

|  |  |   |  |   |   |
|--|--|---|--|---|---|
| LOCATION   | CIVIC ADDRESS :  | 3700 King Williams Road   | PID #:   | 55218754  |   |
| STAFF USE  | HERITAGE AREA: Y / N   | INTENSIFICATION AREA: Y / N   | FLOOD RISK AREA: Y / N   | APPROVED GRADING PLAN: Y / N  |   |
|  | APPLICATION #:   | 18-253  | DATE RECEIVED:   | Nov. 27, 2018   |   |
| APPLICANT INFORMATION                                  | APPLICANT  | EMAIL   |  | PHONE   |   |
|  | F. Andrew Simpson contracting Ltd.   |   |  |   |   |
|  | MAILING ADDRESS  | POSTAL CODE   |  |   |   |
|  | CONTRACTOR   | EMAIL   |  | PHONE   |   |
|  | Brunswick Engineering andrew@brunswickeng.com 506-636-1117   |   |  |   |   |
|  | MAILING ADDRESS  | POSTAL CODE   |  |   |   |
| 40 Ashburn Lake Road, Saint John, NB E2L 4E3           |  |   |  |   |   |
| OWNER  | EMAIL  |   | PHONE  |   |   |
| SIMPSON@NB.AIBU.COM                                    |  |   |  |   |   |
| MAILING ADDRESS  | POSTAL CODE  |   |  |   |   |
| PRESENT USE: <u>garage</u> PROPOSED USE: <u>garage</u> |  |   |  |   |   |
| CHECK ALL THAT APPLY                                   | BUILDING   |   | PLANNING   | INFRASTRUCTURE  | HERITAGE  |
|  | <input type="checkbox"/> INTERIOR RENOVATION<br><input type="checkbox"/> EXTERIOR RENOVATION<br><input type="checkbox"/> ADDITION<br><input type="checkbox"/> DECK<br><input type="checkbox"/> CHANGE OF USE<br><input type="checkbox"/> MINIMUM STANDARDS | <input type="checkbox"/> NEW CONSTRUCTION<br><input type="checkbox"/> ACCESSORY BLDG<br><input type="checkbox"/> POOL<br><input type="checkbox"/> DEMOLITION<br><input type="checkbox"/> SIGN<br><input type="checkbox"/> OTHER | <input type="checkbox"/> VARIANCE<br><input type="checkbox"/> PLANNING LETTER<br><input type="checkbox"/> PAC APPLICATION<br><input checked="" type="checkbox"/> COUNCIL APP<br><input type="checkbox"/> SUBDIVISION<br><input type="checkbox"/> OTHER | <input type="checkbox"/> STREET EXCAVATION<br><input type="checkbox"/> DRIVEWAY CULVERT<br><input type="checkbox"/> DRAINAGE<br><input type="checkbox"/> WATER & SEWERAGE<br><input type="checkbox"/> OTHER | <input type="checkbox"/> HERITAGE DEVELOPMENT<br><input type="checkbox"/> HERITAGE SIGN<br><input type="checkbox"/> HERITAGE INFILL<br><input type="checkbox"/> HERITAGE DEMO<br><input type="checkbox"/> OTHER |
| DESCRIPTION OF WORK                                    | Rezoning of parcel from Medium Industrial to P+M Quarry (PQ).  |   |  |   |   |

I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

**General Collection Statement**

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer.

City Hall Building  
 8th Floor - 13 Market Square  
 Saint John, NB E2L 1E8  
 (506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Luke Simpson  
 Applicant Name  
[Signature]  
 Applicant Signature  
Nov 27 / 2018  
 Date

|                      |                       |                      |  |                 |   |   |
|----------------------|-----------------------|----------------------|--|-----------------|---|---|
| <b>CIVIC ADDRESS</b> | 3700 King Williams Rd | <b>APPLICATION #</b> |  | <b>FEE PAID</b> | Y | N |
|----------------------|-----------------------|----------------------|--|-----------------|---|---|

**TYPE OF APPLICATION**

|   |   |  |
|---|---|--|
| <input type="checkbox"/> Land for Public Purposes Release<br>Service Fee: \$300 | <input type="checkbox"/> Non-Conforming Use<br>Service Fee: \$200                   | <input type="checkbox"/> Satisfactory Servicing<br>Service Fee: \$200                                    |
| <input type="checkbox"/> Section 39 Amendment<br>Service Fee: \$2,500           | <input checked="" type="checkbox"/> Zoning By-law Amendment<br>Service Fee: \$2,500 | <input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment<br>Service Fee: \$3,500 |

**DETAILED DESCRIPTION OF APPLICATION**  
 Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.

Re-Zoning of Land from Medium Industrial to p+ and Quarry (PR).  
 - See attached Summary Report and Engineering Drawings

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

N/A

**AUTHORIZATION**

As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.

  
 Registered Owner or Authorized Agent

\_\_\_\_\_  
 Additional Registered Owner

Nov 27 / 2018  
 Date

\_\_\_\_\_  
 Date

The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

***3700 KING WILLIAMS ROAD  
SAINT JOHN, NB  
REZONING APPLICATION***

***submitted to  
City of Saint John***

***by***

***Brunswick Engineering & Consulting Inc.***



**BRUNSWICK**  
Engineering & Consulting Inc.

40 Ashburn Lake Road tel: 506.696.9155  
PO Box 1045, Saint John, NB fax: 506.696.9158  
E2L 4E3 reception@brunswickengineering.ca

November 27, 2018

File: 2230.01

Attn: One Stop Development Stop

**RE: REZONING APPLICATION, 3700 KING WILLIAMS ROAD, SAINT JOHN, NB**

Please find enclosed our report for the above referenced site.

Should you have any questions please contact the undersigned at your convenience.

Andrew Black, E.I.T

AWJB

Enclosures

**REZONING APPLICATION**  
**3700 KING WILLIAMS ROAD (PID 55218754)**  
**SAINT JOHN, NB**

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**REZONING APPLICATION**  
**3700 KING WILLIAMS ROAD (PID 55218754)**  
**SAINT JOHN, NB**

**1.0 INTRODUCTION**

Brunswick Engineering & Consulting Inc. has been retained by Simpc Development Ltd to provide engineering services related to the site design and development of a property located at 3700 King Williams Road (PID: 55218754). In the past the property has been used as a quarry/pit via temporary excavation permits approved by the City of Saint John. It should be noted that the last temporary permit expired in 2015. From 2015 to 2018 minor work has been conducted on site including: crushing material, minor earthworks, etc. The Majority of this quarry/pit's expansion was completed prior to the permit expiring in 2015. Finally, it should be noted that at present no work is being conducted on the property.

Currently, the property is zoned as "Medium Industrial Zone" (IM) per City Zoning Maps. Thus, this property requires Zoning By-law Amendment to the Pit & Quarry Zone (PQ) to recommence it's operations.

This report is being submitted with the rezoning amendment application as a means to describe the current site conditions, future site condition, and its value to the Saint John Spruce Lake Industrial Park. With the approval of the rezoning, the operation of the quarry will remain relatively unchanged from activity conducted under it's temporary permit that expired in 2015; it will simply continue to expand outwards towards the property lines.

**2.0 CURRENT SITE CONDITIONS**

The site is located at 3700 King Williams Road (PID 00305128) in Saint John, New Brunswick. The property is currently zoned as medium industrial (I2) and is identified as a combination of employment area and rural resource per the municipal plan map. The property is registered to Simpc Developments Limited and as per Service New Brunswick Records is approximately 31.1 hectares in area.

Currently, the property is partially developed as a quarry/pit through work primarily conducted under a

temporary 5 year land excavation permit. A gravel access road connects King Williams Road to the Quarry/Pit; the site is relatively concealed from King Williams Road as a treed buffer was left standing. There is a steel gate and signage to prevent unauthorized entry or illegal dumping. At present, the quarry floor is relatively flat, gravel covered, and covers an area of approximately 2.7 hectares. For the most part, the land slopes upward at steep grades away from the quarry floor, especially to the south where a large rock face is present.

Please see the scaled engineering drawing with the file title “2230.01-002 1” for existing site conditions.

The size of the operation has not changed significantly since the work conducted under the 5-year temporary permit as shown by Google Earth Satellite Imagery from 2011 to 2017 in Appendix A.

### ***3.0 PROPOSED QUARRY/PIT EXPANSION AND REHABILITATION***

To restart quarry/pit operations the parcel must be rezoned to allow for expansion. The existing quarry/pit currently has an established rock face to the south and soil excavation face on the west side of the property. The proposed expansion of the quarry/pit operations would consist of soil excavation starting at the west face and migrate west/north. The proposed expansion also consists of commencing rock removal which would start at the existing south face and migrate south. We understand that both an excavation permit and quarry operational permit will be required in addition to the rezoning amendment.

It is our intention to maintain a minimum floor grade of 2% to allow drainage and reduce the amount of standing water on site. The slope of the rock face and soil face will be maintained at maximum grades of 2:1. No overhanging material will be left to reduce the risk of slope failure. Additionally, stripped topsoil will be stored in a pile on site for future rehabilitation. Upon closure of the quarry/pit the topsoil pile will be used to cover areas with a 3:1 slope or less to promote vegetation growth. At the time of closure, additional trees will also be planted in the boundary between King Williams Road and the quarry/pit.

Please see the scaled engineering drawing with the file title “2230.01-002 3” for a future site plan and rehabilitation plan.

#### 4.0 *POTENTIAL FUTURE DEVELOPMENT*

This property is located at the very end of the Spruce Lake Industrial Park Area which classifies this property as a potential strategic development property. At present, all developments within the Spruce Lake Industrial Park are concentrated well north of this property; however, development will only continue to advance south towards this property. It is intended to convert this property into industrial property once a significant portion of the rock/soil has been removed.

#### 5.0 *PROPOSED RE-ZONING*

For this application we are proposing to rezone PID 55218754 from Medium Industrial (I2) to Pit & Quarry (PQ). Table 1 below illustrates the required setbacks listed in section 12.4(3) of the PQ zone versus measured distances; showing that all requirements will be met.

**Table 1 - Required PQ Zoning Setbacks.**

| Setback                 | Minimum Distance From Quarry (m) | Minimum Distance From Pit (m) | Actual Distance (m) / Future Distance (m) |
|-------------------------|----------------------------------|-------------------------------|---|
| Public Water Supply     | 600                              | 150                           | >600                                      |
| Residentially zoned lot | 200                              | 150                           | ~525                                      |
| Public Street           | 30                               | 30                            | 105                                       |
| Lot Line Excavation     | 30                               | 30                            | >30                                       |
| Other Zones             | 50                               | 30                            | >50                                       |

Please see the scaled engineering drawing with the file title "2230.01-002 1" for a site plan illustrating major PQ zoning setback requirements.

#### 6.0 *CONCLUSIONS /CLOSURE*

A quarry/pit has successfully operated at this location previously under a temporary permit; this re-zoning application is being submitted to expand the existing footprint of the quarry/pit. The Spruce Lake Industrial Park continues to expand; this quarry/pit can provide high quality topsoil, soil, and

rock to future developments within the Spruce Lake Industrial park and within the greater Saint John Area. In addition, this property could be converted to an industrial property upon closure of the quarry/pit.

# Appendix A

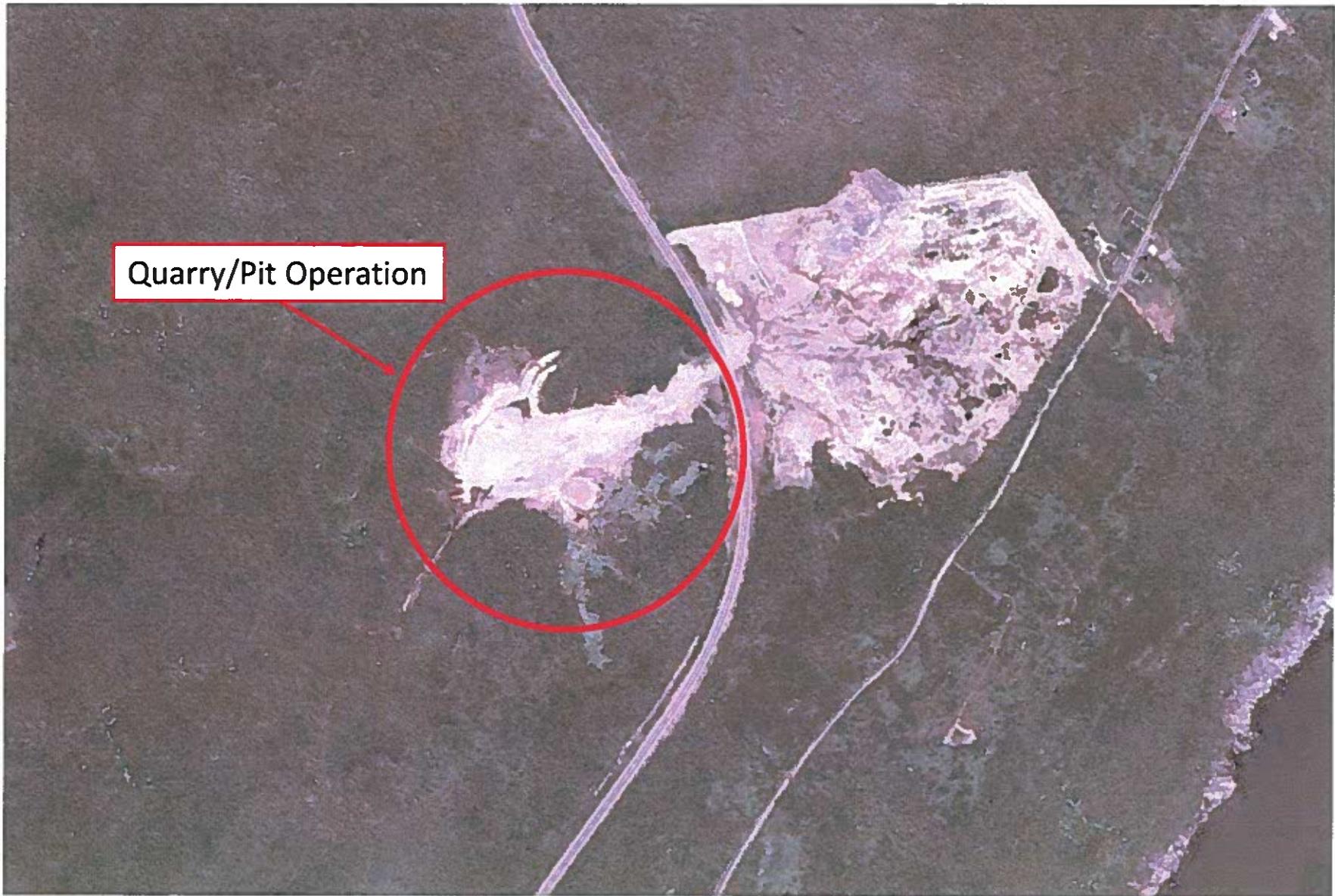
Historic Satellite Images



Satellite Imagery-Taken 10/28/2011. Source Google Earth.



Satellite Imagery-Taken 3/20/2012. Source Google Earth.



Satellite Imagery-Taken 7/3/2013. Source Google Earth.



Quarry/Pit Operation

Satellite Imagery-Taken 3/14/2014. Source Google Earth.



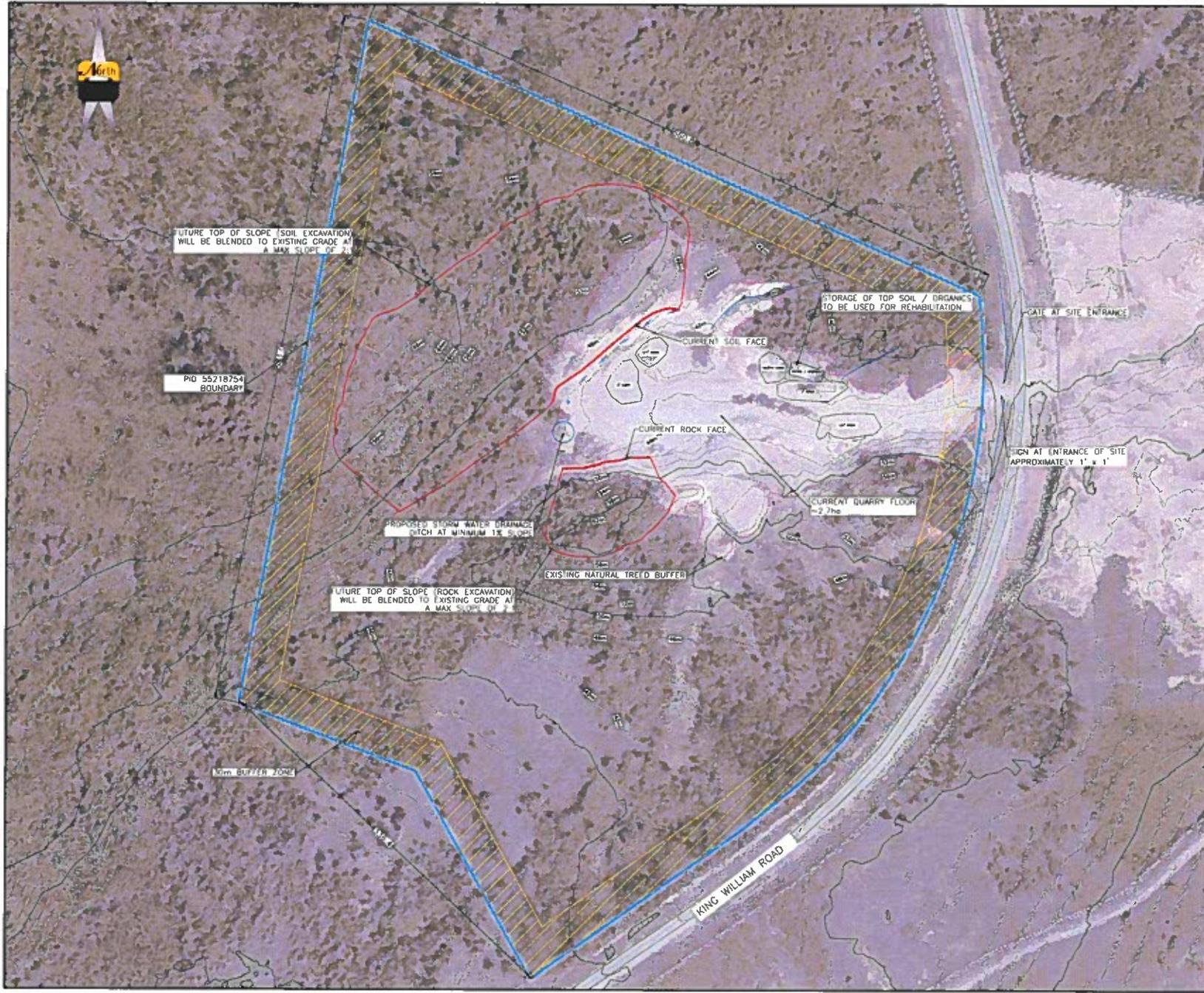
Satellite Imagery-Taken 9/25/2015. Source Google Earth.



Satellite Imagery-Taken 4/9/2016. Source Google Earth.



Satellite Imagery-Taken 9/9/2017. Source Google Earth.



FUTURE TOP OF SLOPE (SOIL EXCAVATION)  
WILL BE BLENDED TO EXISTING GRADE AT  
A MAX SLOPE OF 2:1

PID 55218754  
BOUNDARY

STORAGE OF TOP SOIL / ORGANICS  
TO BE USED FOR REHABILITATION

CALL AT SITE ENTRANCE

CURRENT SOIL FACE

CURRENT ROCK FACE

SIGN AT ENTRANCE OF SITE  
APPROXIMATELY 1' x 1'

CURRENT QUARRY FLOOR  
= 2.7m

PROPOSED STORM WATER DRAINAGE  
DITCH AT MINIMUM 1% SLOPE

FUTURE TOP OF SLOPE (ROCK EXCAVATION)  
WILL BE BLENDED TO EXISTING GRADE AT  
A MAX SLOPE OF 2:1

EXISTING NATURAL TREED BUFFER

NORTH BUFFER ZONE

KING WILLIAM ROAD

REVISIONS  
REVISION NO. DATE DESCRIPTION

| NO. | DATE       | DESCRIPTION          |
|-----|------------|----------------------|
| 0   | 2018/11/19 | SUBMISSION TO CLIENT |

**SIMPCO DEVELOPMENT LTD**

CLM# 01-2330  
PROJECT:  
**ZONING BY-LAW  
AMENDMENT APPLICATION**  
3700 KING WILLIAM ROAD

**EXISTING CONTOURS  
AND SITE PLAN**



| DESIGNED BY                        | DRAWN BY   | CHECKED BY         |
|------------------------------------|------------|--------------------|
| AM/JB                              | BLM        | SPD                |
| PROJECT NO:                        | DATE:      | PROJECT NO. & DATE |
| 2230 01                            | 2018/11/19 | 2230-001-0001      |
| SHEET NO. OF TOTAL SHEETS          |            |                    |
| 1 OF 3                             |            |                    |
| HORIZONTAL: 1:1500 VERTICAL: 1:150 |            |                    |

SHEET NUMBER  
1 OF 3





FUTURE SITE CONTOURS FOR SOIL EXCAVATION  
 FUTURE SITE WILL HAVE MAX SLOPE OF 2:1  
 FUTURE TOP OF SLOPE WILL BLEND WITH EXISTING GRADE

A/D 55218754  
 BOUNDARY

PROPOSED STORM WATER DRAINAGE  
 DITCH AT MINIMUM 1% SLOPE

ELEVATIONS OF ORIGINAL GROUND (m)

EXISTING NATURAL TREES BUFFER

FUTURE SITE CONTOURS FOR ROCK EXCAVATION  
 FUTURE SITE WILL HAVE MAX SLOPE OF 2:1  
 FUTURE TOP OF SLOPE WILL BLEND WITH EXISTING GRADE

30m BUFFER ZONE

KING WILLIAM ROAD

STORAGE OF TOP SOIL / ORGANICS  
 TO BE USED FOR REHABILITATION

CURRENT SOIL FACE

CURRENT ROCK FACE

GATE AT SITE ENTRANCE

SIGN AT ENTRANCE OF SITE  
 APPROXIMATELY 1" = 1"



PROJ. NO. 2230-01  
 DATE 2018/11/19

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |

STATUS

0 2018/11/19 SUBMISSION TO CLIENT

| DATE | DESCRIPTION |
|------|-------------|
|      |             |

SIMPICO DEVELOPMENT LTD

DEPT NO. 6.230

PROJECT

ZONING BY-LAW  
 AMENDMENT APPLICATION  
 3700 KING WILLIAM ROAD

FUTURE SITE PLAN AND  
 RECLAMATION PLAN



SCALE

| DESIGNED BY | DRAWN BY   | CHECKED BY          |
|-------------|------------|---------------------|
|             |            |                     |
| PROJECT NO. | DATE       | SCALE               |
| 2230-01     | 2018/11/19 | 1:500 VERTICAL 1:25 |

GENERAL NOTES:

- TOPSOIL WILL BE PLACED ON AREAS WHERE THERE IS A 3:1 SLOPE OR LESS.
- CONIFEROUS TREES WILL BE PLANTED WITHIN THE 30m BUFFER ZONE IF NECESSARY.
- NO OVERHANGING ROCKS WILL BE LEFT ON THE QUARRY'S FACE.
- ANY FLAT AREAS WILL BE RE-GRADED TO ELIMINATE PONDING WATER.
- ALL EQUIPMENT WILL BE REMOVED.

SHEET NUMBER  
 3 OF 3



**PROPOSED ZONING BY-LAW AMENDMENT RE: 3700 KING WILLIAM ROAD**

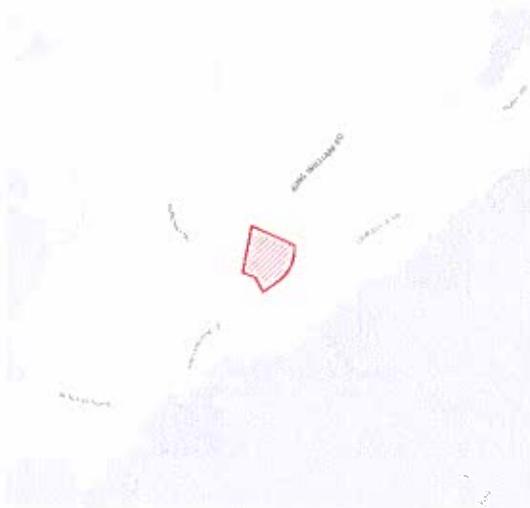
21-Dec-2018

**PROPOSED ZONING BY-LAW AMENDMENT**

**RE: 3700 KING WILLIAM ROAD**

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room, City Hall, on Monday, January 28, 2019 at 6:30 p.m., by:

Rezoning a parcel of land having an area of approximately 31.1 hectares, located at 3700 King William Road, also identified as PID No. 55218754, from Medium Industrial (IM) to Pit and Quarry (PQ), as illustrated below.



**REASON FOR CHANGE**  
To permit a pit and quarry.

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted. Written objections to the amendment may be sent to the undersigned at City Hall.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Jonathan Taylor, Common Clerk  
658-2862