Planning Advisory Committee

February 19, 2019

The regular meeting of the Planning Advisory Committee was held in the Ludlow Room, 8th Floor of City Hall.

Present
Alex Weaver Crawford, Chair
Rick Stephen, First Vice-Chair
Gary Sullivan, Councillor
Anne McShane
Lourdes Clancy
Susan Baxter
Kris McIntyre

Ken Melanson, Community Planning Manager
Mark Reade, Senior Planner
Jody Kliffer, Planner
Aimee Burgess, Recording Secretary

Absent
Derrick Mitchell
Jason Dewar
Item 1: Adoption of Minutes

It was MOVED AND SECONDED that the minutes of the December 11, 2019 meeting be approved as amended.

CARRIED RS/GS

Item 2: Hughes Surveys & Consultants Inc.
On Behalf of Donna Silliker
99-101 Edgewater Lane

Application Type: Land for Public Purposes

Mark Reade provided a brief update, via Power Point presentation, regarding the application. The landowner is proposing to subdivide the site, which contains two existing dwellings. The proposal requires the assent of Common Council for money-in-lieu of Land for Public Purposes, which is recommended by Staff.

Rick Turner, of Hughes Surveys & Consultants Inc. appeared before the Committee on behalf of the landowners, and spoke in favour of staff recommendation.

No letters were received regarding the application.

The Committee inquired to the location of the septic tanks, and Mr. Turner responded that they are behind the homes, which is shown on the tentative subdivision plan.

It was MOVED and SECONDED:

That Common Council authorize the acceptance of money-in-lieu of the required Land for Public Purposes for the proposed subdivision at 99-101 Edgewater Lane (PID 00290833).

CARRIED RS/KM

Item 3: Natural Forces
399 Burchill Road
Application Type: REZONING

Jody Kliffer provided a brief update, via Power Point presentation, regarding the application. Natural Forces is seeking to rezone the subject site to facilitate the establishment of a windfarm of up to ten turbines. If approved, the energy produced by the turbines will feed into the electrical grid for the City, which is managed by Saint John Energy. In 2019 Council approved an amendment to the City’s Municipal Plan to Policy NE-38 that provides direction to Council to “explore and encourage the development and use of alternative energy sources”, which includes the harnessing of wind energy. The placement of the proposed wind turbines is in a remote area of the City adjacent to the Spruce Lake Industrial Park. The proposal requires the site to be rezoned to Green Energy (GE) in order for the use to be established. Staff recommend that Council rezone an area along Burchill Road where access to the site would be shared with the existing quarry operation to Special Zone #5 (SZ-5). “Special Zone 5” would effectively permit the operators of both the quarry and the windfarm to share equal use of the private access road. Staff recommend approval for the rezoning and Section 59 Amendment, as the proposed land use is in keeping with the direction offered by the Municipal Plan.

Amy Pellerin, of Natural Forces, appeared before the Committee and spoke in favor of staff recommendation. She gave a brief presentation of the overview of the project. She stated that the development of the proposed 10 turbines at the subject site requires an Environmental Impact Assessment (EIA) to be conducted prior to receiving a permit to operate. The EIA has been registered with the Province on February 18, 2020 and that additional bird and bat studies would be conducted by the end of February. Ms. Pellerin stated that a second open house would be held in March to review the information found in the EIA.

The Committee asked the applicant if Natural Forces is ISO registered. Ms. Pellerin responded that Natural Forces is not, but that the manufacturer of the turbines would be.

As questioned by the Committee, Ms. Pellerin clarified that ten turbines is the maximum amount of turbines that could be accommodated by the site and she stated that they plan to construct the site in one phase that would be completed by the end of 2021.
Brian Irving, of Develop Saint John, appeared before the Committee and spoke in favour of staff recommendation. He stated the windfarm is a great use of the property and that it is not offensive to the Lorneville neighbourhood.

One letter was received in support of the application.

The Committee considered staff recommendation, comments from the applicant and the public, and the letter.

*It was MOVED and SECONDED:*

1. That Common Council rezone parcel of land having an area of approximately 995.1 hectares, located at 399 Burchill Road, also identified as PID No. 00412189, from Heavy Industrial (IH), Pit and Quarry (PQ), Rural (RU), and Medium Industrial (IM) to Green Energy (GE);

2. That Common Council rezone a parcel of land having an area of approximately 2.5 hectares, located at 399 Burchill Road, also identified as being a portion of PID No. 00412189, from Pit and Quarry (PQ) and Rural (RU) to Special Zone 5 (SZ-5);

3. That Common Council rescind the Section 39 (now Section 59) conditions imposed on the 2011 rezoning of a parcel of land having an area of approximately 4143 square metres, located at 399 Burchill Road, also identified as a portion of PID No. 00412189, to Pit and Quarry (PQ) and

4. That Common Council amend the City of Saint John Zoning By-law by:
   a. Adding the following to the list of Other zones in Section 2.2: “Special Zone SZ-5”

      i. Uses: Adding the following as Section 14.10:
         “14.10 Special Zone No. 5 (SZ-5)
         14.10 (1) Permitted Uses
         Any Land, building, or structure may be used for the purpose of, and no other purpose than, the following uses:
An access road for a pit and/or quarry
- All uses permitted in Section 14.11

ii. 14.10 (2) Zone Standards

Standards for development in Special Zone No. 5 shall be as set-out in subsection 12.4 (4) and Parts 4 to 9 where this zone shall be considered a Pit and Quarry (PQ) zone or a Green Energy (GE) zone, as the case may be.”

CARRIED GS/AMcS

Item 4: Other Business

There being no further business, the Chair called for a motion to adjourn the meeting at 7:40pm.

CARRIED KM/RS

Alex Weaver Crawford
Chair

Aimee Burgess
Recording Secretary