Police*, Common Council approve the reallocation of \$235,000 of City Share funding within the approved 2025 General Fund Capital Program from the vehicle and assets storage project (25PC03) to safety equipment renewal project.

5.5 RESOLVED that as recommended in the submitted report *M&C 2025-180: Fleet Replacement Procurement – Municipal Tractor – Sidewalk Machines*, Common Council award the purchase of three (3) Municipal Tractor - Sidewalk Machines with attachments at a total cost of \$801,309.75 plus HST to Saunders Equipment Ltd.

5.6 RESOLVED that as recommended in the submitted report *M&C 2025-179: Saint John Community Arts Board – Recipients of the Small Arts Grants Program*, Common Council receive and file the Saint John Community Arts Board's letter supporting the granting of funding to the successful applicants for the 2025 Spring/Summer Small Grants Fund; and that the Chief Financial Officer facilitates payment to the successful organizations.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Sullivan:

RESOLVED that the recommendation set out in each consent agenda item respectively, be adopted.

MOTION CARRIED UNANIMOUSLY.

6. Members Comments

Members commented on various local events.

7. Proclamation

7.1 The Mayor proclaimed the week of July 20 to July 26, 2025, as National Drowning Prevention Week in The City of Saint John.

8. Delegations / Presentations

10. Consideration of By-Laws

10.1 Traffic By-Law Amendment re: Use of All-Terrain Vehicles on specific Saint John Streets (3rd Reading)

Commissioner Hugenholtz provided an overview of the item.

Moved by Councillor Sullivan, seconded by Councillor Stewart:

RESOLVED that the by-law entitled "By-Law No. MV-10.1 A By-Law respecting the Traffic on Streets in The City of Saint John" adding "off-road vehicle" to subsection 2(2); adding "Off-Road Vehicle Use" as section 16.1; and adding Schedule "S" – "Off-Road Vehicle Use" immediately after Schedule "R", be read.

MOTION CARRIED.

The by-law entitled "By-Law No. MV-10.1 A By-Law respecting the Traffic on Streets in The City of Saint John" was read in its entirety.

Moved by Councillor Harris, seconded by Deputy Mayor MacKenzie:

RESOLVED that the by-law entitled "By-Law No. MV-10.1 A By-Law respecting the Traffic on Streets in The City of Saint John" adding "off-road vehicle" to subsection 2(2); adding "Off-Road Vehicle Use" as section 16.1; and adding Schedule "S" – "Off-Road Vehicle Use" immediately after Schedule "R", be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law No. MV-10.1 A By-Law respecting the Traffic on Streets in The City of Saint John."

11. Submissions by Council Members

12. Business Matters – Municipal Officers

12.1 Chief Administrative Officer Update on select Catalytic Projects and Advocacy (Verbal)

CAO McGovern provided an update on the following catalytic projects: New South End and North End Schools, Affordable Housing grants, Rapid Housing Initiative, and Housing Accelerator Program.

Moved by Councillor Darling, seconded by Deputy Mayor MacKenzie:

RESOLVED that the Chief Administrative Officer update on select catalytic projects and advocacy, be received for information.

MOTION CARRIED.

12.2 Contract No. 2025-20 McAllister Drive (Mountain View Drive to Loch Lomond Road) – Watermain Renewal Phase 1

Commissioner Fogan provided an overview of the item.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:

RESOLVED that as recommended in the submitted report *M&C 2025-174: Contract No. 2025-20 McAllister Drive (Mountain View Drive to Loch Lomond Road) – Watermain Renewal Phase 1*, the contract be awarded to the low Tenderer, Galbraith Construction Ltd., at their tendered price of \$634,578.51 (including HST) as calculated based upon estimated quantities, and further that the Mayor and City Clerk be authorized to execute the necessary contract documents.

MOTION CARRIED.

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

15. General Correspondence

- 15.1 World Mitochondrial Disease Week: Proclamation and Illumination request (Recommendation: Refer to Clerk to prepare proclamation and to Communications Department for illumination request)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Stewart:

RESOLVED that the World Mitochondrial Disease Week Proclamation and Illumination request be referred to the Clerk to prepare the proclamation and referred to the Communications Department for the illumination request.

MOTION CARRIED.

- 15.2 National Dental Care Day Foundation: Proclamation Request (Recommendation: Refer to Clerk to prepare proclamation)

Moved by Councillor Harris, seconded by Councillor Stewart:

RESOLVED that the National Dental Care Day Foundation proclamation request be referred to the Clerk to prepare the proclamation.

MOTION CARRIED.

- 15.3 The Saint John Theatre Company Inc.: Sanctuary Theatre Rezoning (Recommendation: Receive for Information)

Moved by Councillor Sullivan, seconded by Councillor Stewart:

RESOLVED that the correspondence from The Saint John Theatre Company Inc re: Sanctuary Theatre Rezoning, be received for information.

MOTION CARRIED.

- 15.4 Sculpture SJ: Missing Sculpture and Maintenance Inquiry (Recommendation: Refer to CAO for follow-up)

The Mayor provided a brief update on work being performed.

Moved by Councillor Darling, seconded by Councillor Killen:

RESOLVED that the correspondence from Sculpture SJ re: Missing Sculpture and Maintenance Inquiry, be referred to the Chief Administrative Officer for follow-up.

MOTION CARRIED.

16. Supplemental Agenda

17. Committee of the Whole

17.1 Agreement for Ashburn Lake Road Rail Crossing Upgrades

Moved by Councillor Sullivan, seconded by Councillor Darling:

RESOLVED that as recommended by the Committee of the Whole, having met on July 7, 2025, the Mayor and City Clerk be authorized to execute the agreement generally in the form attached to M&C 2025–176 and any ancillary documentation required.

MOTION CARRIED.

17.2 Potential Acquisition of Crown Land off Ashburn Road

Moved by Deputy Mayor MacKenzie, seconded by Councillor Radwan:

RESOLVED that as recommended by the Committee of the Whole, having met on July 7, 2025, the City accept the terms and conditions outlined in the letter of intent from the Province of New Brunswick (Natural Resources) dated June 16, 2025 as presented to Committee of the Whole at its meeting held July 7, 2025, for the potential acquisition of Crown Land identified as PID 55003982, located off Ashburn Road and that the Mayor and Clerk be authorized to execute the said letter of intent.

MOTION CARRIED.

17.3 Amended and Restated Agreement of Purchase and Sale – Exhibition Association of the City and County of Saint John

Moved by Deputy Mayor MacKenzie, seconded by Councillor Killen:

RESOLVED that as recommended by the Committee of the Whole, having met on July 7, 2025, the City enter into the submitted Amended and Restated Agreement of Purchase and Sale with the Exhibition Association of the City and County of Saint John in the form as presented to Committee of the Whole at its meeting held July 7, 2025, for the purpose of making minor amendments to the original Agreement of Purchase and Sale, and that the Mayor and Clerk be authorized to execute the said Amended and Restated Agreement of Purchase and Sale and any other documents necessary to facilitate the transaction.

MOTION CARRIED.

Moved by Councillor Sullivan, seconded by Deputy Mayor MacKenzie:

RESOLVED that Common Council break for a 10-minute recess.

MOTION CARRIED.

Council recessed from 6:15 p.m. – 6:25 p.m.

The Mayor called the meeting to order at 6:25 p.m.

10.2 Municipal Plan Amendment, Zoning By-Law Amendments, Section 59 Conditions, Amendment to Land for Public Purpose Policy – Saint John Industrial Park Expansion (3rd Reading)

Commissioner Poffenroth provided an overview of the item.

Moved by Councillor Harris, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled “By-Law Number C.P. 106-38 A Law to Amend the Municipal Plan By-Law of The City of Saint John” be amended by deleting and replacing Section 2.4 Rural Areas; amending Section 3.5.2 by adding Spruce Lake Industrial Park re Policy LU-80.3, Policy LU-80.4, Policy LU-80.5, Policy LU-80.6 and Policy LU-80.7; amending Section 3.7.1 by deleting and replacing Policy LU-110; redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 298.7 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596, 55233456, and 55237077, from Rural Resource Area (outside of the Primary Development Area) and Park and Natural Area (outside the Primary Development Area) to Employment Area (within the Primary Development Area); redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 75.4 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596 and 55243588, from Rural Resource Area (outside of the Primary Development Area) and Employment Area (within the Primary Development Area) to Park and Natural Areas (within the Primary Development Area); redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 298.7 hectares, located at 0 King William Road, also identified as a portion of PIDs 55243596, 55233456, and 55237077, from Rural Resource and Park and Natural Area to Heavy Industrial; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 75.4 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596 and 55243588 from Rural Resource and Heavy Industrial to Park and Natural Area, be read.

MOTION CARRIED.

The by-law entitled “By-Law Number C.P. 106-38 A Law to Amend the Municipal Plan By-Law of The City of Saint John” was read in summary.

Moved by Councillor Norton, seconded by Councillor Darling:

RESOLVED that the by-law entitled “By-Law Number C.P. 106-38 A Law to Amend the Municipal Plan By-Law of The City of Saint John” be amended by deleting and replacing Section 2.4 Rural Areas; amending Section 3.5.2 by adding Spruce Lake Industrial Park re Policy LU-80.3, Policy LU-80.4, Policy LU-80.5, Policy LU-80.6 and Policy LU-80.7; amending Section 3.7.1 by deleting and replacing Policy LU-110; redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 298.7 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596, 55233456, and 55237077, from Rural Resource Area (outside of the Primary Development Area) and Park and Natural Area (outside the Primary Development Area) to Employment Area (within the Primary Development Area); redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 75.4 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596 and 55243588,

from Rural Resource Area (outside of the Primary Development Area) and Employment Area (within the Primary Development Area) to Park and Natural Areas (within the Primary Development Area); redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 298.7 hectares, located at 0 King William Road, also identified as a portion of PIDs 55243596, 55233456, and 55237077, from Rural Resource and Park and Natural Area to Heavy Industrial; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 75.4 hectares, located at 0 King William Road, also identified as portion of PIDs 55243596 and 55243588 from Rural Resource and Heavy Industrial to Park and Natural Area, be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled “By-Law Number C.P. 106-38 A Law to Amend the Municipal Plan By-Law of The City of Saint John.”

Moved by Deputy Mayor MacKenzie, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled “By-Law Number C.P. 111-196 A Law to Amend the Zoning By-Law of The City of Saint John” adding “Spruce Lake Industrial Zone” “SLI” after the words “Utility Service Landfill” at Section 2.2; adding definitions “Bulk Hydrogen Storage Depot”, “Data Centre”, “Electrical Generation Station”, “Hydrogen Manufacturing”, “Project Accommodation”, “Timber Processing Facility”; adding Spruce Lake Industrial Zone (SLI) to Table 12.1 in Section 12 as a permitted zone for uses outlined; adding Section 12.8 “Spruce Lake Industrial Zone (SLI) immediately after subsection 12.7(3); and adding a map as Schedule K, be read.

MOTION CARRIED.

The by-law entitled “By-Law Number C.P. 111-196 A Law to Amend the Zoning By-Law of The City of Saint John”, was read in summary.

Moved by Councillor Stewart, seconded by Councillor Norton:

RESOLVED that the by-law entitled “By-Law Number C.P. 111-196 A Law to Amend the Zoning By-Law of The City of Saint John” adding “Spruce Lake Industrial Zone” “SLI” after the words “Utility Service Landfill” at Section 2.2; adding definitions “Bulk Hydrogen Storage Depot”, “Data Centre”, “Electrical Generation Station”, “Hydrogen Manufacturing”, “Project Accommodation”, “Timber Processing Facility”; adding Spruce Lake Industrial Zone (SLI) to Table 12.1 in Section 12 as a permitted zone for uses outlined; adding Section 12.8 “Spruce Lake Industrial Zone (SLI) immediately after subsection 12.7(3); and adding a map as Schedule K, be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled “By-Law Number C.P. 111-196 A Law to Amend the Zoning By-Law of The City of Saint John.”

Moved by Councillor Radwan, seconded by Councillor Darling:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-197 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 585.67 hectares, located at 0 King William Road and 1065 King William Road, also identified as a PID 55233456, 55243588, 55237077, and a portion of 55243596, from Medium Industrial (IM), Rural (RU), and Green Energy (GE) to Spruce Lake Industrial (SLI) and Park (P), be read.

MOTION CARRIED.

The by-law entitled "By-Law Number C.P. 111-197 A Law to Amend the Zoning By-Law of The City of Saint John" was read in entirety.

Moved by Councillor Harris, seconded by Councillor Radwan:

RESOLVED that Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 586.43 hectares, located on King William Road, also identified as PID Numbers 55233456, 55243588, 55237077, and a portion of PID Number 55243596:

- a. That a groundwater monitoring program designed by a hydrogeologist or equivalent be developed and implemented in phases according to the development patterns of the Spruce Lake Industrial Zone and to the satisfaction of the Development Officer.
The groundwater monitoring program shall:
 - i. include monitoring wells which shall be located within the 150-metre-wide buffer, to be zoned Park (P), along the periphery of the entire Spruce Lake Industrial Zone;
 - ii. only require monitoring wells in areas when or where an industrial building or industrial use is developed within 600 metres of a residential drinking water well.

MOTION CARRIED.

Moved by Councillor Norton, seconded by Deputy Mayor MacKenzie:

RESOLVED that the by-law entitled "By-Law Number C.P. 111-197 A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 585.67 hectares, located at 0 King William Road and 1065 King William Road, also identified as a PID 55233456, 55243588, 55237077, and a portion of 55243596, from Medium Industrial (IM), Rural (RU), and Green Energy (GE) to Spruce Lake Industrial (SLI) and Park (P), be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled "By-Law Number C.P. 111-197 A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Deputy Mayor MacKenzie, seconded by Councillor Darling:

RESOLVED that the Land for Public Purpose Policy be amended to direct funds collected through subdivisions for lands zoned Spruce Lake Industrial (SLI) to community projects within the Lorneville community.

MOTION CARRIED.

(Councillor Norton withdrew from the meeting.)

9. Public Hearings – 6:30 p.m.

9.1 Proposed Zoning By-Law Amendment – 224 Anthony's Cove Road (1st and 2nd Reading)

Commissioner Poffenroth presented an overview of the rezoning application to convert a residential property to a personal wellness business.

Planner Y. Mattson reviewed the submitted presentation entitled "224 Anthony's Cove Road." The PAC and City staff recommendations are aligned.

The Mayor called the public hearing to order.

The Mayor called for members of the public to speak against the proposed amendment with no one presenting.

The Mayor called for members of the public to speak in favour of the proposed amendment with the following presenting:

- Tricia Perry
- Jeff Perry

Key comments expressed included:

- Thanked PAC and staff for their work on this file
- Planned signage was described
- Spoke to neighbours and they wanted to know when they could book appointments with the business

The Mayor closed the public hearing.

Moved by Councillor Stewart, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 10,869 square metres, located at 224 Anthony's Cove Road, also identified as PID 00336339, from Rural Residential (RR) to Rural General Commercial (CRG), be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Darling, seconded by Councillor Killen:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 10,869 square metres, located at 224

Anthony's Cove Road, also identified as PID 00336339, from Rural Residential (RR) to Rural General Commercial (CRG), be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

9.2 Proposed Municipal Plan and Zoning By-Law Amendment with Planning Advisory Committee report and Staff Presentation – 500 Pelton Road (Ethos Ridge) (1st and 2nd Reading)

Commissioner Poffenroth presented an overview of the Municipal Plan and Rezoning application.

Director Community Planning and Housing P. Nalavde reviewed the submitted presentation entitled "500 Pelton Road (Ethos Ridge)."

The Mayor called the public hearing to order.

The Mayor called for members of the public to speak against the proposed amendment with the following presenting:

- Marilyn Galbraith
- Jill Jollineau
- Robert Bazaluk
- Charline Chase
- Colin Forsythe
- Ken Ward
- Joan Pearce
- John Mowatt

Key comments expressed included:

- Referenced legal document indicating nothing is to be built on the site
- Reviewed submitted correspondence outlining previous section 59 conditions and restrictions that should be included in new proposal, including no access or use of Pelton Road and a sunset clause for full completion of project within five years
- Reviewed safety concerns based on past traffic incidents and lack of shoulder for pedestrians
- Would like to know what is going on with the project as correspondence from City staff does not match documents received from Ethos Ridge in terms of number of units planned
- Road grade needs to be 8% or less and requires a turnaround for emergency vehicles, but is over 12%; asked Fire Department if the requirement for building sprinklers means they will not be attending for medical reasons
- Would like to know how much City spent on flooding in that area for past issues, including culverts and repairs to driveways
- No consultation or information given to residents from Ethos Ridge
- Was told by PAC that residents would not be able to speak and could only make a submission but watched meeting on television where they asked for people to speak

- Reviewed submitted correspondence, including concerns related to lack of progress and questionable extension; private road safety, access, and precedent; environmental and infrastructure oversight; traffic and safety risks; lack of community consultation; and inconsistent use of access points
- No information in packet for phase 3 and phase 4
- Described safety concerns experienced as a pedestrian
- Urged Council to reconsider approval unless certain conditions are met, including public safety measures, upgraded roads and sidewalks, an environmental protection plan, safeguards for wells and waterways, consistent zoning practices, reasonable density, and community consultation
- Concerned with lack of environmental oversight with this development; basic phase 1 ESA study done but was based on previous site
- Species at risk and loss of wetland habitat has not been assessed
- No work done as to how they will appropriately mitigate flooding
- ESA study expires after five years; it expired in May and no new assessment has been done
- Lack of engagement and lack of desire to do the appropriate studies to make an informed decision
- Read submitted letter from Greg Collins
- Do not allow any access to, or use the address for, 500 Pelton Road
- Most significant concerns pertain to fire safety, the environment, and stormwater management
- Would like to see written confirmation of what was reported to Planning staff regarding the Fire Department's position
- In the last proposal, developers were responsible for installing water and sewage and certain residences were offered connection at Ethos Ridge's expense; would like to know why that is no longer being offered
- Concerns around change to section 59 stipulation that there was going to be no access to Pelton Road
- Concerns with water flow in area; water management system may not be adequate
- Would suggest an independent assessment of the stormwater management system be undertaken before any further development
- Worried about potential issues with wells of residences in area
- Asked if developer is still planning a 7.5-metre setback and landscape buffer
- Previous development had a road with appropriate grade; current road not up to standard for Fire Department to respond; sprinklers not sufficient workaround as Fire Department does more than put out fires
- Private road would eventually become a City road not capable of tolerating much traffic

The Mayor called for members of the public to speak in favour of the proposed amendment with the following presenting:

- Isaiah Reid, Don-More Surveys and Engineering
- Ian MacLeod
- Jody Kliffer, Envision Saint John

Key comments expressed included:

- Reviewed presentation entitled "Ethos Ridge"
- Sandy Point Road would be used to access development, not Pelton Road

- Storm water management will be needed to avoid adding additional flows; reviewed plans for storm water management; a storm pond at the entryway is being planned at this time
- Reviewed plans for fire safety and response
- It would be a condo association; private road would be maintained with condo association fees
- Goal is to finish under five years
- Plan to delineate the property to understand where the wetlands are located
- Steepness of road is a concern and will be adding sprinklers to lengthen the amount of time first responders have to respond to the site
- Aware of legal requirements for sightlines
- No current plan for development of anything that connects to Pelton Road or the lower portion of the property
- Developer committed to following the required process; will speak with the neighbourhood and PAC
- Costs for concrete rose dramatically and made previous project not viable
- No plan to develop any other part of the property at the moment
- Developer confirmed there would be 40 dwelling units
- Development will provide housing units that are needed and there is demand in the market
- Cost of servicing is a reason why a lot developers are going with private roads
- Need to consider current economic climate when looking at sunset clauses; access to labour and supply chain shortages given as examples as things that can be outside of the developer's control
- Back yards are valued more than front yards in development

The Mayor closed the public hearing.

Moved by Councillor Stewart, seconded by Councillor Lowe:

RESOLVED that the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility to Stable Residential, be read a first time.

MOTION CARRIED with Councillors Ogden and Radwan voting nay.

Read a first time by title, the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Councillor Harris, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John" redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility to Stable Residential, be read a second time.

MOTION CARRIED with Councillors Ogden and Radwan voting nay.

Read a second time by title, the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Councillor Killen, seconded by Councillor Harris:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of the City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility (CFM) to Low-Rise Residential (RL), be read a first time.

MOTION CARRIED with Councillors Ogden and Radwan voting nay.

Read a first time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Stewart, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of the City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 8.46 hectares, located at 500 Pelton Road, also identified as PID 55238471, from Major Community Facility (CFM) to Low-Rise Residential (RL), be read a second time.

MOTION CARRIED with Councillors Ogden and Radwan voting nay.

Read a second time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Sullivan, seconded by Councillor Sullivan:

RESOLVED that Common Council break for a 5-minute recess.

MOTION CARRIED.

Council recessed from 8:40 p.m. – 8:45 p.m.

(Councillor Lowe withdrew from the meeting.)

The Mayor called the meeting to order at 8:45 p.m.

9.3 Proposed Municipal Plan and Zoning By-Law Amendment with Planning Advisory Committee report and Staff Presentation – 1384 Latimore Lake Road (1st and 2nd Reading)

Commissioner Poffenroth presented an overview of the Municipal Plan and Rezoning application to permit development of a mini-home park on a private street. The Planning Advisory Committee is recommending approval of the application. Staff is recommending that the application be denied.

Director Community Planning and Housing P. Nalavde reviewed the submitted presentation "1384 Latimore Lake Road."

The Mayor called the public hearing to order.

The Mayor called for members of the public to speak against the proposed amendment with no one presenting.

The Mayor called for members of the public to speak in favour of the proposed amendment with the following presenting:

- Thomas Cole
- Brendan McClure
- Brad Barrieau
- Daniel Houghton, Engineering by Houghton

Key comments expressed included:

- Reviewed submitted presentation entitled “Municipal Plan Amendment and Rezoning Re: 1384 Latimore Lake Road”
- Reviewed benefits of mini-home houses for community
- Commented on concerns expressed on social media; advised will not interfere with the watershed and it is not a trailer park
- Generally, the demographic would be retirees who would not interfere with traffic
- New properties to contribute to tax base with no real extra costs to the City

The Mayor closed the public hearing.

Moved by Councillor Harris, seconded by Councillor Stewart:

RESOLVED that the by-law entitled “A Law to Amend the Municipal Plan By-Law of The City of Saint John” redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as part of PID 55203095, from Rural Resource Area to Stable Area; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource to Rural Residential, be read a first time.

MOTION CARRIED with Councillor Sullivan voting nay.

Read a first time by title, the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Councillor Harris, seconded by Councillor Ogden:

RESOLVED that the by-law entitled “A Law to Amend the Municipal Plan By-Law of The City of Saint John” redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as part of PID 55203095, from Rural Resource Area to Stable Area; and redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 36 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural Resource to Rural Residential, be read a second time.

MOTION CARRIED with Councillor Sullivan voting nay.

Read a second time by title, the by-law entitled "A Law to Amend the Municipal Plan By-Law of The City of Saint John."

Moved by Councillor Darling, seconded by Councillor Killen:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 39.9 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP), be read a first time.

MOTION CARRIED with Councillor Sullivan voting nay.

Read a first time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Killen, seconded by Councillor Darling:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John" amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 39.9 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from Rural (RU) to Mini-Home Park Residential (RP), be read a second time.

MOTION CARRIED with Councillor Sullivan voting nay.

Read a second time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Harris, seconded by Deputy Mayor MacKenzie:

RESOLVED that the meeting be extended beyond the hour of 10:00 p.m.

MOTION CARRIED with Councillor Sullivan voting nay.

9.4 Proposed Zoning By-Law Amendment with Planning Advisory Committee report and Staff Presentation – 859 Sand Cove Road (1st and 2nd Reading)

Commissioner Poffenroth presented an overview of the Municipal Plan and Rezoning application to allow for the development of three multi-unit residential buildings.

Planner Y. Mattson reviewed the submitted presentation "859 Sand Cove Road."

The Mayor called the public hearing to order.

The Mayor called for members of the public to speak against the proposed amendment with the following presenting:

- Mark Trecartin

Key comments expressed included:

- Property is zoned to benefit the community; reviewed past uses as examples
- Area is not there for someone to create housing and to profit; that does not fit with the community
- Concerns with amount of parking; will spill out onto nearby roads
- Traffic is not looked after in the area
- If it does proceed, should rezone for the one building so City maintains control

The Mayor called for members of the public to speak in favour of the proposed amendment with the following presenting:

- Harrison Fisher, Duck Cove Heritage and Recreation Association
- Ann Gushurst, Duck Cove Heritage and Recreation Association
- Jody Kliffer, Envision Saint John
- Daniel Houghton, Engineering by Houghton
- Nick Cameron
- Rick Turner

Key comments expressed included:

- Duck Cove Heritage and Recreation Association is a registered non-profit that consists of approximately 150 homes in the neighbourhood of proposed development; has been in existence for over 100 years
- Entire development is situated within Duck Cove Association boundaries.
- Have made suggestions to the developer regarding traffic, to which the developer was amenable
- Sentiment at Association's AGM was positive, contingent on section 59 proposals being made to PAC limiting building height to four stories, requirement for parking to be no less than 1.25 spots per unit, and traffic study to be completed
- PAC did not address parking concern
- Association had open and positive communication with developers
- Concerns with general traffic situation in the area
- Read a letter from resident David Teed, who incorporated the Association and is in favour of project
- Asked Council to consider the recommendation from PAC for a traffic study; concerns with traffic, particularly pedestrian traffic
- Development would provide a housing product that Council has stated they are looking for and for which there is a need in the economy
- Fundy Heights is a very desirable neighbourhood
- Lot could accommodate a much higher density
- There are complications when you add unnecessary conditions and restrictions to development
- Serviced lot in a stable neighbourhood
- Great project that is on Saint John Transit route with a daycare on its doorstep
- Connects to public rights-of-way on all sides and would encourage Council to make that mandatory in all developments
- If you want more traffic, invite more parking; if parking is not there, people will consider other modes of transportation, especially with pedestrian pathways available
- Developer has been doing community consultation for years, since property was purchased in 2018
- Developer would like to see the daycare remain as long as the operator wishes to stay there; if they ever leave, would likely convert to residential
- Had a traffic study done that addresses the approaches to the intersection but did not get into the intricacies of the intersection
- Reviewed slides with neighbourhood institutional uses and site plan
- Developer outlined community expectations as including wanting something upscale and low density, four stories plus parking garage, elevators, sprinkler

system, security, exceed by-law parking requirement, abundant amenities and greenspace, trail system connectivity, and contribute to Duck Cove Association and community facilities

Councillor Harris requested a timeline for a proposed solution to address traffic at intersection be provided before third reading.

The Mayor closed the public hearing.

Moved by Councillor Sullivan, seconded by Councillor Harris:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John", amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809, from Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

Moved by Councillor Harris, seconded by Councillor Killen:

RESOLVED that the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John", amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning a parcel of land having an area of approximately 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809, from Neighbourhood Community Facility (CFN) to Mid-Rise Residential (RM), be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled "A Law to Amend the Zoning By-Law of The City of Saint John."

18. Adjournment

Moved by Councillor Stewart, seconded by Councillor Sullivan:

RESOLVED that the meeting of Common Council held on July 7, 2025, be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 10:45 p.m.