City of Saint John
Common Council Meeting
AGENDA

Monday, July 28, 2025

6:00 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.

			Pages
1.	Call to Order		
	1.1	Land Acknowledgement	
	1.2	National Anthem	
2.	Approval of Minutes		
	2.1	Minutes of July 7, 2025	6 - 23
	2.2	Minutes of July 15, 2025	24 - 26
3.	Approval of Agenda		
4.	Disclosures of Conflict of Interest		
5.	Consent Agenda		
	5.1	Establishment of the City of Saint John Medical Education Scholarship in partnership with the New Brunswick Medical Education Foundation (Recommendation in Report)	27 - 33
	5.2	By-Law Enforcement Services – Award of Contract (Recommendation in Report)	34 - 37
	5.3	Community Development Fund Agreement: Arenas Equipment Upgrades (Recommendation in Report)	38 - 46

5.4 Green and Inclusive Community Buildings (GICB) Program First Amending Agreement - Carnegie Building HVAC and Lighting Upgrade (Recommendation in Report) 47 - 51

5.5 Street Naming – Roxbury Drive Developments (Recommendation in Report) 52 - 55

5.6 PRO Kids RBC Shares (Recommendation in Report) 56 - 62

6. Members Comments

7. Proclamation

8. Delegations / Presentations

8.1 Alchemia Art Workshop 63 - 77

8.2 Saint John Energy 78 - 90

9. Public Hearings - 6:30 p.m.

10. Consideration of By-laws

10.1 Public Presentation - Proposed Municipal Plan Text Amendment for Solar Energy Development 91 - 92

10.2 Municipal Plan Amendment, Zoning By-Law Amendment and Section 59 Conditions - 1384 Latimore Lake Road (3rd Reading) 93 - 100

10.3 Municipal Plan Amendment, Zoning By-Law Amendment, Recission of previous Sec 59 Conditions, Sec 59 Conditions, Sec 59 Agreement and Sec 131 Agreement - 500 Pelton Road (Ethos Ridge) (3rd Reading) 101 - 110

10.4 Zoning By-Law Amendment - 224 Anthonys Cove Road (3rd Reading) 111 - 113

10.5 Zoning By-Law Amendment, Sec 59 Conditions, Amend list of official Street Names, Investigation of Intersection and Citizen Concerns in area - 859 Sand Cove Road (3rd Reading) 114 - 120

11. Submissions by Council Members

11.1 Notice of Motion - Enforcement Options regarding the Keeping of Animals (Deputy Mayor MacKenzie) 121 - 121

12. Business Matters - Municipal Officers

12.1 Housing for All Strategy Update 122 - 127

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

15. General Correspondence

15.1	Spruce Lake Industrial Park Expansion: Citizen Letters received subsequent to Public Hearing (per 10.4 of Procedural By-Law) (Recommendation: Receive for Information)	128 - 207
15.2	Usher Syndrome Awareness Day - Request for Proclamation (Recommendation: Refer to Clerk to prepare the proclamation)	208 - 210
15.3	N. Clarke: Wharf Upgrades (Recommendation: Receive for Information)	211 - 212
15.4	S. Winchester: Concerns on Somerset Street (Recommendation: Receive for Information)	213 - 213
15.5	Stevie Go Go: Request to Present (Recommendation: Refer to Public Safety Committee for a presentation)	214 - 215
15.6	A. Pottle: Lack of sidewalk on Broadview Ave (Recommendation: Receive for Information)	216 - 217

16. Supplemental Agenda

17. Committee of the Whole

17.1	Termination of Lease: Java Moose	218 - 218
17.2	City Market - New Lease Bagel Artist	219 - 219
17.3	City Market - Kim's Korean New Space Lease	220 - 220
17.4	City Market - Market Street Kitchen Lease	221 - 221
17.5	Update on 2025 PMHP Allocation	222 - 222
17.6	Barrack Green Residence Project - Status Report	223 - 223

18. Adjournment

City of Saint John
Common Council Meeting
Monday, July 28, 2025

Committee of the Whole

1. Call to Order

Si vous avez besoin des services en français pour une réunion de Conseil communal, veuillez contacter le bureau du greffier communal au 658-2862.

Each of the following items, either in whole or in part, is able to be discussed in private pursuant to the provisions of subsection 68(1) of the Local Governance Act and Council / Committee will make a decision(s) in that respect in Open Session:

4:00 p.m., 2nd Floor Boardroom, City Hall

1.1 Approval of Minutes 68(1)
1.2 Financial Matter 68(1)(c)
1.3 Financial Matter 68(1)(c)
1.4 Financial Matter 68(1)(c)
1.5 Financial Matter 68(1)(c)
1.6 Financial Matter 68(1)(c)
1.7 Legal Matter 68(1)(f)
1.8 Financial Matter 68(1)(c)

Ville de Saint John
Séance du conseil communal
Lundi le 28 juillet 2025
18 h
Salle du Conseil communal, 2e étage, Hôtel de ville

Nous utiliserons un moyen de communication électronique lors de cette séance. Le public peut assister à la séance en personne à la salle du conseil communal ou la regarder sur le site Web de la Ville (www.saintjohn.ca) ou sur Rogers TV.

Comité plénier

1. Ouverture de la séance

Si vous souhaitez obtenir des services en français pour une séance du conseil communal, veuillez communiquer avec le bureau du greffier communal au 658-2862.

Chacun des points suivants, en totalité ou en partie, peut faire l'objet d'une discussion en privé en vertu des dispositions prévues au paragraphe 68(1) de la *Loi sur la gouvernance locale*. Le conseil/comité prendra une ou des décisions à cet égard au cours de la séance publique :

16 h – Clôture du comité plénier – Salle du conseil au 2e étage

1.1 Approbation du procès-verbal 68(1)
1.2 Question financière 68 (1)c)
1.3 Question financière 68 (1)c)
1.4 Question financière 68 (1)c)
1.5 Question financière 68 (1)c)
1.6 Question financière 68 (1)c)
1.7 Question juridique 68(1)f)
1.8 Question financière 68 (1)c)

Séance ordinaire

1. Ouverture de la séance

1.1 Reconnaissance des terres

1.2 Hymne national

2. Approbation du procès-verbal

2.1 Procès-verbal du 7 juillet 2025

2.2 Procès-verbal du 15 juillet 2025

3. Adoption de l'ordre du jour

4. Divulgations de conflits d'intérêts

5. Questions soumises à l'approbation du conseil

5.1 Établissement de la bourse d'études en médecine de la Ville de Saint John en partenariat avec la Fondation d'éducation médicale du Nouveau-Brunswick (recommandation dans le rapport)

5.2 Services d'application des arrêtés – Attribution du contrat (recommandation dans le rapport)

5.3 Accord sur le fonds de développement des collectivités : Modernisation de l'équipement des arénas (recommandation dans le rapport)

5.4 Premier accord modificatif du programme pour les Bâtiments communautaires verts et inclusifs (BCVI) – Amélioration du système de CVC et de l'éclairage du bâtiment Carnegie (recommandation dans le rapport)

5.5 Proposition de désignation d'une rue – Aménagement de la promenade Roxbury (recommandation dans le rapport)

5.6 Actions PRO Kids de RBC (recommandation dans le rapport)

6. Commentaires présentés par les membres

7. Proclamation

8. Délégations et présentations

8.1 Atelier d'art alchimique

8.2 Saint John Energy

9. Audiences publiques

10. Étude des arrêtés municipaux

10.1 Présentation publique – Projet de modification du libellé du plan municipal pour l'exploitation de l'énergie solaire

10.2 Modification du plan municipal, modification de l'arrêté de zonage et conditions en vertu de l'article 59 – 1384, chemin Latimore Lake (3e lecture)

10.3 Modification du plan municipal, modification de l'arrêté de zonage, rétractation des conditions précédentes en vertu de l'article 59, conditions en vertu de l'article 59, entente en vertu de l'article 59 et entente en vertu de l'article 131 – 500, chemin Pelton (Ethos Ridge) (3e lecture)

10.4 Modification de l'arrêté de zonage — 224, chemin Anthonys Cove (3e lecture)

10.5 Modification de l'arrêté de zonage, conditions en vertu de l'article 59, modification de la liste des noms de rue officiels, enquête sur l'intersection et les préoccupations des citoyens dans le quartier – 859, chemin Sand Cove (3e lecture)

11. Interventions des membres du conseil

11.1 Avis de motion – Options d'application de la loi concernant la garde des animaux (le maire adjoint MacKenzie)

12. Affaires municipales évoquées par les fonctionnaires municipaux

12.1 Mise à jour sur la stratégie de logement pour tous

13. Rapports déposés par les comités

14. Étude des sujets écartés des questions soumises à l'approbation du Bureau

15. Correspondance générale

15.1 Expansion du parc industriel de Spruce Lake : Lettres de citoyens reçues après l'audience publique (article 10.4 de l'arrêté de procédure) (recommandation : recevoir à titre d'information)

15.2 Journée de sensibilisation au syndrome d'Usher – Demande de proclamation (recommandation : renvoi au greffier pour préparer la proclamation)

15.3 N. Clark : Amélioration des quais (recommandation : recevoir à titre d'information)

15.4 S. Winchester : Préoccupations concernant la rue Somerset (recommandation : recevoir à titre d'information)

15.5 Stevie Go Go : demande de présentation (recommandation : renvoi au Comité de la sécurité publique en vue d'une présentation)

15.6 A. Pottle : Absence de trottoir sur l'avenue Broadview (recommandation : recevoir à titre d'information)

16. Ordre du jour supplémentaire

17. Comité plénier

17.1 Résiliation du bail : Java Moose

17.2 Marché de la ville – nouveau bail Bagel Artist

17.3 Marché de la ville – le nouvel espace Kim's Korean

17.4 Marché de la ville – bail de cuisine Market Street

17.5 Mise à jour sur l'allocation PMHP 2025

17.6 Project de résidence Barrack Green – rapport d'étape

18. Levée de la séance

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/Menaquesk is situated is the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their Indigenous Neighbours, the Mi'Kmaq/Mi'kmaw and Passamaquoddy/Peskotomuhkati 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 contact 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.

The City of Saint John

MINUTES – REGULAR MEETING
COMMON COUNCIL OF THE CITY OF SAINT JOHN
JULY 15, 2025, AT 6:00 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 (virtual attendance)
Councillor-at-Large Brent Harris
Councillor Ward 1 Joanna Killen
Councillor Ward 2 Barry Ogden
Councillor Ward 3 Gerry Lowe
Councillor Ward 3 Mariah Darling
Councillor Ward 4 Greg Stewart

Absent: Councillor Ward 1 Greg Norton
Councillor Ward 4 Paula Radwan

Also Present:
Commissioner Finance K. Fudge (Acting CAO)
Commissioner Utilities & Infrastructure Services I. Fogan
Commissioner Public Works M. Hugenholtz
Director Legal Services / Solicitor J. Boucher
Director Community Planning and Housing P. Nalavde
Director Human Resources D. McQuade-Clark
Assistant Deputy Chief L. Robichaud (virtual attendance)
Deputy City Clerk A. McLennan

1. Call to Order

1.1 Land Acknowledgement

The Mayor read aloud the Land Acknowledgement and called for a moment of reflection.

“The City of Saint John/Menaquesk is situated is the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their Indigenous Neighbours, the Mi’Kmaq/Mi’kmaw and Passamaquoddy/Peskotomuhkati 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 Agenda

Moved by Councillor Darling, seconded by Deputy Mayor MacKenzie:
RESOLVED that the agenda of July 15, 2025, be approved.

MOTION CARRIED.

3. Disclosures of Conflict of Interest

No disclosures were declared.

4. Business Matters – Municipal Officers

4.1 2029 Canada Games – Canada Games Aquatic Center Renovations Consultant Services Award

Commissioner Fudge provided an overview of the item.

Moved by Councillor Harris, seconded by Councillor Darling:
RESOLVED that as recommended in the submitted report *M&C 2025-177: 2029 Canada Games – Canada Games Aquatic Center Renovations Consultant Services Award*, the proposal submitted by MacLennan Jaunkalns Miller Architects (MJMA) Ltd, for Professional Services for the Canada Games Aquatic Centre (CGAC) Renovations project, in the amount of $1,473,410.50 plus HST, be accepted, with the understanding that Phases C, D and E are conditional on 40% approved funding from the Regional Development Corporation (RDC) as well as the approval by the Fundy Regional Service Commission of the entirety of the capital plan for the CGAC renovation project; and

That the Mayor and City Clerk be authorized to execute the necessary contract documents.

MOTION CARRIED.

5. Adjournment

Moved by Councillor Lowe, seconded by Deputy Mayor MacKenzie:
RESOLVED that the meeting of Common Council held on July 15, 2025, be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 6:10 p.m.

COMMON COUNCIL REPORT

M&C No.	2025-186
Report Date	July 07, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **Establishment of the City of Saint John Medical Education Scholarship in partnership with the New Brunswick Medical Education Foundation**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Ronald Moncada	***Amy Poffenroth / David Dobbelsteyn***	***J. Brent McGovern***

RECOMMENDATION

That the City enter into the Scholarship Agreement with the New Brunswick Medical Foundation in the form as generally attached to this M&C 2025-186, for the purpose of establishing "The City of Saint John Medical Education Scholarship" commencing in 2026, and that the Mayor and Clerk be authorized to execute the said Scholarship Agreement and any other documents ancillary thereto.

EXECUTIVE SUMMARY

The City of Saint John wishes to support the establishment of "The City of Saint John Medical Education Scholarship" by donating $10,400 annually for four years.

The New Brunswick Medical Education Foundation (NBMEF) would establish a scholarship to support two medical students every year with a $5,000 scholarship each.

The City of Saint John and the New Brunswick Medical Education Foundation would enter into a partnership via an agreement. The NBMEF will select scholarship recipients in accordance with its rules and regulations.

The proposed agreement is in compliance with the City of Saint John's Grants Policy. The NBMEF will submit an annual report informing the City about the allocation of scholarships.

The NBMEF will keep a close track of recipients and will ask them to sign a legally binding agreement to ensure they commit to practice in the City after graduation for at least one year.

The NBMEF also commits to connecting the beneficiaries with residency programs and regional health authorities to help foster future relationships and create ties within the region.

The Common Council resolution directed the CAO to establish this partnership in 2025, however, given the steps required for approval and the timelines of the New Brunswick Medical Education Foundation for their application and allocation process, it is recommended to begin this partnership in 2026 up to 2029. These annual donations shall be contingent upon approval through the City's annual budget process.

PREVIOUS RESOLUTION

Common Council Resolution: January 27th, 2025 - RESOLVED that Council direct the CAO to establish a Medical Education Scholarship in partnership with the New Brunswick Medical Educational Foundation Inc. starting in 2025.

REPORT

The purpose of the City of Saint John Medical Education Scholarship is to support the studies of two medical students, residents of Saint John, New Brunswick. The recipients must agree to a one-year return of service in the City of Saint John, for each year of support they receive up to four years for the medical doctor program at an accredited Canadian university in New Brunswick. The amount granted per scholarship will be $5,000.00 each.

These scholarships will be provided through an annual grant of $10,400 by the City of Saint John to the New Brunswick Medical Education Foundation Inc. starting in 2026 for a four-year term.

By establishing this scholarship, the City of Saint John will:

- Attract the best medical students to study in Saint John, New Brunswick.
- Preserve students as practicing physicians in Saint John, after graduation, especially those who are granted the scholarship continuously.
- Engage New Brunswickers studying outside the province to return to practice medicine in Saint John, New Brunswick.
- Ensure medical students can qualify for support to complete their studies while committing to give back to the City.

The NBMEF - charitable Registration # 810513523RR0001- founded in 2010, is a charity dedicated to attracting and retaining health care providers by extending return-to-service scholarships to New Brunswick medical students, ensuring a pipeline of future physicians is ready to practice in the province following graduation.

In the event of a recipient not returning to the City, repayments would not begin for years following the completion of the scholarship payment. The students must complete four years of medical school and a minimum of two years of residency following graduation before they can be eligible to begin practicing within Saint John, with additional time to secure employment, relocate and begin working. The NBMEF is accountable for tracking recipients throughout this time, and if/when they learn a recipient has established a career outside of their binding return-to-service agreement, the case is referred to their Alumni Committee for further action and repayment if warranted.

Repayments are typically obtained through payment plans that span years. These funds go back to the NBMEF and not to the donors, given that the funds were a donation to the charity and it is beyond the time of the initial agreement. The model allows for a financial incentive should students settle in the City, and a financial penalty should they break their commitment to Saint John. It is not a guaranteed solution, but the data shows the NBMEF has one of the most effective physician recruitment tools in New Brunswick's history with a 75% retention rate to date.

The New Brunswick Medical Education Foundation will submit a report annually to inform the City who the beneficiaries of the scholarships were, and when it is expected for them to graduate and commence their practice following their graduation. The transfer of funds from the charity to the students will be conditional on receipt of a signed return-to-service agreement.

Staff has reviewed this situation and recommends proceeding with the agreement even with the risk that it represents, as it is minimal. This donation is also considered a long-term investment, in addition to its direct impact on two of the Council's priorities: Grow and Belong.

Lastly, it is important to clarify that the initial Council resolution that was passed on January 27, 2025, states: "that Council direct the CAO to establish a Medical Education Scholarship in partnership with the New Brunswick Medical Educational Foundation Inc. starting in **2025**." However, the recommendation of this report is to begin this agreement in **2026**, given that the NBMEF timelines for scholarship allocations have already passed for 2025 and that the City's Grant Policy directs fund recipients to use the funding during the same year it was granted. It should also be noted that these donations are contingent on approval through the City's annual budget.

STRATEGIC ALIGNMENT

This aligns with the City's mission – Grow the City. Serve the City. Be the City of choice. It also aligns with council priorities Grow and Belong.

SERVICE AND FINANCIAL OUTCOMES

The total amount of the agreement is $41,600 for 4 years (2026 – 2029). It will be disbursed annually at an amount of $10,400, which corresponds to two (2) $5,000 scholarships and a 4%

($400) administrative fee. The allocation of this funding is contingent on the annual budget approval process by the City.

These funds should come from the Unconditional Grants budget, which needs to be adjusted to increase the amount given to this scholarship.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person
GCO	***Melanie Tompkins***
GCO	***Jacqueline Boucher***
GCO	***Harold Lee***
Finance	***Jodie Forgie***
Growth and Community Services	***David Dobbelsteyn***

ATTACHMENTS

NBMEF - Scholarship Agreement - City of Saint John Medical Education Scholarship 2026-2029 - July 2025

The New Brunswick Medical Education Foundation Inc. | La fondation d'éducation médicale du Nouveau-Brunswick Inc.

Scholarship Agreement

The City of Saint John Medical Education Scholarship (2026-2029)

I. Establishment

The New Brunswick Medical Education Foundation Inc. (hereafter "the Charity") agrees to establish "The City of Saint John Medical Education Scholarship" (hereafter "the Scholarship") per the terms of this Scholarship Agreement ("Agreement"). This Agreement is entered into by and between The City of Saint John (hereafter "the Donor") and the Charity on July __ 2025.

II. Purpose

The purpose of this Scholarship is to support medical education for a student enrolled in a program of study leading to the degree of Medical Doctor at an accredited Canadian university.

Upon accepting the award, **each recipient must commit to practice in the City of Saint John, New Brunswick** following graduation for each year of support received by signing a return-to-service agreement. The transfer of funds will be conditional on receipt of the signed return-to-service agreement.

III. Candidate Preference

Preference will be given to students from, or with ties to, the City of Saint John.

IV. Donor

The Scholarship shall be established through an initial donation of $10,400.00 provided by the Donor in 2026. Annual donations for the first year and subsequent three years (2027-2029) shall be contingent upon approval through the Donor's annual budget process and any required grant application process. The Charity acknowledges that there is no obligation on the part of the Donor to provide funding for any subsequent year unless and until such approvals have been obtained. Each annual donation shall be allocated to support two scholarships of $5,000.00 paid to two students and includes a 4% administrative fee of $400. The Donor shall provide written confirmation of funding approval for each subsequent year prior to the conclusion of the preceding scholarship year.

VI. Selection

Eligible students may submit an application to the Charity via its bilingual website between March 1 at 12:00 AM and May 31 at 11:59 PM of each year.

Scholarship recipients will be selected by the Grants Committee, operated by the Charity, in accordance with its rules and regulations.

The Charity will provide appropriate stewardship for the Scholarship including a media event for the public, and an annual report to the Donor to ensure the Donor's intentions are being met. Promotion of the Scholarship and its award will feature the logos and/or name of the Donor where and as appropriate.

The annual award will be announced publicly as "The City of Saint John Medical Education Scholarship" and presented at the Charity's annual scholarship celebration. Further, the Donor will be recognized in the Charity's Annual Report.

VII. Repayment

Should a recipient of the scholarship breach their return-to-service agreement, they will be contacted by the Alumni Committee, operated by the Charity, to initiate a repayment plan or explore opportunities to return to practice in the City of Saint John, New Brunswick.

VIII. Contingency and Amendments

This Agreement may only be amended by mutual written agreement between the Charity and the Donor, subject to the discretion of the Donor's City Council. Any proposed amendment, whether initiated by the Charity or the Donor, must be submitted in writing and will only take effect upon such signed approval by both parties.

IX. Reporting Requirements

The Charity shall submit an annual outcome report to the City by no later than December 31 of each year during the term of this Agreement. The outcome report shall include:

1. A description of the activities undertaken and outcomes achieved with the scholarship funding;
2. Financial summary of the revenues and expenditures of the Charity;
3. A financial report accounting for the expenditure of the scholarship funds;
4. Disclosure of any unused grant funds; and
5. Signatures of the Charity's Board Chair and authorized signing authority.

Any unused grant funds identified in the annual outcome report shall be returned to the Donor within thirty (30) days of submission of the report. The outcome report will be publicly available through the Donor's official website.

X. Execution

This Agreement is endorsed as the basis for the named endowment by the authorized signatories below:

THE CITY OF SAINT JOHN

Per: _____
Donna Noade Reardon
Mayor

Per: _____
Jonathan Taylor
City Clerk

Common Council Resolution: _____, 2025

THE NEW BRUNSWICK MEDICAL EDUCATION FOUNDATION

Dr. Michael Simon _____ July 1, 2025
Dr. Michael Simon
Co-Chair, Board of Directors
The New Brunswick Medical Education Foundation

Nora M. Kelly _____ July 1, 2025
Ms. Nora Kelly
Co-Chair, Board of Directors
The New Brunswick Medical Education Foundation

COMMON COUNCIL REPORT

M&C No.	2025-194
Report Date	July 17, 2025
Meeting Date	July 28, 2025
Service Area	Public Works and Transportation Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **By-Law Enforcement Services – Award of Contract**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Barb Crawford / Chris Roberts	***Michael Hugenholtz***	***J. Brent McGovern***

RECOMMENDATION

It is recommended that Common Council award the By-Law Enforcement Services contract to the Canadian Corps of Commissionaires NB & PEI at an estimated annual cost of $85,436 plus HST, with the option to renew for up to three, twelve-month extensions, and, that the Mayor and Common Clerk be authorized to execute the necessary contract documents.

EXECUTIVE SUMMARY

The City has concluded its procurement process for third-party enforcement of four key municipal by-laws: Distribution of Flyers, Snow Control, Vehicles for Hire, and Solid Waste.

A total of six proposals were evaluated using criteria such as qualifications, experience, service approach, and value. The selected proponent, Canadian Corps of Commissionaires NB & PEI, demonstrated exceptional capabilities aligned with the City's goals for professional and effective by-law enforcement.

The contracted services will include timely response to public inquiries and complaints, enforcement through education, warnings, and formal actions, inspections, administrative penalties, and court representation when required, ongoing collaboration with municipal staff and external agencies and detailed monthly reporting on activities and outcomes.

To support the proponent, Public Works will provide training, resources, equipment, and City identification.

PREVIOUS RESOLUTION

Not Applicable

REPORT

The 2025 General Fund Operating Budget included funds to provide additional resources focused on enforcement of various by-laws relating to Public Works and Transportation Services. The role of the By-law Enforcement Officer is vital to upholding municipal regulations and promoting community health, safety, and respect among residents and businesses. By-laws serve as a foundation for maintaining order and fostering the vibrancy of the municipality, and enforcement officers are instrumental in ensuring these standards are met.

Six proposals were received in response to the City's Request for Proposals for enforcement of four Municipal by-laws, The Distribution of Flyers By-law, the Snow Control By-law, the Vehicles for Hire By-law and the Solid Waste By-law. All submissions were evaluated against established criteria, including qualifications, relevant experience, approach to service delivery, and overall value.

The selected proponent will be responsible for a wide range of services, including timely responses to public inquiries, investigation and resolution of complaints, and enforcement of by-laws through education, warnings, and formal actions. Duties will also include conducting inspections, issuing administrative penalties, attending court proceedings when necessary, and collaborating with internal staff and external agencies.

Public Works will support the selected proponent by providing training on applicable by-laws, standard operating procedures for enforcement and documentation, as well as access to office space, technology, and specialized personal protective equipment if required for certain enforcement activities. Official City identification will also be provided.

After thorough evaluation, it is recommended that the contract be awarded to the Canadian Corps of Commissionaires NB & PEI, who demonstrated superior qualifications, relevant experience, and a comprehensive and professional approach that aligns with the City's objectives for effective by-law enforcement.

STRATEGIC ALIGNMENT

The proposed recommendation aligns with Common Council's priorities of BELONG and PERFORM.

BELONG: *We value a welcoming community.*

Enforcement of Municipal By-laws contributes to livable neighborhoods by responding to complaints and resolving issues that affect quality of life.

PERFORM: *We value the best use of resources.*

The award of this contract includes transparent service delivery through monthly reporting and clear performance expectations, professional standards including training, certifications, and accountability and efficient use of resources by leveraging existing infrastructure (office space, equipment) and aligning with internal procedures.

SERVICE AND FINANCIAL OUTCOMES

This contract was a planned expense in the Public Works and Transportation Services operating budget, approved with the 2025 operating budget.

INPUT FROM OTHER SERVICE AREAS

Supply Chain Management facilitated the Request for Proposal (RFP) process to solicit proposals for By-law Enforcement Services. The RFP closed on June 3, 2025, with the following proponents responding by submitting proposals:

COMPANY NAME
Maritime Enforcement Services
CNSS Canadian National Security Solutions Corp.
Carraway Inc.
Shadow Security
Canadian Corps of Commissionaires NB & PEI
Admiral Investigations Atlantic Inc.

A review committee, consisting of staff from Supply Chain Management and Public Works and Transportation Services reviewed the submissions for completeness and compliance with the RFP requirements and selection criteria consisting of the following:

1. Quality and Completeness of Proposal
2. Experience
3. Cost

Also, in accordance with the City's standard procedures, the committee members evaluated the proposals based on the proposals' technical merits. Following this, the financial proposals were opened and evaluated, and corresponding scores were added to the technical scores.

The Canadian Corps of Commissionaires NB & PEI's proposal was selected as the best proposal based on an overall rating of the evaluation criteria offering a strong overall solution for the City.

The above processes are in accordance with the City's Strategic Procurement Policy and Supply Chain Management support the recommendations being put forth.

Name of Service Area/Stakeholder	Name of Staff Person
Supply Chain Management	Chris Roberts

ATTACHMENTS

None

COMMON COUNCIL REPORT

M&C No.	2025-184
Report Date	July 15, 2025
Meeting Date	July 28, 2025
Service Area	Utilities and Infrastructure Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **Community Development Fund Agreement: Arenas Equipment Upgrades**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Samir Yammine	***Ian Fogan***	***J. Brent McGovern***

RECOMMENDATION

It is recommended that the City enter into an Agreement with the Regional Development Corporation (RDC) for funding under the Province of New Brunswick Community Development Fund for the following project: Peter Murray and Hurley Arenas Equipment Upgrades , Project No. 18,373, in the form and upon the terms and conditions as attached; and that the Mayor and City Clerk be authorized to execute the said Agreement.

EXECUTIVE SUMMARY

The purpose of this report is to seek Common Council's approval to enter into an Agreement with RDC for funding under the Province of New Brunswick Community Development Fund for the following project:

Peter G. Murray Arena

- Replace Rubber Mats
- Replace Cooling Tower #1 Unit
- Replace Cooling Tower #2 Unit

Stewart Hurley Arena

- Replace Ammonia Chiller

PREVIOUS RESOLUTION

NA

REPORT

The City of Saint John has been approved for a financial contribution in the amount of 40% of the eligible expenditure or $118,400 toward the Equipment Upgrades at Peter Murray and Hurley Arenas.

The proposed upgrades consist of the following:

- Replacement of both Cooling Towers at Peter Murray Arena
- Replacement of the Rubber Mats at Peter Murray Arena
- Replacement of the Ammonia Chiller at Hurley Arena

STRATEGIC ALIGNMENT

The Equipment Upgrades at Peter Murray and Hurley Arenas is clearly aligned with the Council's Priorities to invest in sustainable City services and municipal infrastructure, as well as improve recreation programing and facilities.

SERVICE AND FINANCIAL OUTCOMES

The City of Saint John will receive a total financial contribution in the amount of 40% of the eligible expenditure or $118,400 from RDC toward the Equipment Upgrades at Peter Murray and Hurley Arenas.

The total cost of the Equipment Upgrades is approximately $295,000 to complete the work .

The breakdown in funding for the proposed upgrades is as follows:

Regional Development Corporation (RDC):	$118,400
City General Fund 2025 Capital Budget:	$ 176,600

INPUT FROM OTHER SERVICE AREAS

The agreement has been reviewed by the General Counsel Office and no concerns have been noted.

Name of Service Area/Stakeholder	**Name of Staff Person**
General Counsel Office	Jacqueline Boucher
Utilities and Infrastructure Services	Samir Yammine

ATTACHMENTS

1. Project No.: 18,373 - Agreement with the Regional Development Corporation for funding under the Province of New Brunswick Community Development Fund for the following project: : Peter Murray and Hurley Arenas Equipment Upgrades.

June 24, 2025

Her Worship Donna E. Reardon
Mayor of The City of Saint John
15 Market Square
Saint John, New Brunswick E2L 4L1

SUBJECT: Project No.: 18373
Project Name: The City of Saint John – Arena Equipment Upgrades

Dear Donna Reardon:

We are pleased to inform you that the above-noted project has obtained support from the Regional Development Corporation (RDC). A financial contribution up to $118,400 for The City of Saint John (the Applicant) has been approved for this project. Eligible costs and funding for this project are described in Appendix A.

Financing Conditions
The Applicant must provide confirmation to RDC that all other financing has been obtained prior to release of any funds for the project.

Reimbursement Procedures
Claims for reimbursement of the contribution must be supported by copies of invoices and proof of payment of those invoices on forms herein provided. Electronic copies may be obtained at: www.gnb.ca/rdc.

- The Applicant will be responsible to cover any cost overruns and will not request any additional funding from RDC for this project.
- Any unused funding committed in this fiscal year will expire on **March 31, 2026**.

All payments will be made by electronic funds transfer. Please complete the attached Direct Deposit Service form.

All claims must be **received** by RDC on or before **March 31, 2026**.

Terms and Conditions

1. No public announcement of funding or milestone events such as official openings and ribbon-cuttings shall be made by the Applicant without the prior written approval of RDC.

2. The Applicant shall not change the project scope, purpose or eligible costs without prior written approval of RDC.

3. RDC may refuse further disbursements if there is a materially adverse change in the financial position of the Applicant or status of the project.

4. The Applicant shall not sell or dispose of any assets purchased under this agreement for a period of 36 months following the completion of this project without prior written approval from an authorized representative of RDC.

5. The Applicant shall keep, for 36 months following project completion, all accounting books, records and statements pertaining to project costs and make these available for auditing and provide any statistical data required by RDC.

6. The Applicant shall allow any authorized representative of RDC reasonable access to the project site(s) and information.

7. The Applicant shall indemnify and save harmless the provincial government from and against all claims, demands, losses, damages, costs of any kind based upon any injury to or death of a person or damage to or loss of property arising from any willful or negligent act, omission or delay on the part of the Applicant or its servants or agents in carrying out the project.

8. The Applicant must adhere to all labour and environmental laws and regulations.

9. No Members of the Legislative Assembly, their staff, or their immediate family members shall be a party to this project or derive any benefit arising therefrom.

10. Information and documents provided to RDC may be subject to release under the *Right to Information and Protection of Privacy Act*.

11. Any costs incurred prior to **April 1, 2025**, are not considered eligible expenses under this offer.

12. RDC acknowledges the obligation to make the required payments under this agreement. However, payment of this contribution is subject to appropriation of sufficient funds by the legislature of the Province of New Brunswick.

13. Project work must begin within **60 days** of RDC receiving confirmation of financing.

If you are in agreement with the terms and conditions of this offer, please sign and return it and your Direct Deposit Service form to RDC at rdc-sdr@gnb.ca. **Please note that failure to do so within 45 days renders this offer null and void**.

All inquiries with respect to the project are to be forwarded to Litsa Petrakos at 506-607-5754 or at Litsa.Petrakos@gnb.ca.

We look forward to the successful completion of this project.

Sincerely,

Joel Dickinson
President

Enc.

cc: Hon. David Hickey, MLA for the riding of Saint John Harbour
Litsa Petrakos, Project Executive

This offer accepted on behalf of
The City of Saint John for
Project: 18373 – Arena Equipment Upgrades

Authorized Signatory: _____

Authorized Signatory: _____

Date: _____

Appendix A

Project 18373

The City of Saint John - Arena Equipment Upgrades

Total Approved Contribution

2025-2026	Community Development Fund	$118,400
	Project Total:	$118,400

Regional Development Corporation will reimburse 40% of eligible costs up to the total approved contribution.

Eligible Cost(s)

Arena equipment upgrades	$296,170
Total	$296,170

The portion of Harmonized Sales Tax (HST) refunded by Canada Revenue Agency is considered ineligible.

New Nouveau Brunswick

Regional Development Corporation

P.O. Box 6000, Fredericton, New Brunswick E3B 5H1

Community Development Fund

Claim No:

Final Claim:

List all eligible project costs with invoices and cheque numbers on this form. Include a copy of each invoice and proof of payment. Failure to record and support each cost will cause a delay in processing.

Project Number: 18373

Project Name: The City of Saint John - Arena Equipment Upgrades

Description of costs	Name of Supplier	Cheque No.	Cheque Amount	Invoice Total	HST
			Total		
			Eligible & supported costs (total-HST refund)		

% of HST refunded by Canada Revenue Agency

☐ 71.43% - municipality ☐ 22.33% - university ☐ 50% - non-profit organization ☐ 100% - other ☐ 0% - none

The undersigned hereby certifies that:

a. the invoices above represent eligible project costs that have been paid in full and the work completed; and

b. no other public financial assistance has been received or is to be received for the part of the project against which this reimbursement is claimed.

Signature | Print Name | Date

Title | Company | Telephone

For office use only

Eligible & supported costs

Less: previous advance

122320-14-14

Add: current advance

122320-14-14

Claim Reviewer | **Date**

Project Officer | **Date**

Payment Authority

Vendor	Payment request	account	Claim Auditor
CITYSJ		4275	

New Nouveau Brunswick

Regional Development Corporation
Application / Change Form
Direct Deposit Service

Regional Development Corporation use only

Supplier / Employee number

Please send the completed form to the **Regional Development Corporation, P.O. Box 6000, Fredericton, NB E3B 5H1,** or email to RDC-SDR@gnb.ca or fax a copy to **(506) 453-7988**. For questions, contact us at **(506) 453-2277**.

All fields must be completed.

Name / Operating Name	
Legal or Corporate Name	
Address	
Contact Name	
Phone Number	
Email Address	

Definitions:

- Name / Operating Name: Record your individual/Agency/Company/ Business operating name (the name on your invoices or cheques).
- Legal or Corporate Name: Record your Agency/Company/Business legal or corporate name if different than above.
- Address: Record your full mailing address.
- Email Address: Email address where remittance notices will be sent.

*****IMPORTANT*****

Please attach a **"Void" cheque** or **cheque specimen** to this form. The document with the banking information **must also be signed** by the same authorized signatories as below.

I/We hereby authorize the Regional Development Corporation (RDC) to credit this account with any payments due from RDC until appropriate authority is received to indicate otherwise.

Please note, for municipalities or non-profit organizations two authorized signatures are required.

Signature	Signature
Title	Title
Date	Date

Regional Development Corporation use only

Set up	*Date*	*Review*	*Date*

COMMON COUNCIL REPORT

M&C No.	2025-185
Report Date	July 15, 2025
Meeting Date	July 28, 2025
Service Area	Utilities and Infrastructure Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Green and Inclusive Community Buildings (GICB) Program First Amending Agreement- Carnegie Building HVAC and Lighting Upgrade

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Samir Yammine	***Ian Fogan***	***J. Brent McGovern***

RECOMMENDATION

It is recommended that Common Council approve the First Amending Agreement under the Green and Inclusive Community Buildings Program for the Carnegie Building HVAC and Lighting Upgrade in the form and upon the terms and conditions as attached; and that the Mayor and City Clerk be authorized to execute the said Amending Agreement.

EXECUTIVE SUMMARY

The purpose of this report is to seek the Common Council's approval of the First Amending Agreement.

The proposed First Amending Agreement consists of the following changes:

1- Extending the completion date from March 31, 2026, to March 31, 2029.
2- Minor changes to the reporting requirements.

PREVIOUS RESOLUTION

M&C 2023-123. It is recommended That the City enter into the Grant Agreement with HIS MAJESTY THE KING IN RIGHT OF CANADA, as represented by the Minister of Infrastructure and Communities, hereinafter referred to as the Minister of Intergovernmental Affairs, Infrastructure and Communities ("Canada") under the Green and Inclusive Community Buildings Program for the Carnegie Building HVAC and Lighting Upgrade in the form as attached to M&C No.2023-123; and that the Mayor and City Clerk be authorized to sign any necessary documents.

REPORT

The proposed First Amending Agreement consists of the following changes:

1- Extending the completion date from March 31, 2026, to March 31, 2029.
2- Minor changes to the reporting requirements.

The proposed outcomes of the upgrades as well as the original scope of work will not be impacted by extending the completion date. However, the proposed completion date extension will enable the staff to successfully complete the proposed upgrades and achieve the expected outcomes and benefits.

As of July 15, 2025, the following tasks are completed:

- Completion of the Lighting Upgrade
- Work on the HVAC Upgrade has been awarded , with work to be completed by July 31, 2026.

STRATEGIC ALIGNMENT

The proposed Upgrades at Carnegie building art center is clearly aligned with the Council's Priorities to invest in sustainable City services and municipal infrastructure as well as by promoting arts and culture in the City of Saint John.

SERVICE AND FINANCIAL OUTCOMES

The City of Saint John will continue to receive the same total grant of $278,821 toward the proposed upgrades.

INPUT FROM OTHER SERVICE AREAS

The First Amending Agreement has been reviewed by the General Counsel Office and no concerns have been noted.

Name of Service Area/Stakeholder	**Name of Staff Person**
General Counsel Office	Jacqueline Boucher
Utilities and Infrastructure Services	Samir Yammine

ATTACHMENTS

Green and Inclusive Community Buildings GICB) Program First Amending Agreement- Carnegie Building HVAC and Lighting Upgrade.

CANADA – THE CITY OF SAINT JOHN

GREEN AND INCLUSIVE COMMUNITY BUILDINGS PROGRAM

AMENDING AGREEMENT NO. 1 FOR CARNEGIE BUILDING HVAC AND LIGHTING UPGRADE

BETWEEN: **HIS MAJESTY THE KING IN RIGHT OF CANADA**, as represented by the Minister of Infrastructure and Communities, hereinafter referred to as the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada ("Canada")

AND **THE CITY OF SAINT JOHN**, continued or incorporated pursuant to *the Local Governance Act* (the "Recipient"),

individually referred to as a "Party" and collectively referred to as the "Parties".

RECITALS

WHEREAS the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada is responsible for the Program entitled the Green and Inclusive Community Buildings Program (the "Program");

WHEREAS the Recipient has submitted to Canada an application for the funding of the Project which qualifies for support under the Program;

WHEREAS the Recipient is responsible for carrying out the Project and Canada wishes to provide financial support for the Project and its objectives;

WHEREAS The Parties entered into an Agreement dated June 29, 2023;

AND WHEREAS The Parties wish to amend the Agreement to extend the timeline of the Agreement and update standard clauses.

NOW THEREFORE, the Parties hereby agree as follows:

1. AMENDMENTS TO THE CONTRIBUTION AGREEMENT

1.1 SECTION 1 (INTERPRETATION) PARAGRAPH 1.1 (DEFINITIONS):

Replace:

"Agreement End Date" means March 31, 2026 unless terminated earlier in accordance with this Agreement.

With:

"Agreement End Date" means March 31, 2029 unless terminated earlier in accordance with this Agreement.

1.2 SCHEDULE C (REPORTING REQUIREMENTS) PARAGRAPH C.2 (ANNUAL REPORT):

Replace:

ix. Details of the funds and their management, including:

- An updated Project budget forecast and cashflow for the next fiscal period; and
- Summary of total actual expenditures and Eligible Expenditures by source of funding as well as federal contribution by Fiscal Year for the Project; and
- Audited financial statements for the period in question, if requested by Canada;

With:

ix. Details of the funds and their management, including:

- An updated Project budget forecast and cashflow for the next fiscal period;
- Summary of Eligible Expenditures for the Project;
- Summary of funding received through other sources; and
- Audited financial statements for the period in question, if requested by Canada;

2. EFFECT OF AMENDMENTS

2.1 All capitalized terms not otherwise defined herein have the meaning ascribed to them in the Agreement.

2.2 Except for the amendments provided for in this Amending Agreement No. 1, the obligations, covenants, and terms and conditions set forth in the Agreement will continue to remain in full force and effect.

2.3 This Amending Agreement No. 1 may be executed and delivered in counterparts, (including by electronic signature, facsimile or other means of electronic transmission, such as by electronic mail in "PDF" form), with the same effect as if all Parties had signed and delivered the same document, and all counterparts will together, when attached, constitute one and the same original Amending Agreement No. 1 and will form part of the Agreement.

2.4 This Amending Agreement No. 1 shall be effective as of the date this agreement is signed by the last Party.

3. SIGNATURES

This Amending Agreement No. 1 has been executed on behalf of His Majesty the King in right of Canada by the Minister of Housing and Infrastructure and Minister responsible for Pacific Economic Development Canada and on behalf of The City of Saint John by the Mayor and City Clerk.

HIS MAJESTY THE KING IN RIGHT OF CANADA

Mamtaz, Hasib

Digitally signed by Mamtaz, Hasib
Date: 2025.06.30 10:16:30 -04'00'

Per: Bogdan Makuc
Director General
Resilient and Innovative Communities

Date

THE CITY OF SAINT JOHN

Per: Her Worship Donna Noade
Mayor

Date

Per: Jonathan Taylor
City Clerk

Date

COMMON COUNCIL REPORT

M&C No.	2025-193
Report Date	July 22, 2025
Meeting Date	July 28, 2025
Service Area	Utilities and Infrastructure Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **Street Naming – Roxbury Drive Developments**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Yves Léger	***Ian Fogan/Michael Baker***	***J. Brent McGovern***

RECOMMENDATION

It is recommended that Common Council amend the list of Official Street Names and approve the following changes:

1. Add the name “terrasse Marion Jack Terrace”.
2. Add the name “terrasse Anne Chisholm Terrace”.

EXECUTIVE SUMMARY

An application for a new development off Roxbury Drive, consisting of two multi-unit residential buildings, has been approved. Due to the number of unique civic addresses required for each building, official street names are needed to meet NB 9-1-1 civic addressing guidelines.

In accordance with the City of Saint John’s Street and Public Space Naming Policy, the developer was asked to propose names for the new accesses. The proposed names, "terrasse Marion Jack Terrace" and "terrasse Anne Chisholm Terrace", have been reviewed and meet NB 9-1-1 guidelines, making them acceptable.

PREVIOUS RESOLUTION

None.

REPORT

An application for a new development off Roxbury Drive, consisting of two 20-unit stacked townhouse buildings, has been approved. Due to the number of unique civic addresses required for each building, official street names are needed to meet NB 9-1-1 civic addressing guidelines.

In accordance with the City of Saint John's Street and Public Space Naming Policy, the developer was asked to propose names for the new accesses. The proposed names, "terrasse Marion Jack Terrace" and "terrasse Anne Chisholm Terrace", have been reviewed and meet NB 9-1-1 guidelines, making them acceptable.

Background

"Marion Jack was born on 1 December 1866 in Saint John, New Brunswick, into a prominent family. She received much of her education in England and France, where she studied art. Painting landscapes was her field of specialty. She first learned of the Bahá'í Faith at a social gathering during her student days in Paris. From that time on, she dedicated her life to serving that Faith. She spent some time in Acre, Israel, (then part of the Ottoman Empire) and, in 1908, taught English to 'Abdu'l-Bahá's grandchildren. She continued to paint while she was there.

By 1914 she had returned to North America; she traveled to Alaska, Ontario, Quebec and many other places in North America to share the teachings of the Bahá'í Faith. "Jackie," as she was affectionately called, was completely comfortable with young and old alike and was loved wherever she went, drawing everyone to her and to each other through her faith, love and devotion.

Marion Jack returned to Haifa in 1930 and, following this visit, moved to Sofia, Bulgaria, where she spent the remainder of her life. In Sofia, she held frequent meetings that were well attended by people of prominence and capacity. As World War II approached and all who could flee the country did so, Shoghi Effendi, the Guardian of the Bahá'í Faith, suggested that she go to Switzerland or some other safe country. She pleaded to be allowed to stay at her post, preferring, as she put it, to "remain at the switch." Living on a small pension, which did not always reach her, suffering serious deprivation, ageing and in poor health, she stayed at her post.

For the duration of World War II, and especially after Sofia fell behind the Soviet Iron Curtain, Marion Jack displayed constancy, fearlessness and self-abnegation by remaining in Sofia and contributing to the development of the Bahá'í Faith in Bulgaria. Despite living in poverty, with an enlarged heart and many other ailments, exposed to the misery of a nation torn by war, and friends pleading with her to leave, Marion Jack remained in that country for more than 20 years, until her passing on 25 March 1954.

It was not without cause that 'Abdu'l-Bahá called her "General Jack."" (*Source: https://www.bahai.ca/en/who-we-are/canadian-origins/early-canadian-bahais/m-jack/)*

"The staunch and energetic Anne Chisholm lived in Saint John during the 1970s and 1980s. This retired nurse hitchhiked through towns and rural outposts, joyfully advocating for the oneness of humankind. Accompanied everywhere she went with her French poodle Mindy and her favourite book about the British Royal Family, her warm smile lip [*sic*] up strangers' hearts. She had boundless energy that belied her age opening hearts to hope. She believed that world peace was not only possible, but inevitable. Her devotion to improving the lives of her fellow men was not for recognition, but for her love of humanity. Although her purse was not filled with much money, her generosity of spirit was unmatched. She has left behind a trail of kindness and inspiration that still lingers in the memories of those she met."
(*Source: Ali Farahani, Principal, Building Prosperity Inc.)*

STRATEGIC ALIGNMENT

Ensuring street names meet NB 9-1-1 guidelines aligns directly with Council's "Vibrant, Safe City" priority.

SERVICE AND FINANCIAL OUTCOMES

The costs to the City of Saint John for this are approximately $795 associated with installing the new street name signs at the intersections with Roxbury Drive.

INPUT FROM OTHER SERVICE AREAS

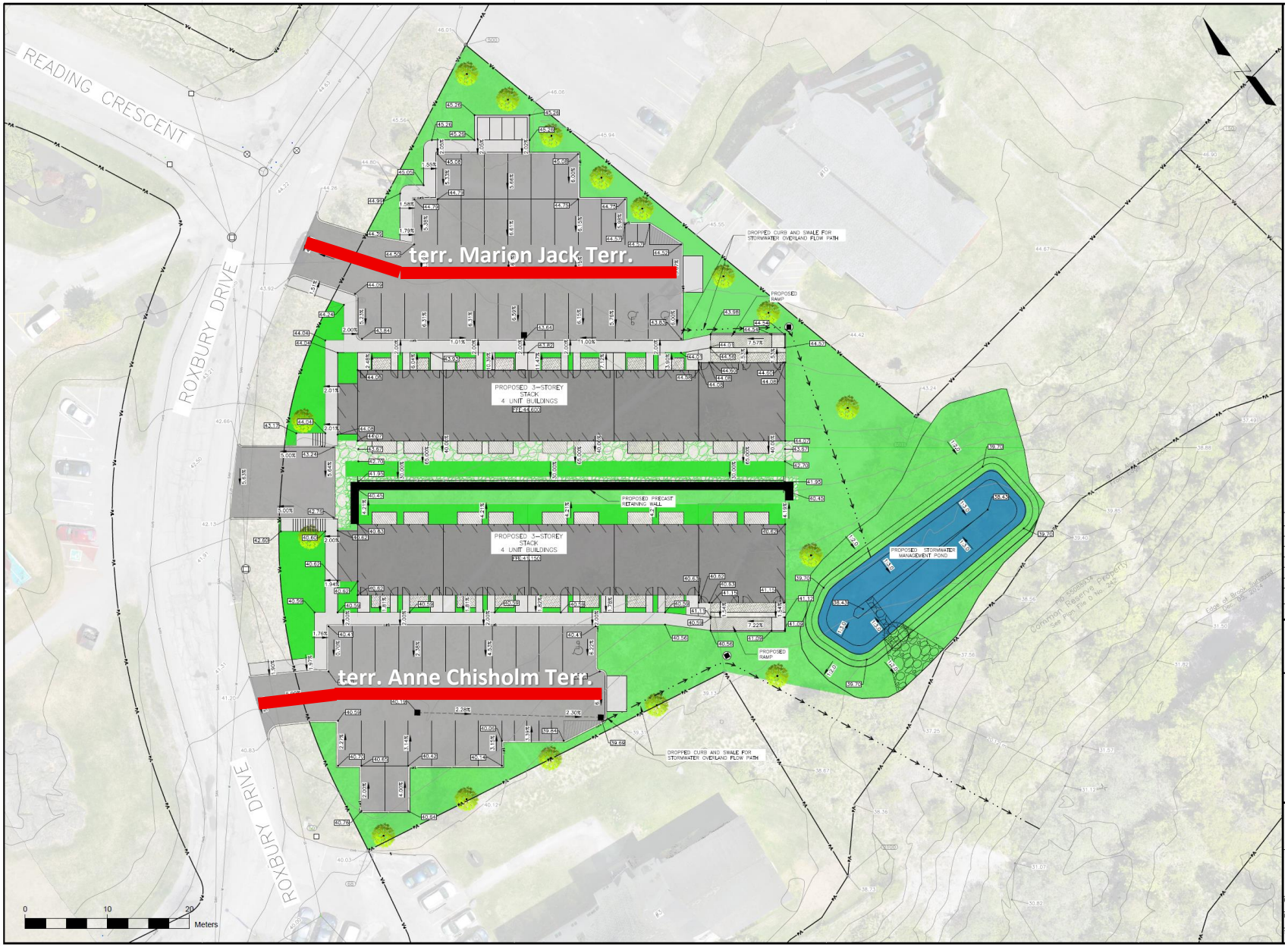
Name of Service Area/Stakeholder	Name of Staff Person
Public Works and Transportation Services	Tim O'Reilly

Public Works and Transportation Services were consulted and will cover the new street name sign costs from their operating budget.

ATTACHMENTS

Schedule A: terrasse Marion Jack Terrace & terrasse Ann Chisholm Terrace

Schedule A: terrasse Marion Jack Terrace & terrasse Ann Chisholm Terrace



COMMON COUNCIL REPORT

M&C No.	2025-187
Report Date	July 10, 2025
Meeting Date	July 28, 2025
Service Area	Strategic Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Pro Kids RBC Shares

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Craig Lavigne	***Kevin Fudge***	***J. Brent McGovern***

RECOMMENDATION

Common Council directs the Common Clerk, Mayor and Chief Financial Officer to execute documents required to allow for disposal of shares upon request of the Pro Kids Advisory Board.

EXECUTIVE SUMMARY

The City of Saint John was gifted 2483 Common Shares in 2013 from the Estate of Deborah Ann Chapman for the sole use and benefit of the P.R.O. Kids Program. The Finance Department is the custodian for the investment and has the authority to liquidate shares at the request of the P.R.O Kids Advisory Committee.

The Finance Department has received a letter from the Advisory Committee to liquidate shares up to the value of $65,000. In order for the CFO to liquidate shares, the required documentation attached to this report must be executed.

PREVIOUS RESOLUTION

M&C – 2014-73 – Establishment of an “Investment Fund – P.R.O. Kids Program”

REPORT

The City of Saint John was gifted 2483 Common Shares in 2013 from the Estate of Deborah Ann Chapman for the sole use and benefit of the P.R.O. Kids Program. The Finance Department is the custodian for the investment and has the authority to liquidate shares at the request of the P.R.O Kids Advisory Committee.

The Finance Department has received a letter from the Advisory Committee to liquidate shares up to the value of $65,000. In order for the CFO to liquidate shares, the required documentation attached to this report must be executed.

STRATEGIC ALIGNMENT

The report aligns with Councils priority of "Belong" by ensuring the P.R.O. Kids program continues to provide financial support to allow children and youth to participate in various recreation, arts and musical programs.

SERVICE AND FINANCIAL OUTCOMES

The P.R.O. Kids program provides financial support to allow kids to participate in various recreation, arts and musical programs. The program ensures that 100% of funds raised go directly to supporting children and youth throughout Greater Saint John.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person
Strategic Services – Finance	***Craig Lavigne***

ATTACHMENTS

M&C-2014-73 – Establishment of an "Investment Fund – P.R.O. Kids Program"

Attachment – Corporate Resolution

12.4

REPORT TO COMMON COUNCIL

City of Saint John

M & C 2014 – 73

Adopted may 26/14

May 26, 2014

His Worship Mayor Mel Norton and
Members of Common Council

Your Worship and Councillors:

SUBJECT: Establishment of an "Investment Fund – P.R.O. Kids Program"

BACKGROUND:

The P.R.O. Kids program receives funding from grants, donations, and fundraisers which are placed in the **Special Purpose Fund - P.R.O Kids Program** and disbursed for placing economically disadvantaged children from the Greater Saint John area in sport, recreation, art and cultural activities.

In January of 2013, Common Council accepted a bequest of 2483 common shares in the Royal Bank of Canada from the Estate of Deborah Ann Chapman with a current market value of just over $180,000. The shares were bequeathed to the City of Saint John for the sole use and benefit of the P.R.O. Kids Program.

The P.R.O. Kids Program does not have an investment fund or policy in place to determine what is to be done when bequests or gifts of shares are donated for the use of the P.R.O. Kids Program. As a result, the P.R.O. Kids advisory committee consulted with an independent investment manager as well as the City of Saint John Finance and Legal Departments to explore the various investment options available. The result of those consultations was the recommended creation of a policy here-after called **Investment Fund – P.R.O. Kids Program** (Schedule C) to give direction to city staff on how to manage these shares and future donated shares or bequests made to P.R.O. Kids.

The P.R.O. Kids Advisory Committee unanimously agreed that although significant, the principal amount of the RBC shares did not warrant the use an independent investment manager to manage the fund at this time due to the costs involved. The advisory committee moved that the shares remain in their current form as RBC Shares and be administered by the City of Saint John Finance Department. The advisory committee felt that if more bequests or shares were

donated to P.R.O. Kids in the future, the option for outside independent management may be revisited at that time.

The P.R.O. Kids advisory committee also unanimously agreed to include a mechanism for spending as part of this recommended policy and they request Common Council give the P.R.O. Kids Advisory Committee the authorization and discretion to request the City of Saint John Finance Department to liquidate shares from this **Investment Fund – P.R.O. Kids Program** and transfer the amount requested to the **Special Purpose Fund – P.R.O. Kids Program** for use in placing children in programs. Any request for liquidation of shares would be made annually in March and/or October and submitted to the Finance Department in writing.

ANALYSIS

Based on discussions with investment managers and the City of Saint John Finance and Legal Departments, due to the nature and costs associated with managing the shares with an outside investment manager, it is most economical at this time to have the City of Saint John Finance Department act as custodian of shares given to the P.R.O. Kids program.

The City of Saint John Finance Department does not have the capacity or mandate to act as an investment manager for a P.R.O. Kids investment portfolio but does have the ability to act as a custodian for this fund, retain shares given to P.R.O. Kids, receive dividends, and liquidate shares as directed.

As all sources of funding for the placement of children through P.R.O Kids come from donations, fundraising and grants, there are times during the year when P.R.O. Kids does not have sufficient funds to place children in programs. Having the option to liquidate shares, gives P.R.O. Kids more flexibility to place children in programs and will shorten the length of time a child is on the waiting list which currently ranges from 2-5 months and is contingent on funds being available.

RECOMMENDATIONS

It is recommended that Common Council approve the **"Investment Fund – P.R.O. Kids Program"** policy attached as Schedule "C" to this M&C report.

Respectfully submitted,

David Dobbelsteyn, BA
P.R.O Kids Manager

Kevin Watson, BPE
Recreation Manager

Jacqueline Hamilton, MCIP, RPP
Commissioner of Growth and
Community Development Services

J. Patrick Woods, CGA
City Manager

Investment Fund – P.R.O. Kids Program Policy
Schedule "C"

Purpose

The P.R.O. Kids program receives funds from grants, donations, and fundraisers which are placed in the **Special Purpose Fund - P.R.O Kids Program** for placing children in sport, recreation, art and cultural activities. The **Investment Fund – P.R.O. Kids Program** is established for the purpose of receiving, holding and disbursing shares given or bequeathed to the P.R.O Kids program.
At the request of the P.R.O. Kids Advisory committee, Common Council directs the City of Saint John Finance Department to:

1. Act as custodian for the **Investment Fund – P.R.O. Kids Program** and retain any stocks or shares donated to the P.R.O. Kids program in accordance with the provisions of this policy by holding them in trust for sole use by the P.R.O. Kids program. At no time shall any part of this Fund be used for or diverted to purposes other than set forth in the terms of this Policy without the further approval of Common Council.

2. Transfer the amount of the dividends received from the **Investment Fund – P.R.O. Kids Program** to the **Special Purpose Fund - P.R.O Kids Program**, to be used in the placement of children in sport, recreation, art and cultural activities.

3. Liquidate and transfer an amount of the principal of the **Investment Fund – P.R.O. Kids Program** to the **Special Purpose Fund - P.R.O Kids program** as the PRO Kids Advisory Committee may request on an annual basis in March and/or October.

    3.1. Any request made will be at the discretion of the P.R.O. Kids Advisory Committee and based on the financial needs of the P.R.O. Kids Program.
    3.2. Any request will be made in writing and delivered to the City of Saint John Finance Department.
    3.3. The City of Saint John Finance Department is authorized at this request to liquidate shares from the **Investment Fund – P.R.O. Kids Program**, and deposit the amount requested to the **Special Purpose Fund - P.R.O Kids Program** to be used in the placement of children in sport, recreation, art and cultural activities.

Corporate Resolution

Resolution of _____
(full name of Corporation)

On motion duly made and seconded, it was unanimously resolved that:

_____
(please print the appropriate names / titles)

be and they are hereby authorized on behalf of the Company to accept, sell and convey, assign, transfer, or otherwise dispose of all or any shares, stocks, bonds, debentures, debenture stock and other securities of every description now or hereafter registered in the name of the Company or held or owned by the Company and to sign and execute on behalf of the Company all and any instruments of acceptance and transfer and other documents whenever necessary or proper to effectuate the same with full power to appoint any attorney or attorneys with full power of substitution therein, and that any and all instruments of acceptance and transfer and other documents in connection therewith heretofore signed and executed on behalf of the Company in accordance with the authority set out above are hereby ratified and confirmed.

Certificate

I, the undersigned, Secretary of _____
(full name of Corporation)
incorporated under the laws of the Province / State of _____ hereby certify that the foregoing is a true and correct copy of a Resolution duly passed at a meeting of the Directors of said Company on the _____ day of _____, 20_____ and that the said Resolution is still in full force and effect and does not conflict with the by laws of said Company. I further certify that the following is a list together with specimen signatures of all Directors, officers and employees of the Company authorized by this Resolution:

Print name	Title	Specimen of signature

Dated this _____ day of _____, 20_____.

_____
Secretary print and sign name
Affix Corporate Seal (if no seal exists, certify below)

I hereby certify that there is no corporate seal.

_____
Secretary sign name

Notes:

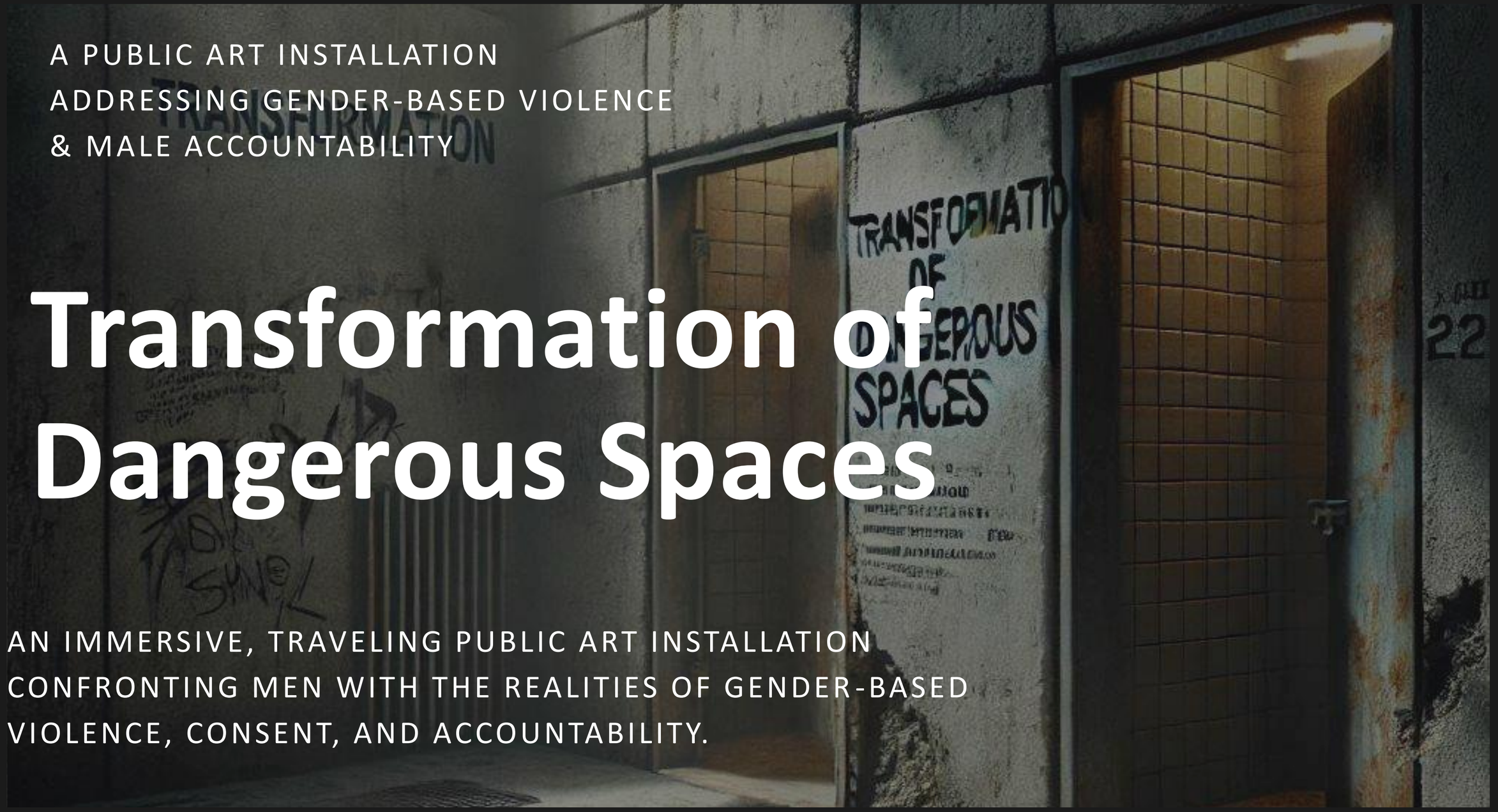
1. The Secretary who certified the Resolution **must** be an officer OTHER THAN the person(s) authorized to execute the assignment for the securities.
2. This form cannot be used by:
   - an incorporated company which only has a sole officer and sole director
   - sole proprietorship

(02/2004)



ALCHEMIA
ART WORKSHOP

www.alchemiaartworkshop.org
cq@alchemiaartworkshop.org
www.transformationofdangerousspaces.com

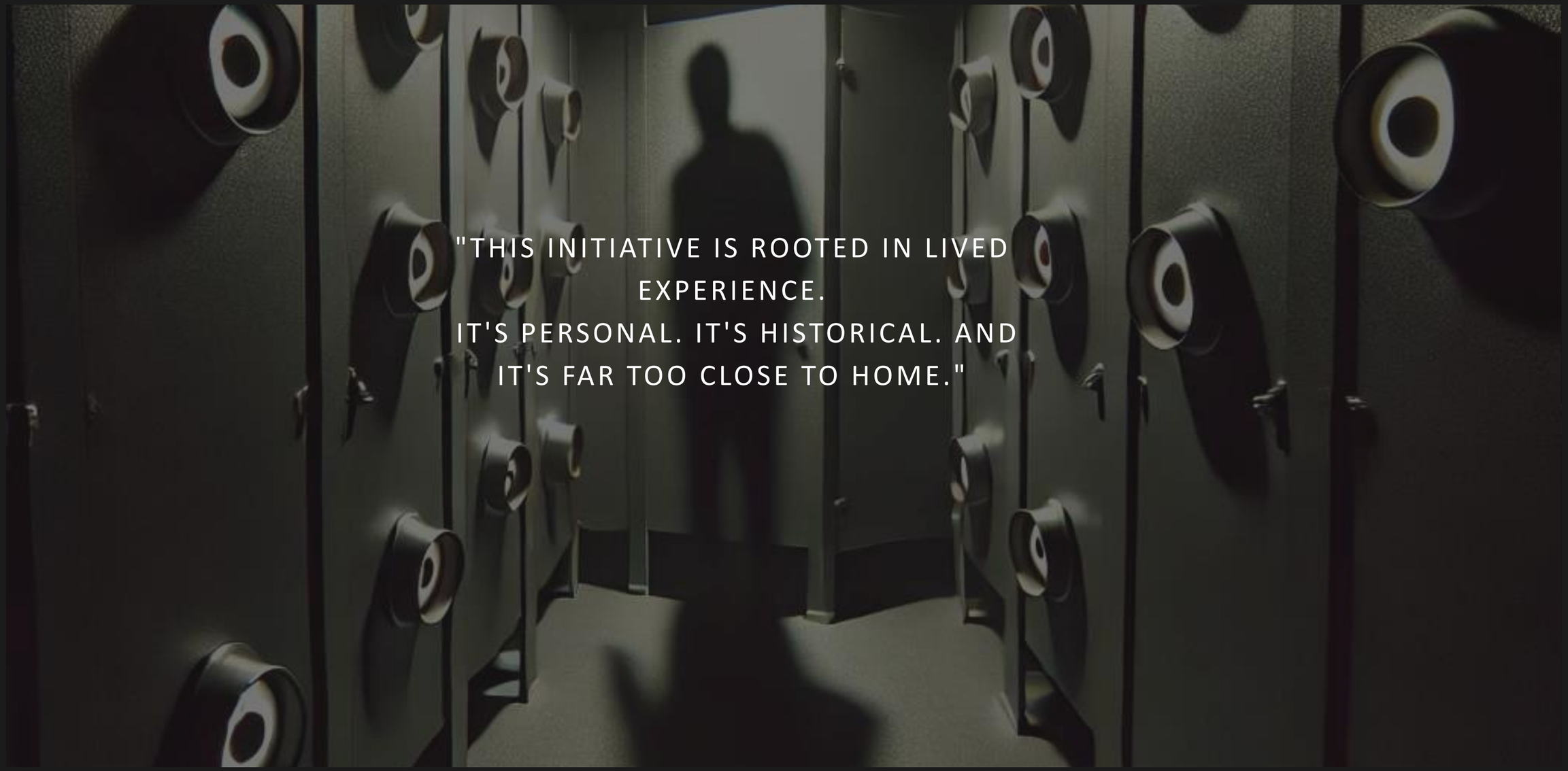


A PUBLIC ART INSTALLATION
ADDRESSING GENDER-BASED VIOLENCE
& MALE ACCOUNTABILITY

Transformation of Dangerous Spaces

AN IMMERSIVE, TRAVELING PUBLIC ART INSTALLATION CONFRONTING MEN WITH THE REALITIES OF GENDER-BASED VIOLENCE, CONSENT, AND ACCOUNTABILITY.


GENDER-BASED VIOLENCE
AND INTIMATE PARTNER
VIOLENCE ARE NOT
ABSTRACT. THEY’RE REAL,
PERSONAL, AND
URGENT.”


"THIS INITIATIVE IS ROOTED IN LIVED
EXPERIENCE.
IT'S PERSONAL. IT'S HISTORICAL. AND
IT'S FAR TOO CLOSE TO HOME."



WHAT IS THE PROJECT?

AN IMMERSIVE AND INTERACTIVE EIGHT-STALL EXPERIENCE

REIMAGINED SPACES LIKE PUBLIC BATHROOM STALLS

EACH STALL CONFRONTS A DIFFERENT FACET OF GBV AND IPV

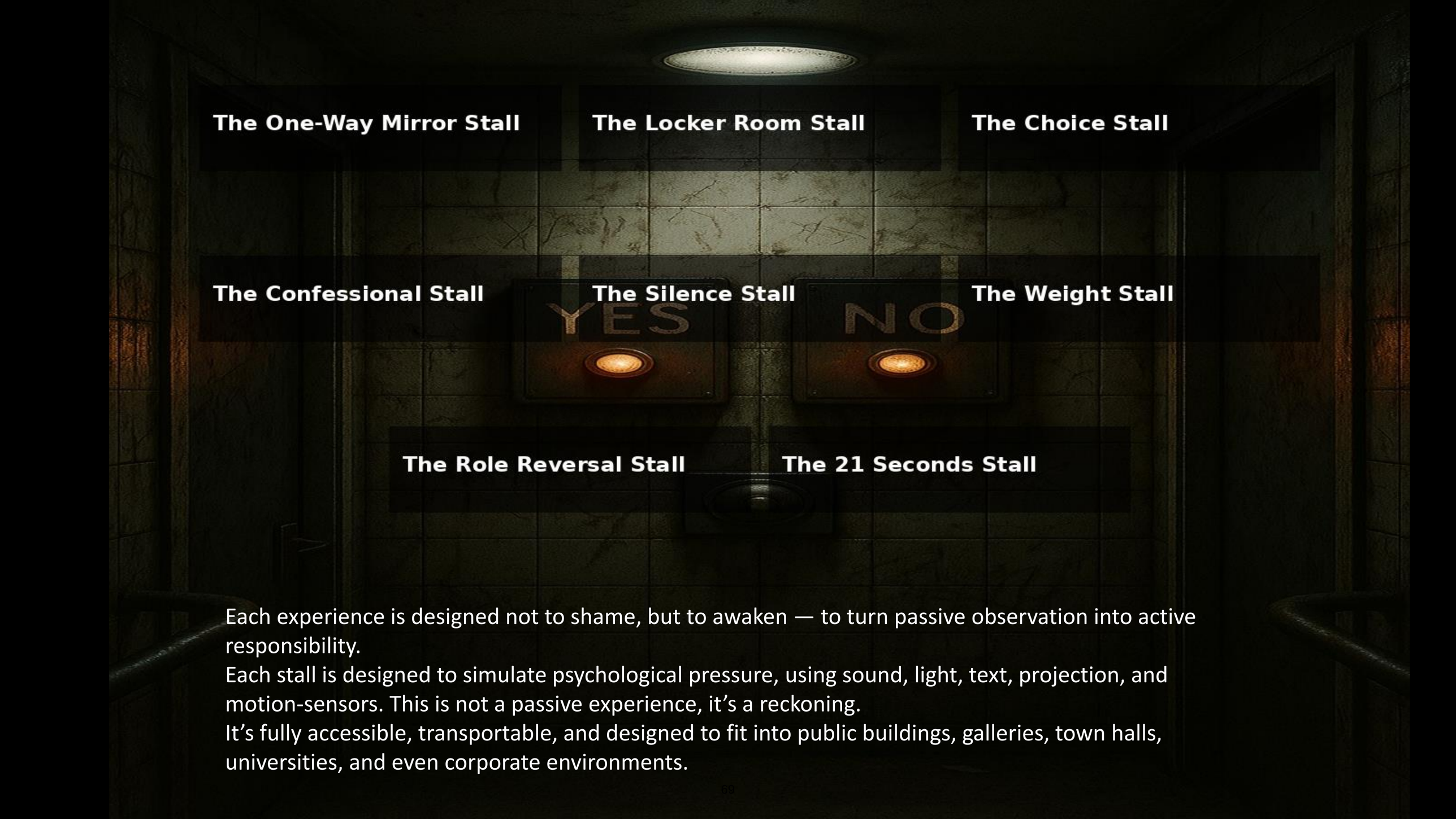
BUILT TO TRAVEL TO GALLERIES, UNIVERSITIES, AND PUBLIC SPACES

THIS
IS NOT
GALLERY ART.

THIS IS
ACTION.

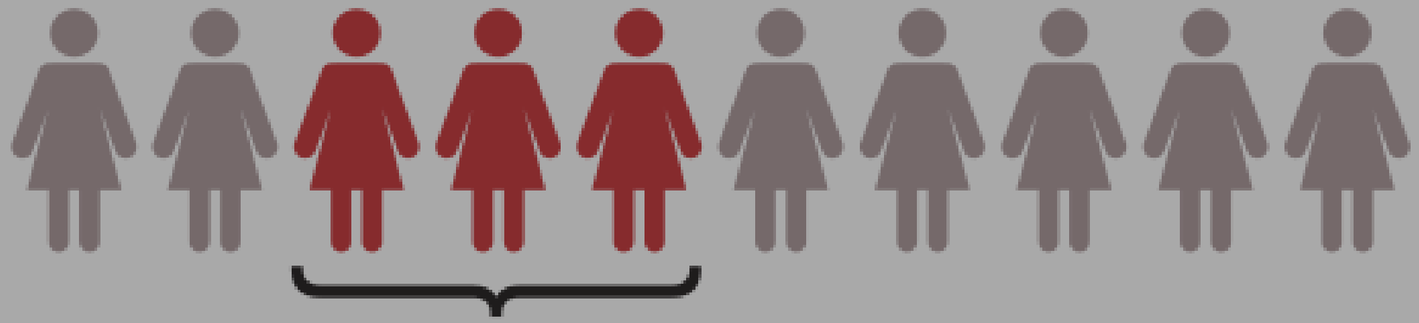






Each experience is designed not to shame, but to awaken — to turn passive observation into active responsibility.
Each stall is designed to simulate psychological pressure, using sound, light, text, projection, and motion-sensors. This is not a passive experience, it’s a reckoning.
It’s fully accessible, transportable, and designed to fit into public buildings, galleries, town halls, universities, and even corporate environments.

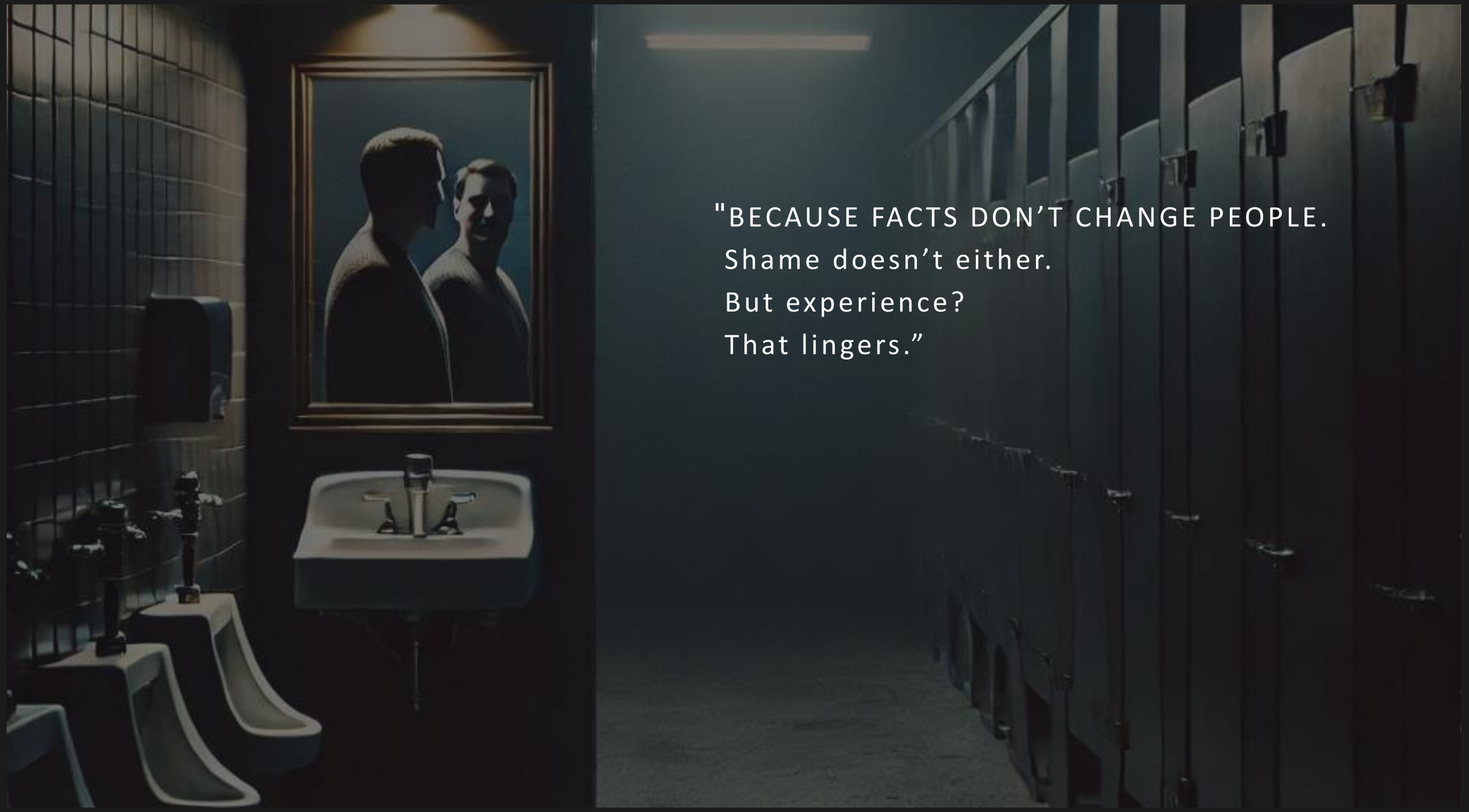
INTIMATE PARTNER VIOLENCE



IN CANADA, 30% **OF WOMEN** experience intimate partner violence in their lifetime.

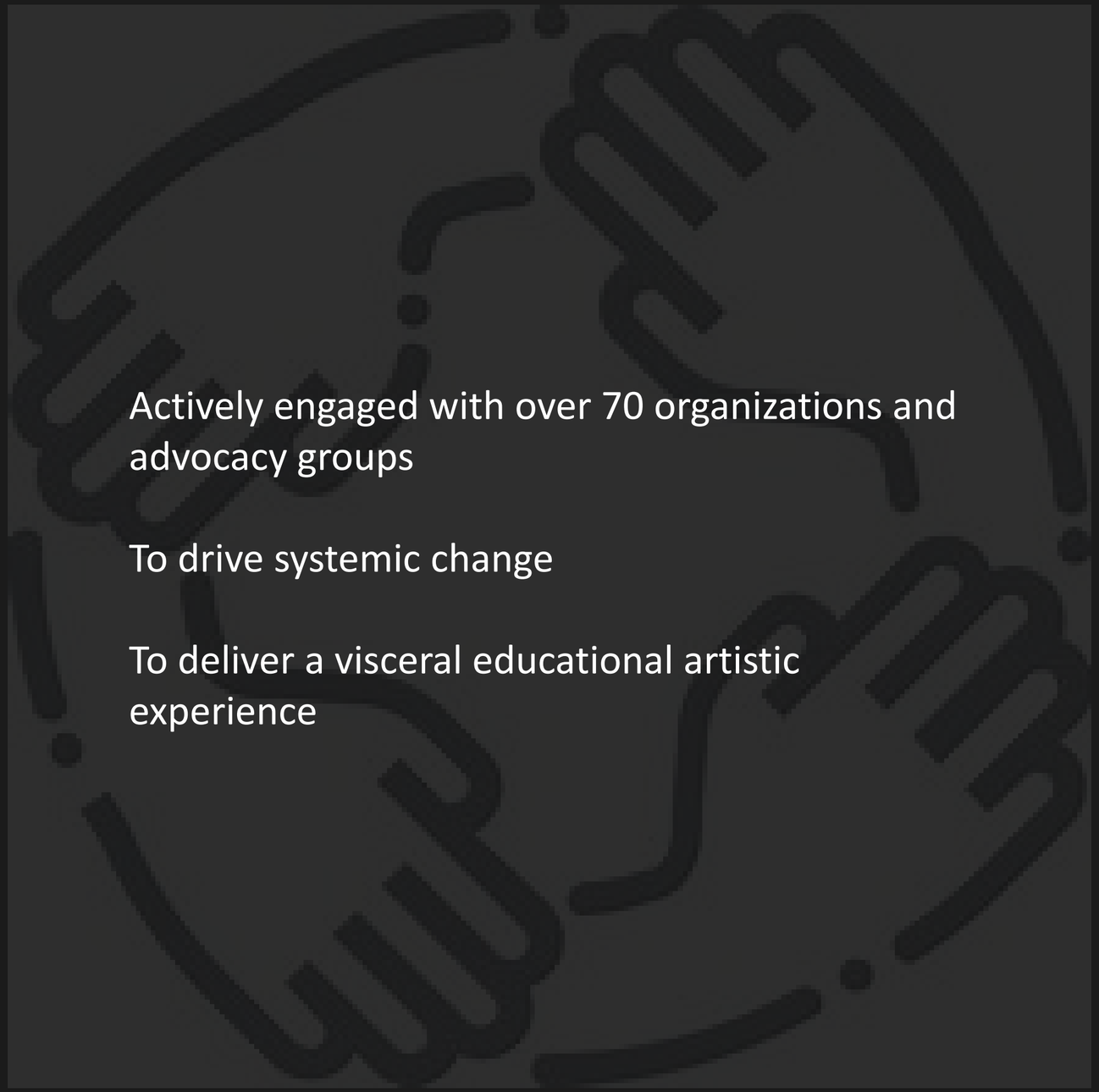
Public Health Agency of Canada | Agence de la santé publique du Canada

Canada


"BECAUSE FACTS DON’T CHANGE PEOPLE.
Shame doesn’t either.
But experience?
That lingers.”

THIS ALIGNS WITH:

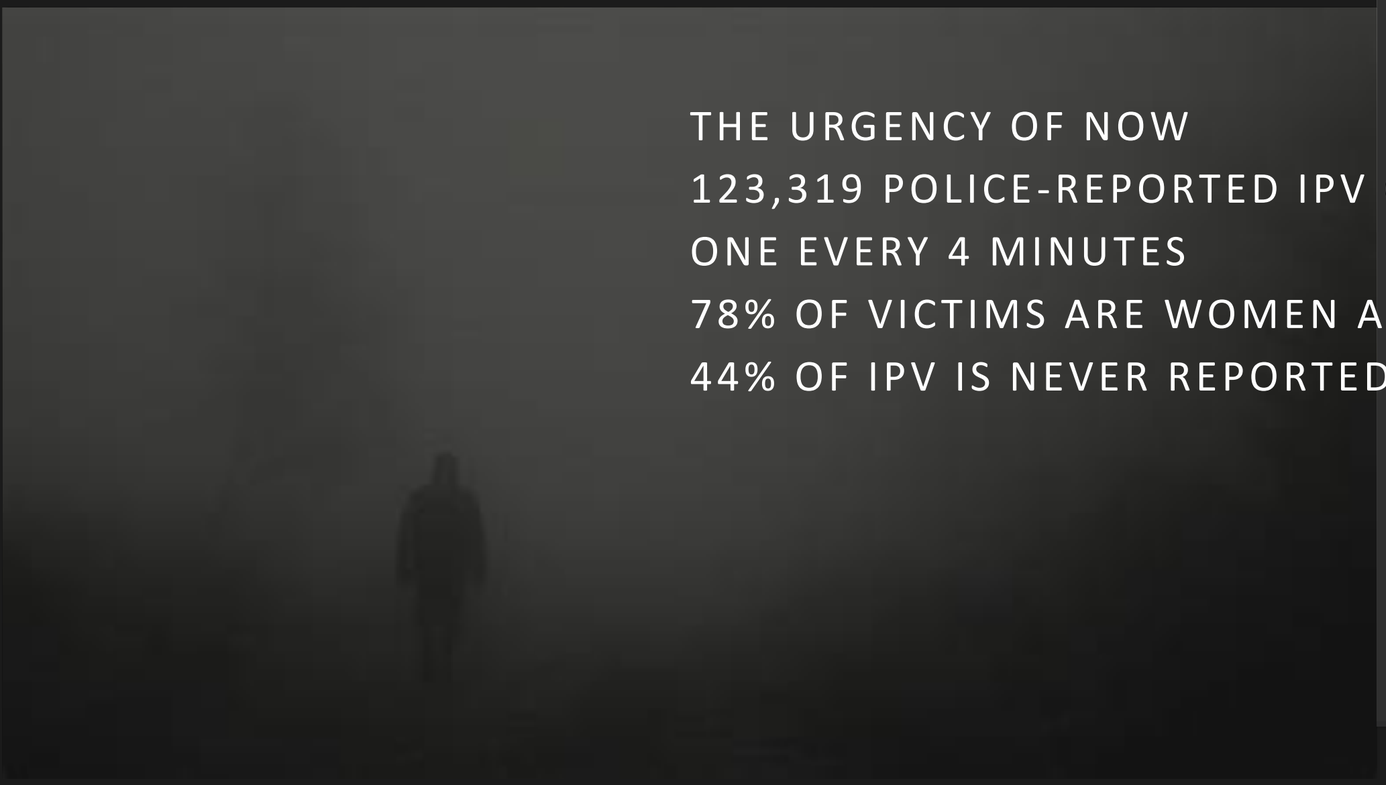
- GBV prevention frameworks
- Municipal safety and wellness mandates
- Public health and education initiatives
- Evaluation tools + trauma-informed facilitation



Actively engaged with over 70 organizations and advocacy groups

To drive systemic change

To deliver a visceral educational artistic experience





THE URGENCY OF NOW

123,319 POLICE-REPORTED IPV CASES IN 2023

ONE EVERY 4 MINUTES

78% OF VICTIMS ARE WOMEN AND GIRLS

44% OF IPV IS NEVER REPORTED



WE’RE SEEKING:

HOSTS AND MUNICIPAL PARTNERS

IN-KIND SPACE AND STAFFING

PROMOTION AND FUNDING REFERRALS

PUBLIC ENDORSEMENT TO UNLOCK GRANT ACCESS


"EVERY COMMUNITY HAS DANGEROUS SPACES.
EVERY COMMUNITY HAS THE POWER TO TRANSFORM .

THANK YOU FOR YOUR TIME.
LET’S TRANSFORM THE SILENCE INTO ACTION.
CONTACT: CHRISTOPHER W. QUIGLEY
EXECUTIVE DIRECTOR, ALCHEMIA ART WORKSHOP

www.alchemiaartworkshop.org
cq@alchemiaartworkshop.org

Saint John Energy

Presentation to Common Council

July 28, 2025





Our commitment to Saint John

High reliability

Outage frequency & duration among the lowest in the nation

Strong satisfaction

Customer satisfaction among the highest in the country

Competitive rates

Our rates are the among the lowest in Atlantic Canada

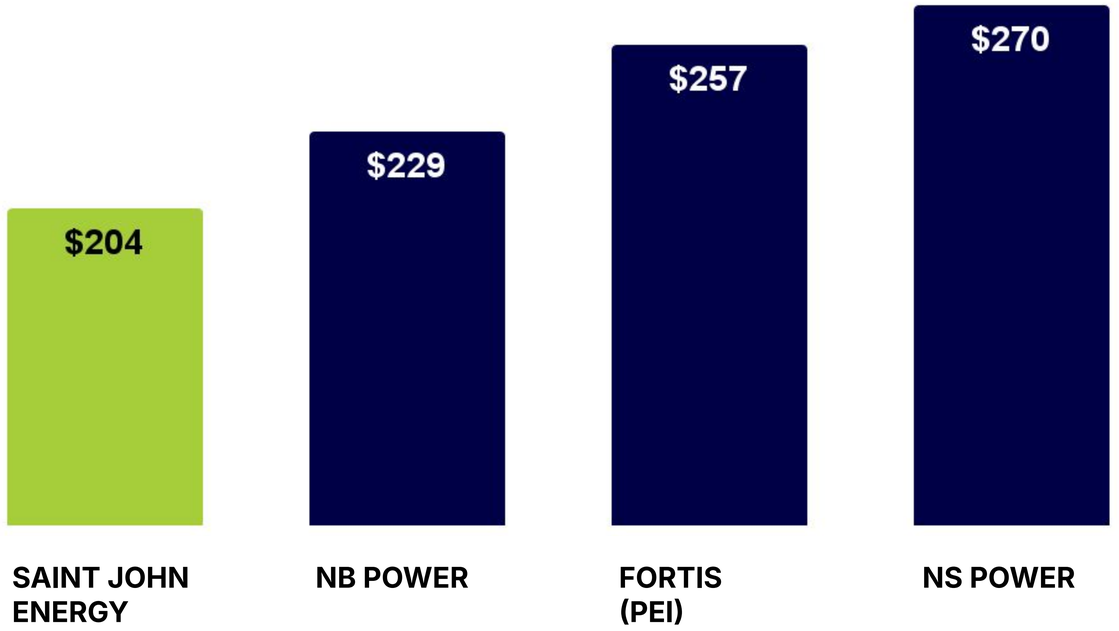
Vision

To be a national utility leader in the transition to net zero

Dedicated to lower rates for our customers

Saint John Energy maintains competitive rates for our customers.

A focus on fiscal discipline with an eye to combatting cost pressures through innovations like low-cost wind energy through Burchill is essential.



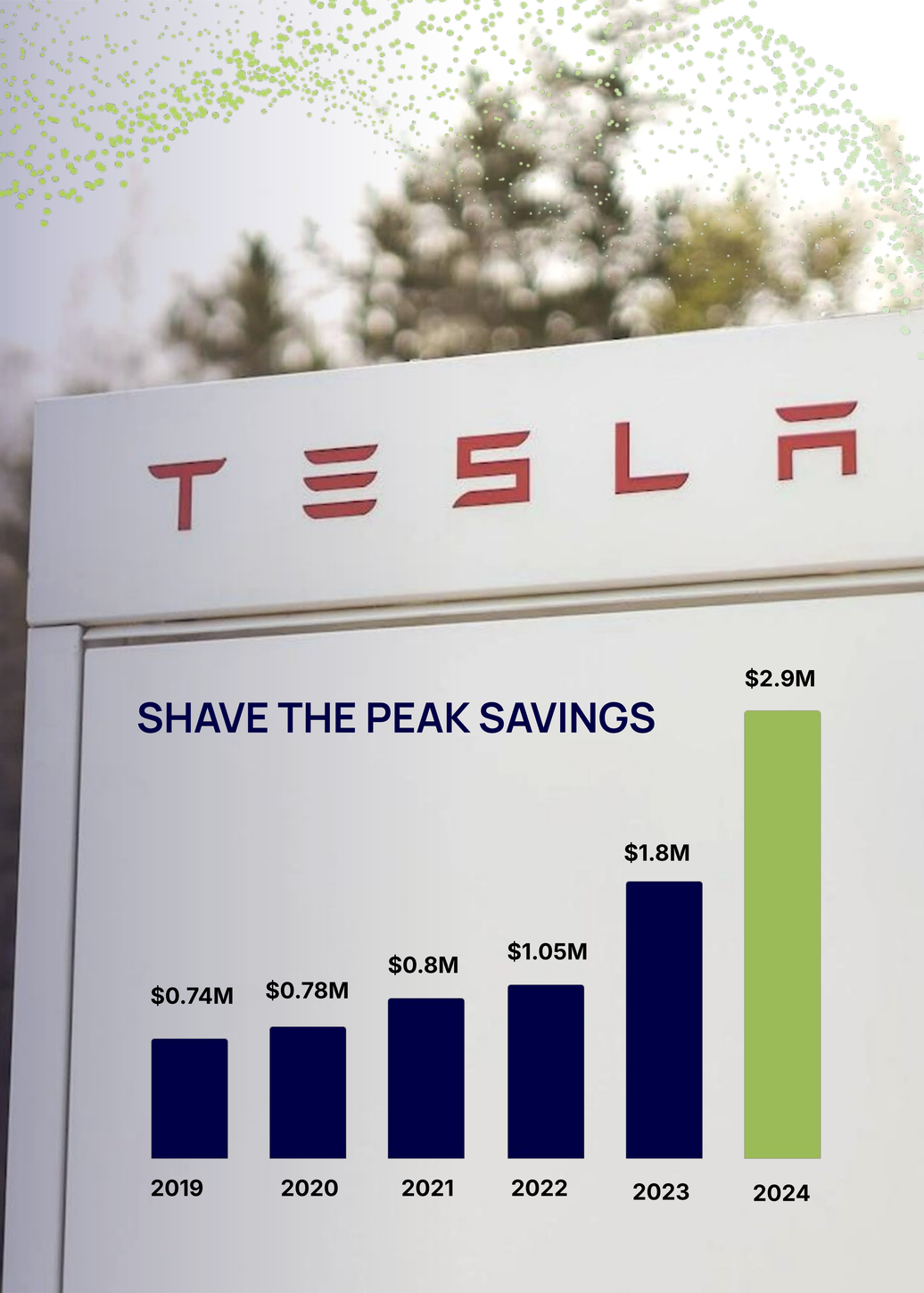
** Monthly bill, including surcharge, for 1,350 kWh per month. Rounded to the nearest dollar.*

Saint John Energy

Shaving peak demand

Another driver for lower rates, for fiscal sustainability, and for climate action.

We're continuing to set new high-water marks for savings from our Shave the Peak initiative – now **more than $2.9 million**.



Saint John Energy

The benefits of Burchill Wind

The Burchill wind farm supplies **15 per cent** of the city's electricity needs.

It delivers clean, reliable energy under a long-term fixed-price agreement. This helps us:

- curb rate increases
- manage peak demand
- deliver long-term value to our customers



Saint John Energy

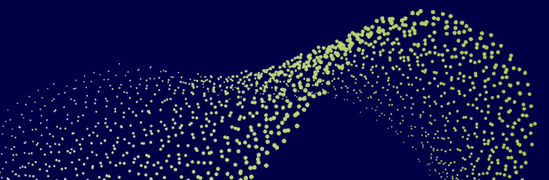
Planning for a net-zero future

Zero30
Saint John Energy Action Plan

Zero30 is our roadmap to how we might reach net zero in our operations and to help customers get there if they choose.

We’re finalizing the plan while at the same time moving into execution. We’re prioritizing projects that:

- improve affordability
- deliver climate impact
- make a strong business case





Saint John Energy

FCM partnership helps Saint John homeowners save

A $15-million investment from the Government of Canada, delivered through the Federation of Canadian Municipalities, is helping customers afford energy efficiency upgrades – and pay for those on their monthly bills.



Saint John Energy

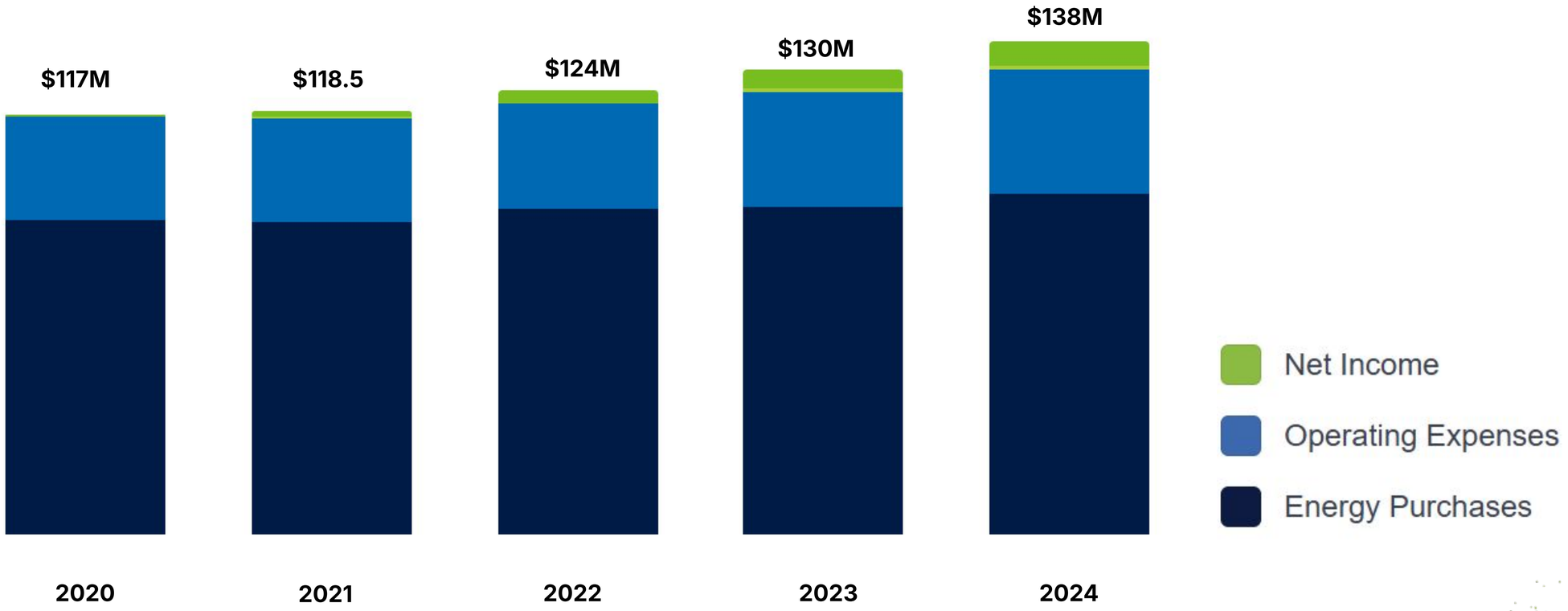
Affordable solar energy

Through a new partnership with Neqotkuk and Universal Kraft, the Menahqwesk Kisuhs Energy Hub will supply solar power under a long-term agreement – helping Saint John Energy deliver clean energy and keep rates affordable.



Financial strength powers progress

Strength today. Sustainability for tomorrow.



Saint John Energy

Investing in advanced digital grid

Earlier this month, we received federal funding to build our advanced digital grid – **a smart, AI-driven platform that improves grid performance, reliability and customer value.**

Smart technologies will help us respond faster to outages, integrate clean energy, and give customers greater control over their energy use and costs.



Saint John Energy

Working with governments to modernize

Over the past year, we've engaged with all levels of government to advance energy innovation and policy.

In collaboration with the City, we are working with the Government of New Brunswick to modernize our governance structure – aligning with the model used by the **majority of Canadian electricity utilities.**



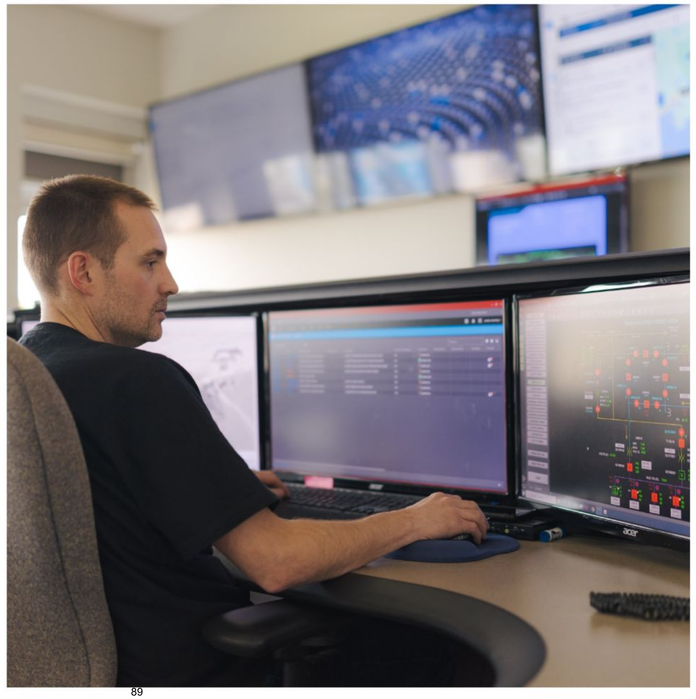
Our people drive our success

Dedicated to service. United by purpose. Powered by people.

Our employees are at the heart of our reliability, innovation, and leadership in the energy transition.

They go about their work with care and a genuine commitment to our customers and community.







Questions?

Saint John Energy

sjenergy.ca

zero30.ca



PROPOSED MUNICIPAL PLAN AMENDMENT

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan that would:

1. Permit solar energy development within additional zones in the City's Rural areas.

A public presentation of the proposed amendment will take place at a regular meeting of Common Council, to be held in the Council Chamber at City Hall on **Monday, July 28, 2025.** Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **Wednesday, August 27, 2025**.

Enquiries may be made at the office of the City Clerk or Growth & Community 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.

Office of the City Clerk
(506) 658-2862
or **cityclerk@saintjohn.ca**

PROJET DE MODIFICATION DU PLAN MUNICIPAL

Par les présentes, un avis public est donné par lequel le conseil communal de ville de Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit :

1. permettant les parcs solaires dans les zones supplementaires de les secteurs rurale de ville

Une présentation publique de la modification proposée aura lieu lors d'une réunion ordinaire du Conseil communal, qui aura lieu dans la salle du Conseil à l'hôtel de ville, le **lundi 28 juillet 2025**. Les objections écrites à la modification proposée peuvent être présentées au Conseil, aux soins du soussigné, d'ici le **mercredi 27 août 2025**.

Les demandes de renseignements peuvent être présentées au Bureau du greffier municipal ou aux Services de croissance et de développement communautaire, Hôtel de ville, 15 carré Market, Saint John (N.-B.), entre 8 h 30 et 16 h 30, du lundi au vendredi, inclusivement, jours fériés exclus.

Bureau du greffier municipal
(506) 658-2862
ou **cityclerk@saintjohn.ca**

One Stop Development Shop
PLANNING BUILDING INFRASTRUCTURE SAINT JOHN
onestop@saintjohn.ca Phone: 658-2911 Fax: 632-6199

General Application Form

GROWTH & COMMUNITY SERVICES
CITY OF SAINT JOHN

LOCATION	CIVIC ADDRESS :	N/A	PID # :	N/A
STAFF USE	HERITAGE AREA: Y / N	INTENSIFICATION AREA: Y / N	FLOOD RISK AREA: Y / N	APPROVED GRADING PLAN: Y / N
	APPLICATION #:		DATE RECEIVED:	
			RECEIVED BY:	

APPLICANT INFORMATION			
APPLICANT	EMAIL		PHONE
Saint John Energy			
MAILING ADDRESS			POSTAL CODE
325 Simms Street Saint John NB E2M 3L6			
CONTRACTOR	EMAIL		PHONE
Dillon Consulting Limited	sstone@dillon.ca		(506) 633-5000
MAILING ADDRESS			POSTAL CODE
274 Sydney Street, Saint John, NB E2L 0A1			
OWNER	EMAIL		PHONE
N/A			
MAILING ADDRESS			POSTAL CODE
N/A			

PRESENT USE: PROPOSED USE:

CHECK ALL THAT APPLY

BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
☐ INTERIOR RENOVATION	☐ NEW CONSTRUCTION	☐ VARIANCE	☐ STREET EXCAVATION	☐ HERITAGE DEVELOPMENT
☐ EXTERIOR RENOVATION	☐ ACCESSORY BLDG	☐ PLANNING LETTER	☐ DRIVEWAY CULVERT	☐ HERITAGE SIGN
☐ ADDITION	☐ POOL	☐ PAC APPLICATION	☐ DRAINAGE	☐ HERITAGE INFILL
☐ DECK	☐ DEMOLITION	☐ COUNCIL APP	☐ WATER & SEWERAGE	☐ HERITAGE DEMO
☐ CHANGE OF USE	☐ SIGN	☐ SUBDIVISION	☐ OTHER	☐ OTHER
☐ MINIMUM STANDARDS	☐ OTHER	☑ OTHER		

DESCRIPTION OF WORK

Proposed text amendments to the Municipal Plan (PlanSJ) and Zoning By-law (ZoneSJ) to revise the regulations for utility-scaled solar developments.

☐ 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
15 Market Square Saint John, NB E2L 1E8
commonclerk@saintjohn.ca
(506) 658-2862

The City of Saint John

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.

Will McGivney (Saint John Energy)
Applicant Name

WMM
Applicant Signature

July 4th 2025
Date

Staff Recommendation for Council Resolution

1384 Latimore Lake Road – Municipal Plan Amendment and Rezoning

Public Hearing, 1st and 2nd Reading were completed on July 7, 2025

3rd Reading: July 28, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	Yes	That Common Council give 3rd reading to By-Law Number C.P. 106-40 a Law to Amend The Municipal Plan of the City of Saint John.
Zoning By-Law Amendment	Yes	That Common Council give 3rd reading to By-Law Number C.P. 111-203 a Law to Amend The Zoning By-Law of the City of Saint John.
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	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 3.9 hectares, located at 1384 Latimore Lake, also identified as a portion of PID Number 55203095: a) No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road. b) "No Parking" signage meeting the Manual of Uniform Traffic Control Devices for Canada (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	

SAINT JOHN

COMMON COUNCIL REPORT

M&C No.	2025-192
Report Date	July 24, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **Supplementary Report – Municipal Plan Amendment and Rezoning of 1384 Latimore Lake Road**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Jennifer Kirchner	***Pankaj Nalavde***	***J. Brent McGovern***

RECOMMENDATION

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 3.9 hectares, located at 1384 Latimore Lake, also identified as a portion of PID Number 55203095:

a) No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road.

b) "No Parking" signage meeting the Manual of Uniform Traffic Control Devices for Canada (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.

EXECUTIVE SUMMARY

An application to amend the Municipal Plan and to Rezone the property located at 1384 Latimore Lake Road is being considered for third reading. The application would facilitate the development of a Mini-Home Park outside the Primary Development Area. The report will address proposed Section 59 Conditions associated with the protection of the City of Saint John's potable water watershed and will provide information on a series of residential subdivisions referenced during the July 7, 2025 Common Council Meeting.

PREVIOUS RESOLUTION

At the July 7, 2025 Meeting of Common Council:

- Common Council gave 1st and 2nd reading to By-Law Number C.P. 106-40 a Law to Amend the Municipal Plan of the City of Saint John.
- Common Council gave 1st and 2nd reading to By-Law Number C.P. 111-203 a Law to Amend the Zoning By-Law of the City of Saint John.

REPORT

On July 7, 2025, Common Council gave 1st and 2nd reading to a Municipal Plan Amendment to redesignate 1384 Latimore Lake Road from Rural Resource Area to Stable Area and Rural Residential. In addition, 1st and 2nd reading were also given to Rezone the property from the Rural (RU) zone to the Mini-Home Park Residential (RP) zone. The approvals would facilitate the development of a privately serviced mini-home park outside the Primary Development Area (PDA).

Staff are recommending the incorporation of two Section 59 Conditions which will ensure the protection of the City's protected potable water watershed. These conditions have been proposed by Saint John Water and are supported by infrastructure staff within Growth and Community Services. The following language is proposed:

> No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road.
>
> "No Parking" signage meeting the Manual of Uniform Traffic Control Devices for Canada
> (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.

The Section 59 Conditions will ensure that the front portion of the property, which is proposed to contain site access, will not permit the parking or placement of vehicles and equipment which could potentially contaminate the water and soil.

As part of the discussions that occurred regarding the application, Common Council identified four residential streets that have been granted approval and may be examples of rural residential style development located outside the PDA. Staff have provided the following information to provide clarification on the history and approvals of those developments.

Dolly Drive forms part of the Lakewood Heights Subdivision which began its development in the 1950s. The subdivision is located within the PDA, is zoned Low-Rise Residential (RL) and is serviced by City Water and Sanitary Services.

Mallory Street and Meredith Street are located within the Bally Desmond Subdivision, which received approval in 2007 for the entire development concept. The subdivision is being developed in phases. Jadvo Road, located in the adjacent Hillcrest Heights Subdivision, received approval prior to 2007. Both subdivisions are located outside the PDA and are privately serviced.

Both the Bally Desmond Subdivision and the Hillcrest Heights Subdivision received their approvals prior to the 2012 adoption of the current Municipal Plan (Plan SJ). When Plan SJ was developed, rural areas with existing and approved residential subdivisions were designated Rural Residential. Through the Rural Residential designation and associated policies, Plan SJ acknowledges existing subdivision approvals and enables the completion of these subdivisions. With the 2014 adoption of Zone SJ, land within these subdivisions was zoned Rural Residential (RR).

STRATEGIC ALIGNMENT

The proposed development aligns with the Council Priority of Grow by helping to "*Grow our population at a rate of 2% annually by the end of Council's term"* and to *"Achieve 3% annual property tax base growth and ongoing work to increase the target".*

SERVICE AND FINANCIAL OUTCOMES

The processing of Municipal Plan Amendment and Rezoning Applications are part of the standard operations of the Growth and Community Services Department. They include the payment of an application fee as established by Common Council in the City's Zoning By-Law.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person
General Counsel Office Growth and Community Services Saint John Water	***Maria Powell*** ***Jeremy Clack*** ***Dean Price***

ATTACHMENTS

Staff Recommendation for Council Resolution – 3rd Reading for 1384 Latimore Lake Road

BY-LAW NUMBER C.P. 106-40
A LAW TO AMEND THE MUNICIPAL PLAN BY-LAW

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Municipal Plan By-law of The City of Saint John enacted on the 30th day of January, A.D. 2012 is amended by:

1. Redesignating on Schedule A of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road, also identified as part of PID 55203095, from **Rural Resource Area** to **Stable Area**.

2. Redesignating on Schedule B of the Municipal Development Plan, land having an approximate area of 3.6 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from **Rural Resource** to **Rural Residential.**

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law on the Xth day of X 2025 A.D. and signed by:

First Reading – July 7, 2025
Second Reading – July 7, 2025
Third Reading –

ARRÊTÉ NO C.P. 106-40
LOI MODIFIANT L'ARRÊTÉ RELATIF AU PLAN MUNICIPAL

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit:

L'arrêté concernant le plan municipal de The City of Saint John décrété le 30 janvier 2012 est modifié par :

1. À l’annexe A du plan d’aménagement municipal, modifier la désignation d’un terrain d’une superficie approximative de 3.6 hectares, situé au 1384, chemin Latimore Lake, également identifié comme une partie de NID 55203095 qui passera de **secteur de ressources rurales** à **secteur stable.**

2. À l’annexe B du plan d’aménagement municipal, modifier la désignation d’un terrain d’une superficie approximative de 3.6 hectares, situé au 1384, chemin Latimore Lake, également identifié comme une partie de NID 55203095 qui passera de **ressources rurales** à **résidentiel rural.**

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le X 2025 avec les signatures suivantes:

_____
Mayor/Mairesse

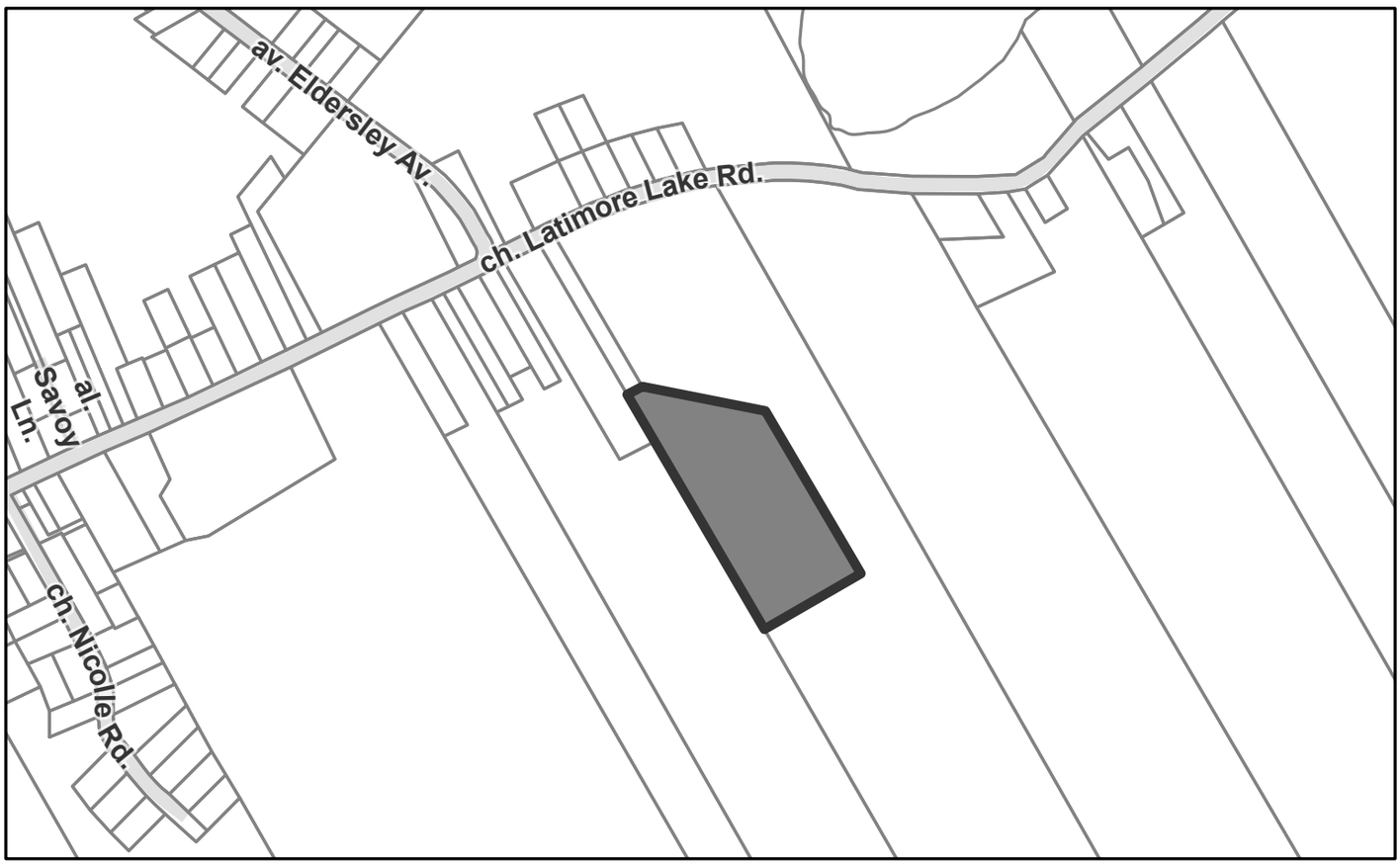
_____
City Clerk/Greffier de la municipalité

Première lecture – 7 juillet 2025
Deuxième lecture – 7 juillet 2025
Troisième lecture –

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

MUNICIPAL DEVELOPMENT PLAN / PLAN D'AMÉNAGEMENT MUNICIPAL

Amending Schedule “B”
Modifiant Annexe «B»



FROM / DE **TO / À**

Rural Resource
Ressources rurales

Rural Residential
Résidentiel rural

Applicant: Tom Cole

Location: 1384 Latimore Lake Road

PID(s)/NIP(s): 55203295 (portion)

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #: C.P. 106-40

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 11 juin, 2025

BY-LAW NUMBER C.P. 111-203
A LAW TO AMEND THE ZONING BY-LAW OF THE CITY OF SAINT JOHN

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

Amending Schedule "A", the Zoning Map of The City of Saint John, by rezoning land having an area of approximately 3.9 hectares, located at 1384 Latimore Lake Road, also identified as a part of PID 55203095, from **Rural (RU)** to **Mini-Home Park Residential (RP)**.

all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the 28th day of July 28, A.D. 2025 and signed by:

ARRÊTÉ NO C.P. 111-203
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE ZONAGE DE THE CITY OF SAINT JOHN

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

La modification de l'annexe «A», Plan de zonage de la ville de Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 3.9 hectares, situé au 1384, chemin Latimore Lake, également identifié comme une partie de NID 55203095, de la **zone rurale (RU)** à **zone résidentielle – parcs de mini-maisons (RP)**.

toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 28 juillet 2025, avec les signatures suivantes:

_____
Mayor/Mairesse

_____
City Clerk/Greffier de la Ville

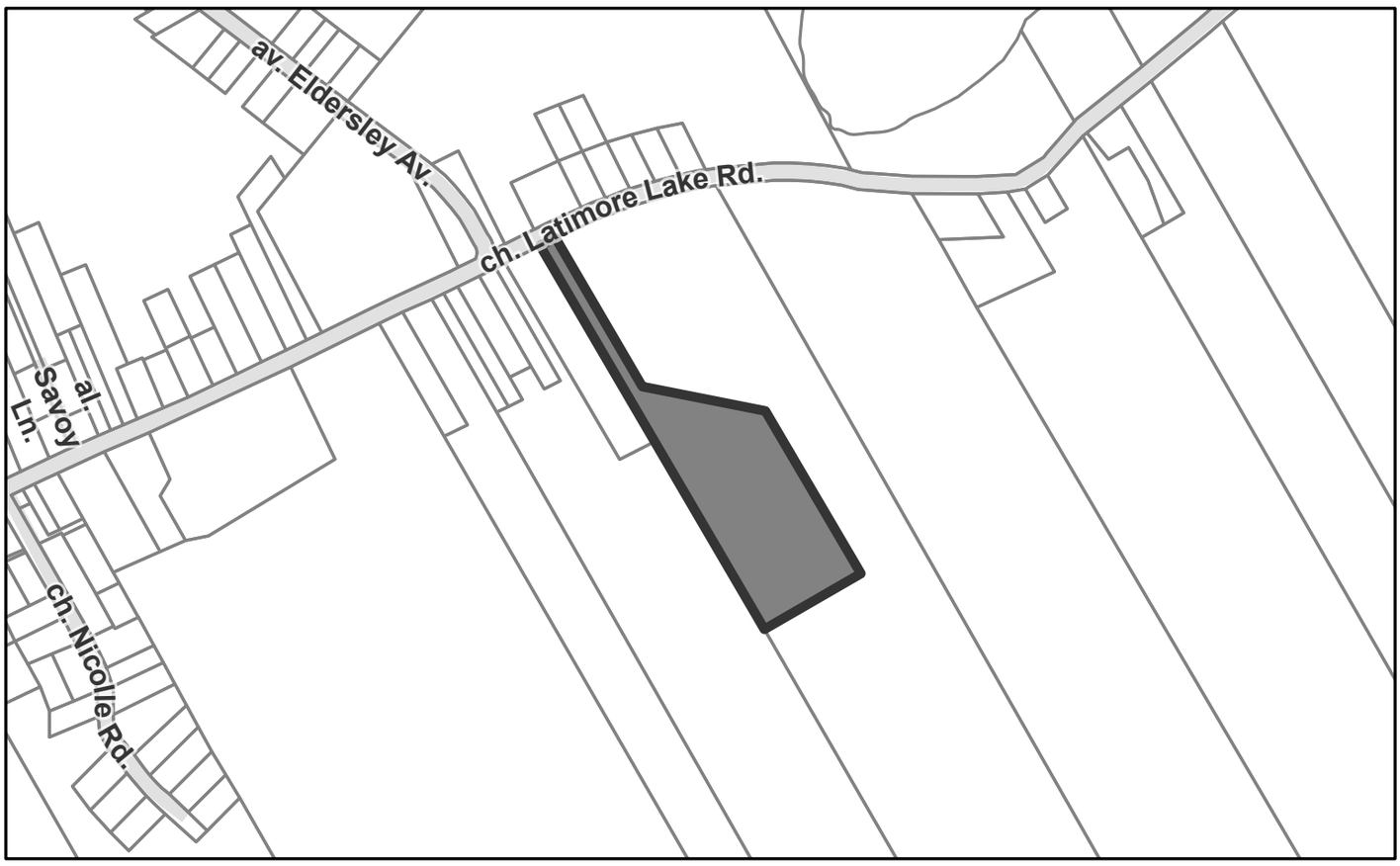
First Reading – July 7, 2025
Second Reading – July 7, 2025
Third Reading –

Première lecture – 7 juillet 2025
Deuxième lecture – 7 juillet 2025
Troisième lecture –

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

REZONING / REZONAGE

Amending Schedule “A” of the Zoning By-Law of The City of Saint John
Modifiant Annexe «A» de l’Arrêté de zonage de The City of Saint John



FROM / DE		**TO / À**
Rural Zone rurale	**RU** → **RP**	Mini-Home Park Residential Zone résidentielle – Parcs de minimaisons

Applicant: Tom Cole

Location: 1384 Latimore Lake Road

PID(s)/NIP(s): 55203295

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #: C.P. 111-203

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 11 juin, 2025

Staff Recommendation for Council Resolution

500 Pelton Road (PID 55238471) – Municipal Plan Amendment and Rezoning

Public Hearing, 1st and 2nd Readings were given on July 7, 2025

3rd Reading: July 28, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	Yes	That Common Council give 3rd reading to By-Law Number C.P. 106-41 a Law to Amend The Municipal Plan of the City of Saint John.
Zoning By-Law Amendment	Yes	That Common Council give 3rd reading to By-Law Number C.P. 111-204 a Law to Amend The Zoning By-Law of the City of Saint John.
Recission of Previous s. 39/s. 59 Conditions	Yes	That Common Council rescind the Section 59 conditions imposed on the April 6, 2021, rezoning of the property located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471.
Section 59 Conditions	Yes	That Common Council impose the following conditions on land having an area of 8.46 hectares, located at 500 Pelton Road, also identified as PID Number 55238471 pursuant to section 59(1)(a)(ii) of the New Brunswick *Community Planning Act*: a. The developer's obligation, at its own cost, to upgrade the existing municipal infrastructure required to service the proposal, which comprise the extension of water and sewer, and the restoration of the street; b. Following the extension of municipal services on Sandy Point Road, the developer is to restore the east side of the street from the subject property to the Westmount Drive intersection to include an asphalted and delineated pedestrian walking surface; c. All dwellings within the proposed development shall incorporate the use of a residential sprinkler system to the extent necessary for compliance with the National Building Code of Canada, Latest Edition which shall be reflected in all future Permit applications;

	No - (Optional) No - (Optional)	d. That within 5 years of the date the rezoning came into effect, a building permit shall have been issued for one dwelling unit. If the building permit has not been issued, Council may take steps to cancel the resolution and repeal the rezoning pursuant to Section 59(5) and 59(6) of the New Brunswick *Community Planning Act*. e. There shall be no vehicular access to the development off Pelton Road. All vehicular access, including construction traffic, shall be from Sandy Point Road.
Section 59 Agreement	Yes	1. That the City, upon third reading at Common Council, pursuant to the provisions of Section 59(6) of the Community Planning Act, cancel the existing agreement with the developer of the parcel of land having an area of approximately 8.57 hectares, located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471. 2. That the City, upon third reading at Common Council, pursuant to the provisions of Section 59(1)(b) of the Community Planning Act, enter into an agreement with the developer of the parcel of land having an area of approximately 8.46 hectares, located at 500 Pelton Road, also identified as PID Number 55238471 respecting the following: a. The developer's obligation, at its own cost, to upgrade the existing municipal infrastructure required to service the proposal, which comprise the extension of water and sewer, and the restoration of the street; and b. Following the extension of services on Sandy Point Road, the developer is to restore the east side of the street from the subject property to the Westmount Drive intersection to include an asphalted and delineated pedestrian walking surface. c. All dwellings within the proposed development shall incorporate the use of a residential sprinkler system to the extent necessary for compliance with the National Building Code of Canada, Latest Edition which shall be reflected in all future Permit applications.

Section 131 Agreement	Yes	That the City, upon third reading at Common Council, pursuant to the provisions of Section 131(1) of the *Community Planning Act*, discharge the existing agreement with the developer of the parcel of land having an area of approximately 8.57 hectares, located adjacent to 2100 Sandy Point Road, also identified as PID Number 55238471.
Other	No	

COMMON COUNCIL REPORT

M&C No.	2025-191
Report Date	July 24, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **Supplementary Report - Municipal Plan Amendment and Rezoning of 500 Pelton Road.docx**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Jennifer Kirchner	***Amy Poffenroth / Pankaj Nalavde***	***J. Brent McGovern***

RECOMMENDATION

That Common Council complete the third readings of the proposed amendments to the Municipal Plan and Zoning By-Law as presented in the attached Council Resolution Sheet.

EXECUTIVE SUMMARY

An application to amend the Municipal Plan and to Rezone the property located at 500 Pelton Road is being considered for third reading. The application would facilitate the development of a low-density residential development on a private road. During discussions that occurred prior to 1st and 2nd reading, Common Council requested that staff prepare a Section 59 condition for a Sunset Clause.

PREVIOUS RESOLUTION

July 7, 2025 Regular Meeting of Common Council:

- Common Council gave 1st and 2nd reading to By-Law Number C.P. 106-41 a Law to Amend the Municipal Plan of the City of Saint John.
- Common Council gave 1st and 2nd reading to By-Law Number C.P. 111-204 a Law to Amend the Zoning By-Law of the City of Saint John.

REPORT

On July 7, 2025, Common Council gave 1st and 2nd reading to a Municipal Plan Amendment to redesignate 500 Pelton Road from Major Community Facility to Stable Residential. In addition, 1st and 2nd reading were also given to Rezone the property from the Major Community Facility (CFM) zone to the Low-Rise Residential (RL) zone.

The rezoning would facilitate the development of a low-density, serviced, residential development including 24 townhouses over 6 lots and 16 semi-detached dwellings on 8 lots, along on a private road accessed from Sandy Point Road.

As part of the application package, staff were proposing the amendment to the existing Section 59 and 131 conditions, which were based on the previous development concept. Included in the amendment, is the removal of the existing 2021 Sunset Clause which required the development to be completed within 5 years of the date of rezoning.

Common Council requested that staff prepare language for a Section 59 condition that would impose a new Sunset Clause on the project. Staff have prepared the following language for consideration:

> ***That within 5 years of the date the rezoning came into effect, a building permit shall***
> ***have been issued for one dwelling unit. If the building permit has not been issued,***
> ***Council may take steps to cancel the resolution and repeal the rezoning pursuant to***
> ***Section 59(5) and 59(6) of the New Brunswick Community Planning Act.***

The Section 59 Condition would require the developer to begin work within five years of the property being rezoned. The proposed Sunset Clause adds a specific requirement: a building permit for at least one dwelling unit must be issued within that same five-year period. A building permit can only be issued once City water and sanitary services have been extended to the site, and the private road has been constructed to provide physical access to the development area. This Sunset Clause ensures that on-site work is underway, while allowing flexibility for the full build-out of the development, which may be influenced by external factors that affect the pace of construction.

If the developer does not meet the requirements of the Sunset Clause, Common Council does have the ability to cancel the resolution, which would revert the zoning of the property. In this situation, the property would revert to the existing Major Community Facility (CFM) zone, which would permit a range of more intense land uses than what could be developed under the proposed Low-Density Residential (RL) zone.

STRATEGIC ALIGNMENT

The proposed development aligns with the Council Priority of Grow by helping to "*Grow our population at a rate of 2% annually by the end of Council's term"* and to *"Achieve 3% annual property tax base growth and ongoing work to increase the target".*

SERVICE AND FINANCIAL OUTCOMES

The processing of Municipal Plan Amendment and Rezoning Applications are part of the standard operations of the Growth and Community Services Department. They include the payment of an application fee as established by Common Council in the City's Zoning By-Law.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person
General Counsel Office	***Jacqueline Boucher***
General Counsel Office	***Maria Powell***
Ethos Ridge (applicant)	***Scott Walton***

ATTACHMENTS

Staff Recommendation for Council Resolution – 3rd Reading for 500 Pelton Road

BY-LAW NUMBER C.P. 106-41
A LAW TO AMEND THE MUNICIPAL PLAN BY-LAW

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Municipal Plan By-law of The City of Saint John enacted on the 30th day of January, A.D. 2012 is amended by:

1. 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.**

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law on the __ day of ____ 2025 A.D. and signed by:

First Reading – July 7, 2025
Second Reading – July 7, 2025 Third Reading –

ARRÊTÉ NO C.P. 106-41
LOI MODIFIANT L'ARRÊTÉ RELATIF AU PLAN MUNICIPAL

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit:

L'arrêté concernant le plan municipal de The City of Saint John décrété le 30 janvier 2012 est modifié par :

1. À l'annexe B du plan d'aménagement municipal, modifier la désignation d'un terrain d'une superficie approximative de 8.46 hectares, situé au 500, chemin Pelton, également identifié comme NID 55238471 qui passera de **établissements communautaires majeurs** à **secteur résidentiel stable.**

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le _____ 2025 avec les signatures suivantes:

_____
Mayor/Mairesse

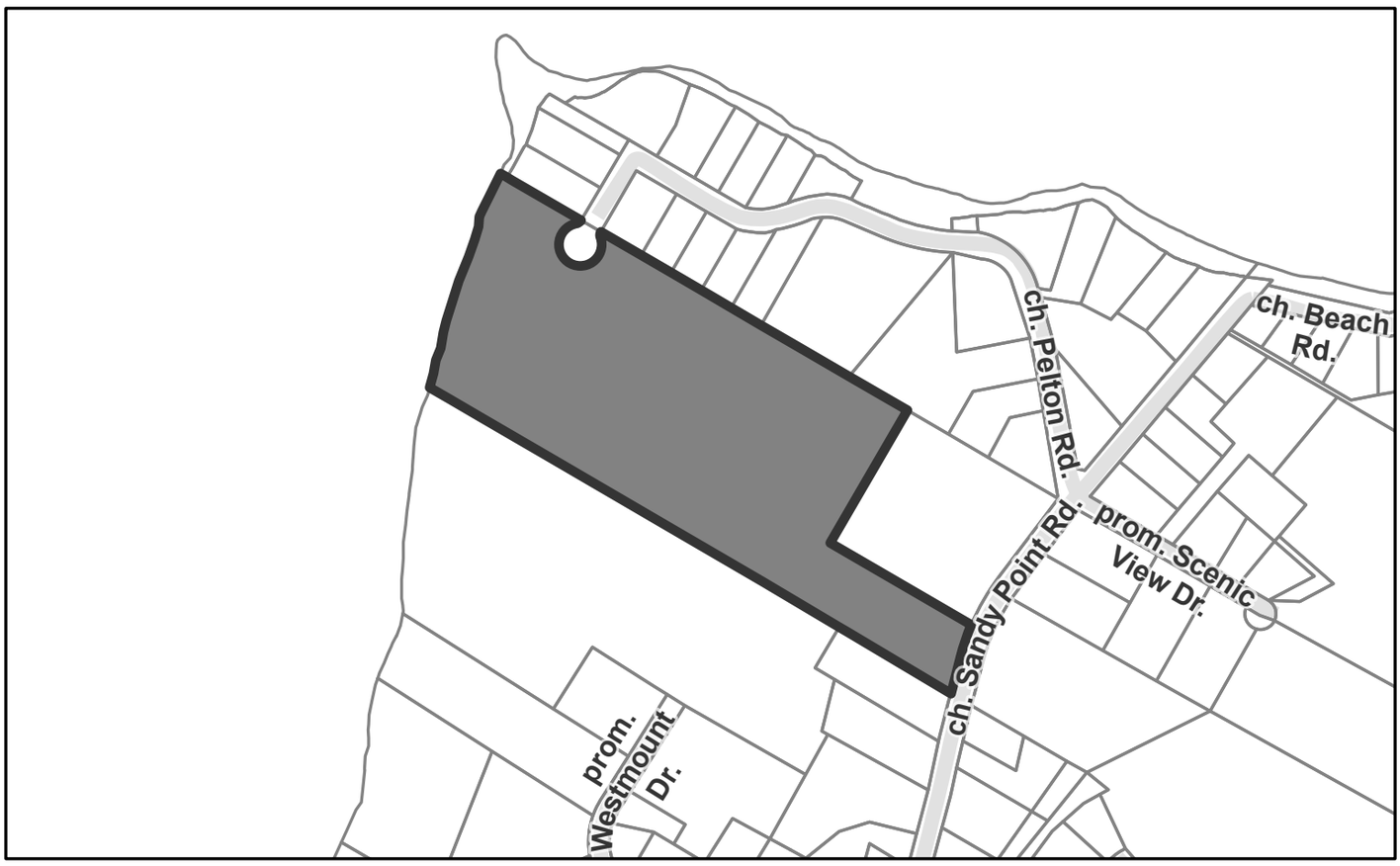
_____
_ City Clerk/Greffier de la municipalité

Première lecture – 7 juillet 2025
Deuxième lecture – 7 juillet 2025
Troisième lecture –

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

MUNICIPAL DEVELOPMENT PLAN / PLAN D'AMÉNAGEMENT MUNICIPAL

Amending Schedule “B”
Modifiant Annexe «B»



FROM / DE

Major Community Facility
Établissements communautaires majeurs

TO / À

Stable Residential
Résidentiel stable

Applicant: Ethos Ridge

Location: 500 Pelton Road

PID(s)/NIP(s): 55238471

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #: C.P. 106-41

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 10 juin, 2025

BY-LAW NUMBER C.P. 111-204
A LAW TO AMEND THE ZONING BY-LAW OF THE CITY OF SAINT JOHN

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

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)**.

all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the __ day of _____, A.D. 2025 and signed by:

ARRÊTÉ NO C.P. 111-204
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE ZONAGE DE THE CITY OF SAINT JOHN

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

La modification de l'annexe «A», Plan de zonage de la ville de Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 8.46 hectares, situé au 500, chemin Pelton, également identifié comme NID 55238471, de la zone **d'installations communautaires de quartier (CFN)** à **zone résidentielle – immeubles d'habitation bas (RL)**.

toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le _____ 2025, avec les signatures suivantes:

_____
Mayor/Mairesse

_____
City Clerk/Greffier de la Ville

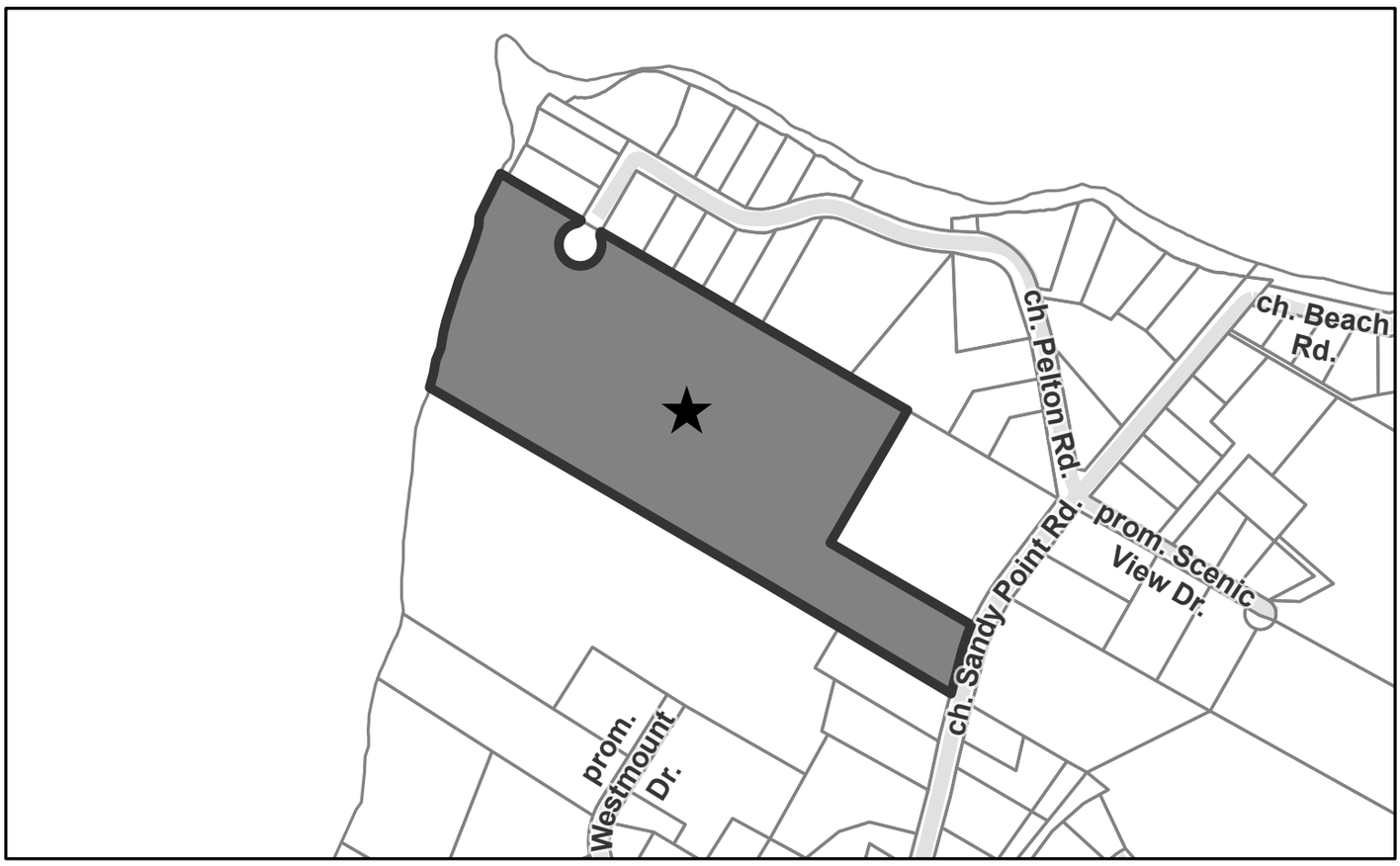
First Reading – July 7, 2025
Second Reading – July 7, 2025 Third Reading –

Première lecture – 7 juillet 2025
Deuxième lecture – 7 juillet 2025 Troisième lecture –

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

REZONING / REZONAGE

Amending Schedule “A” of the Zoning By-Law of The City of Saint John
Modifiant Annexe «A» de l’Arrêté de zonage de The City of Saint John



FROM / DE		**TO / À**
Major Community Facility Zone d'installations communautaires majeures	**CFM** ▭ **RL**	Low-Rise Residential Zone résidentielle – immeubles d’habitation bas

★ Pursuant to a Resolution under Section 59 of the Community Planning Act
Conformément à une resolution adoptée par le conseil municipal en vertu de l'article 59 de la Loi sur l'urbanisme

Applicant: Ethos Ridge

Location: 500 Pelton Road

PID(s)/NIP(s): 55238471

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #:

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 10 juin, 2025

Staff Recommendation for Council Resolution

Property: 224 Anthony Cove Road

Public Hearing, 1st and 2nd Reading were completed on July 7, 2025.

3rd Reading: July 28, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3rd reading to an Amendment to the Zoning By-law which rezones a parcel of land having an area of approximately 10,869 square metres, located at 224 Anthonys Cove Road, also identified as PID 00336339, from **Rural Residential (RR)** to **Rural General Commercial (CRG).**
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	No	
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	No	

BY-LAW NUMBER C.P. 111-205
A LAW TO AMEND THE ZONING BY-LAW OF THE CITY OF SAINT JOHN ARRÊTÉ N^{O} C.P. 111-205

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

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 Anthonys Cove Road, also identified as PID 00336339, from **Rural Residential (RR) to Rural General Commercial (CRG).**

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the ____ day of _____, A.D. 2025 and signed by:

ARRÊTÉ NO C.P. 111-205 ARRÊTÉ MODIFIANT L'ARRÊTÉ DE ZONAGE DE THE CITY OF SAINT JOHN

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

La modification de l'annexe «A», Plan de zonage de la ville de Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 10,869 mètres carrés, situé au 224, rue Anthony Cove, également identifié comme NID 00336339, de **Zone résidentielle rurale (RR)** à **Zone commerciale générale rurale (CRG).**

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le _____ _____ 2025, avec les signatures suivantes:

_____
Mayor/Mairesse

_____
City Clerk/Greffier de la municipalité

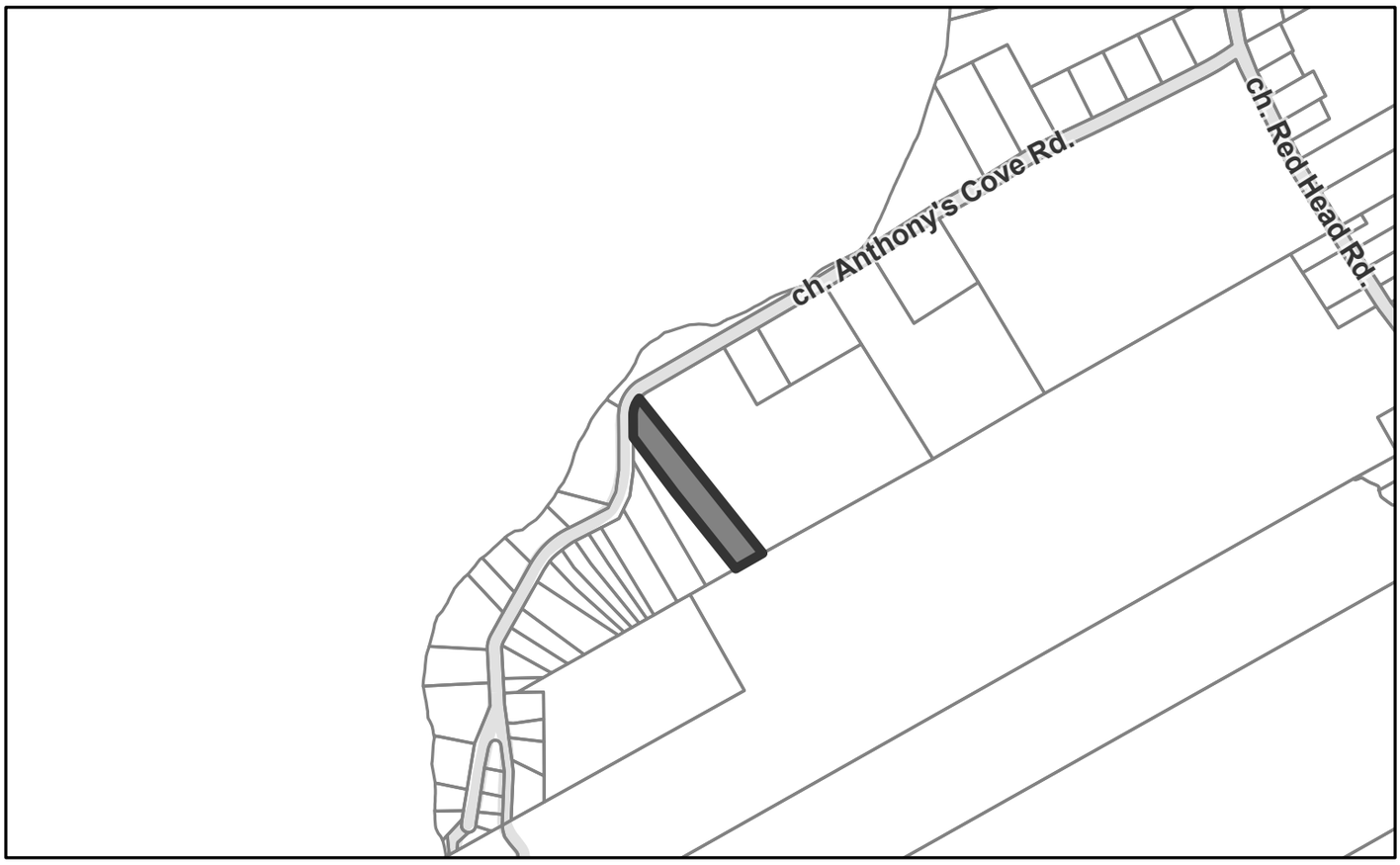
First Reading - X
Second Reading - X
Third Reading - X

Première lecture - X
Deuxième lecture - X
Troisième lecture - X

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

REZONING / REZONAGE

Amending Schedule “A” of the Zoning By-Law of The City of Saint John
Modifiant Annexe «A» de l’Arrêté de zonage de The City of Saint John



FROM / DE		**TO / À**
Rural Residential Zone résidentielle rurale	**RR** → **CRG**	Rural General Commercial Zone commerciale générale rurale

Applicant: Trisha and Jeff Perry

Location: 224 Anthony's Cove Road

PID(s)/NIP(s): 00336339

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #:

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 5 juin, 2025

Staff Recommendation for Council Resolution

Property: 859 Sand Cove Road

3rd Reading : July 28, 2025

Item:	Required: (Y/N)	Recommendation
Municipal Plan Amendment	No	
Zoning By-Law Amendment	Yes	That Common Council give 3rd reading to an Amendment to the Zoning By-law which rezones 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).**
Recission of Previous s. 39/s. 59 Conditions	No	
Section 59 Conditions	Yes	a. That the height of the development be limited to 4 storeys.
Section 59 Agreement	No	
Section 131 Agreement	No	
Other	Yes	It is recommended that Common Council amend the list of Official Street Names and approve the following changes: a. Add the name "place Tranquility Place".
Other	No	As a separate recommendation to the Staff Recommendation, the Planning Advisory Committee also recommends that Common Council direct City Staff to investigate infrastructure at the intersection of Bluery Street, Sand Cove Road, and direct the Parking department to investigate the concerns of residents on Duck Cove Lane.

COMMON COUNCIL REPORT

M&C No.	2025-169
Report Date	July 22, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: **859 Sand Cove - Supplementary Council Report.docx**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Yeva Mattson	***Amy Poffenroth/Pankaj Nalavde***	***J. Brent McGovern***

RECOMMENDATION

Staff Recommendation:

1. That Common Council adopt the attached by-law amendment entitled “By-law No. C.P. 111-206, A Law to Amend the Zoning By-Law of The City of Saint John.

2. It is recommended that Common Council amend the list of Official Street Names and approve the following changes:
    a. Add the name “place Tranquility Place”.

PAC Recommendation:

3. 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 19,208 square metres, located at 859 Sand Cove Road, also identified as PID 00394809:
    a. That the height of the development be limited to 4 storeys.

4. That Common Council direct staff to investigate infrastructure at the intersection of Bluery Street, Sand Cove Road, and direct the Parking department to investigate the concerns of residents on Duck Cove Lane.

EXECUTIVE SUMMARY

On June 17, 2025, staff presented the rezoning application to the Planning Advisory Committee. After the completion of the public hearing, PAC made an amended recommendation with a Section 59 condition.

An additional recommendation which pertains to the private street name is also included as part of the updated recommendation.

PAC RECOMMENDATION

PAC made an amended recommendation at its June 17, 2025 meeting regarding the rezoning application for 859 Sand Cove Road. The Committee endorsed Staff's recommendation to approve the rezoning and included two additional recommendations:

1. That a Section 59 condition be applied to limit building height to a maximum of four storeys; and
2. That Council direct Staff to investigate traffic and safety concerns at the intersection of Bleury Street and Sand Cove Road, as well as parking conditions on Duck Cove Lane.

REPORT

Zoning Reform and Housing Accelerator Fund (HAF) Initiatives

On January 13, 2025, Common Council adopted By-Law Number C.P. 111-183, amending the Zoning By-Law to implement the Housing Accelerator Fund (HAF) Action Plan. A key change was increasing the permitted building height in the Mid-Rise Zone from four to six storeys to support greater residential density.

Since then, two mid-rise rezoning applications have been submitted. One was denied due to its proposed six-storey height; the other is under review with a proposed condition limiting the height to four storeys. While responding to local concerns, such restrictions risk undermining Council's policy direction to enable mid-rise development and achieve HAF targets.

The current proposal complies with all Mid-Rise Zone standards and includes additional measures—such as increased setbacks and expanded amenity space—to improve compatibility with adjacent low-rise areas.

In this context, imposing a four-storey height limit appears inconsistent with the intent of recent zoning reforms and may hinder progress toward HAF goals.

Streamlining Application Processes

Staff have previously been directed to reduce red tape in the application process. One approach to achieving this goal is through the removal of Section 59 conditions on properties across the City. While the comprehensive removal of existing conditions has

not yet begun, the first step involves minimizing the creation of new conditions moving forward.

The adoption of recent zoning reform amendments is intended to establish built-in standards and requirements within the Zoning By-law, helping to ensure that development is limited to appropriate uses and scales for each site.

The developer has confirmed the project will not exceed four storeys. During the Public Hearing, the applicant emphasized efforts to ensure the development fits the neighborhood context. Although time constraints prevented discussion of the proposed height condition, the applicant later confirmed that there are no plans to increase the height and committed to ongoing community consultation if changes arise.

Jody Kliffer of Envision, who also spoke at the Public Hearing, cautioned that overly restrictive conditions can have unintended consequences by limiting a developer's ability to adapt to evolving circumstances, especially regarding financial feasibility.

Given this, staff recommend Council reconsider whether the proposed condition by PAC to limit height is necessary and whether it aligns with the City's housing objectives and zoning reform intent to support density in key locations well served by infrastructure.

Street Naming Recommendation
Typically, street names are adopted by Council following a brief report from the GIS division. In this case, however, a name has been proposed prior to the finalization of the development application. This is solely under the jurisdiction of Council and does not require PAC review.

As such, staff are recommending an amendment to the Official Street Names list to include Tranquility Place as the designated name for the private street internally serving this development. The proposed name is required for addressing purposes and complies with all current naming guidelines.

STRATEGIC ALIGNMENT
The recommendation aligns with Council's priority to GROW and MOVE:

- Grow our population at a rate of 2% annually by the end of Council's term;
- Achieve 3% annual property tax base growth and on-going work to increase the target;

The approach also aligns with the Municipal Plan through initiatives that target existing Neighborhoods for opportunities to add density and expanding housing options.

SERVICE AND FINANCIAL OUTCOMES
The holding of the public hearing and receiving advice and a recommendation from the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the *Community Planning Act*.

The name of the private street meets all NB911 guidelines.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person	Comments
Traffic	***Tim O'Reilly***	Expected vehicle volumes on Seawood with the development is fine. Reviewed TIS and found no issues. After inquiring because of concerns raised in neighbours letter, Traffic agreed that pushing more traffic to a driveway onto the busier Sand Cove Road, and close to an intersection, relative to a driveway on Seawood, they agree with the developer and their Traffic Engineer that attempting to divert development traffic to Sand Cove Road does not make sense.
Infrastructure	***Joel Landers***	Standard comments regarding responsibilities of the Developer. No concerns raised and they can support the project.
WAWA	***Mariah Belyea***	The WAWA Branch has reviewed the provided information and has no apparent concerns
Fire and Safety	***Dan LeBlanc***	The Fire Department supports the proposal to re-zone and development of the site. Comments regarding Building Code and Fire Safety requirements that will need to be met were conveyed to the Developer.
GIS	***Yves Leger***	No Concerns raised. Recommendation for Street name is in this report.
Public Works and Parks	***Barb Crawford***	Public Works and Parks is supportive. Money-in-lieu of LPP is supported for subdivision.
Transit	***Charles Freake***	In support. This location is on a transit line, route 15 A/B and has a 30 min frequency. No need to relocate, transit stop at this location on Sand Cove Road.

BY-LAW NUMBER C.P. 111-206
A LAW TO AMEND THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN ARRÊTÉ N^{O} C.P. 111-206

Be it enacted by The City of Saint John in Common Council convened, as follows:

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

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).**

- all as shown on the plan attached hereto and forming part of this by-law.

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the _____ day of _____, A.D. 2025 and signed by:

_____
Mayor/Mairesse

_____
City Clerk/Greffier de la municipalité

First Reading - X
Second Reading - X
Third Reading - X

ARRÊTÉ NO C.P. 111-206ARRÊTÉ MODIFIANT L'ARRÊTÉ DE ZONAGE DE THE CITY OF SAINT JOHN

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

La modification de l'annexe «A», Plan de zonage de la ville de Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 19,208 mètres carrés, situé au 859, chemin Sand Cove, également identifié comme NID 00394809, de **Zone d'installations communautaires de quartier (CFN) à Zone résidentielle – Immeubles d'habitation de hauteur moyenne (RM).**

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

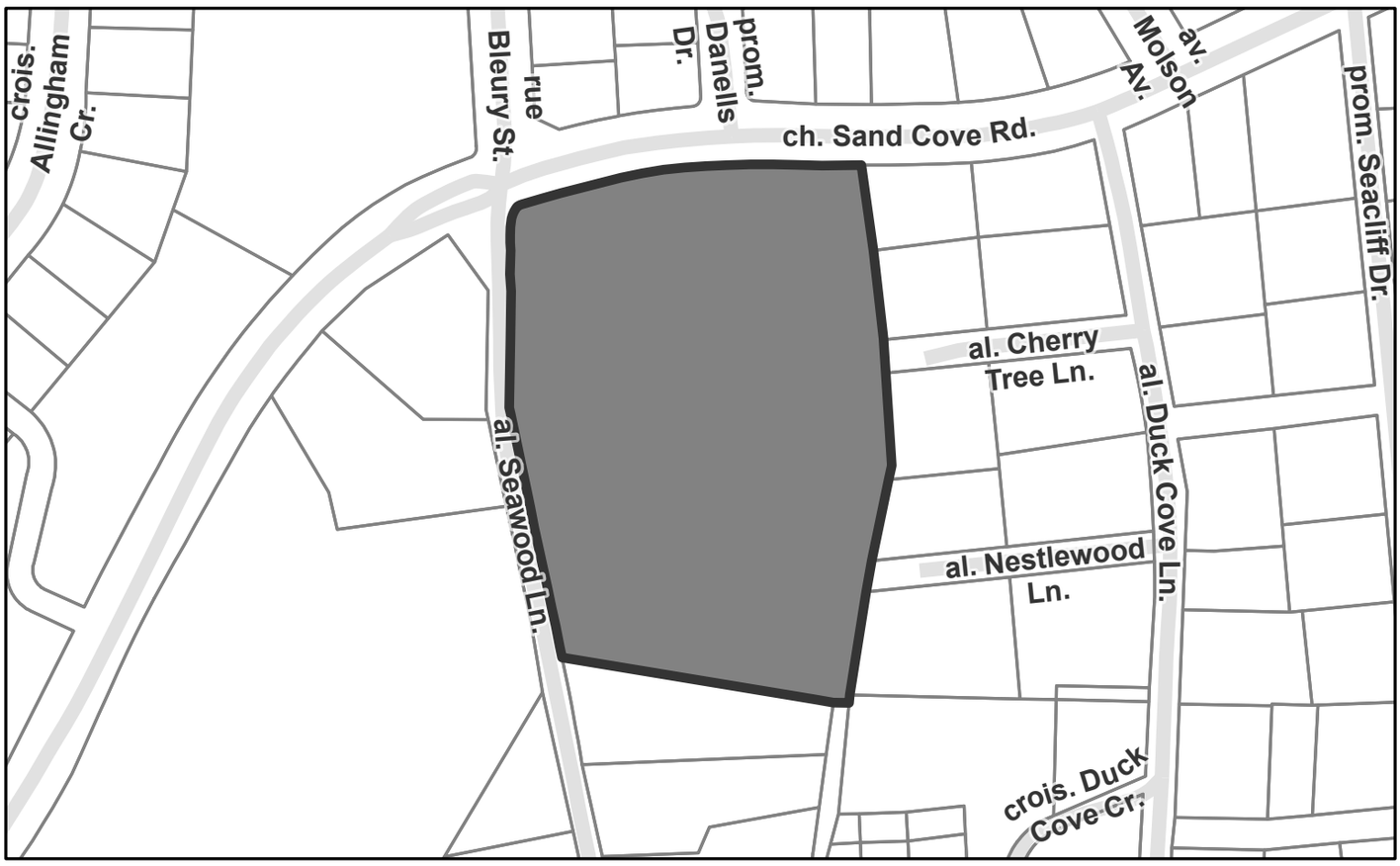
EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le _____ _____ 2025, avec les signatures suivantes:

Première lecture - X
Deuxième lecture - X
Troisième lecture - X

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE

REZONING / REZONAGE

Amending Schedule “A” of the Zoning By-Law of The City of Saint John
Modifiant Annexe «A» de l’Arrêté de zonage de The City of Saint John



FROM / DE

Neighbourhood Community Facility
Zone d'installations communautaires de quartier

CFN → **RM**

TO / À

Mid-Rise Residential
Zone résidentielle - immeubles de hauteur moyenne

Applicant: 704987 NB Ltd. (Rick Turner)

Location: 859 Sand Cove Road

PID(s)/NIP(s): 00394809

Considered by P.A.C./Considéré par le C.C.U.: June 17 juin, 2025

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #:

Drawn by/Créée par: AJP **Date drawn/Carte créée:** June 4 juin, 2025

COUNCIL NOTICE OF MOTION

Received Date	07/23/2025
Meeting Date	07/28/2025
Open or Closed	Open Session

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT **:** Enforcement Options regarding the Keeping of Animals

Primary Author	Input from Council	Input from Staff
Deputy Mayor John MacKenzie	Mayor	Chris McKiel

PROPOSED MOTION:
That the CAO be directed to investigate and report back on potential enforcement options at the City's disposal to address the challenges associated with the keeping of wild, domestic and exotic animals.

BACKGROUND INFORMATION:
Section 9.10 of the City's Zoning By-Law provides for the keeping of chickens as a secondary use in one- or two-unit dwellings, semi-detached dwellings, or mini-homes. Section 10.10 also allows for the keeping of other animals, such as goats, horses, ponies, sheep or cows. The by-law provides detailed requirements for those who choose to house these animals on their property.

A recent complaint from a citizen concerning the on-going challenges caused by their neighbour's chickens has highlighted the need to explore potential enforcement tools that could be used by the City to address issues related to the keeping of animals.

I recommend that staff be directed to report back to Council back on potential enforcement options, including fines, at the City's disposal to address the challenges associated with the keeping of animals.

STRATEGIC ALIGNMENT:
This aligns with the Council priority of Belong

SERVICE AND FINANCIAL OUTCOMES:
Enhanced by-law enforcement.

INPUT FROM OTHERS:
Input was received from Chris McKiel, Director of Development and Community Standards

ATTACHMENTS – N/A

Small City,

Big Heart.

Housing for All Strategy
Phase 1 Update

July 28, 2025

Green Zone Locations



Neighbourly Homes: Green Zone Pilot





Community Supports

Outreach Team

- Fresh Start holds the service agreement with Social Development
- Encampment Check ins, gathering information from those living rough, diversion from homelessness
- Encampment clean up and relocation coordination

- Request For Proposals was issued, currently in the evaluation phase

Red Zones

- Staff will be returning to Council with a Framework to Enable Red Zones (specific locations where encampments are not permitted) to align with implementation of the expanded outreach team

Upcoming:

- August - Neighbourly Homes welcomes participants to the Egbert Street Green Zone site
- August - Expanded outreach team service agreement
- Late Summer / Early Fall – Red Zone Framework
- September - Thorne Avenue Green Zone site prep begins
- December – Neighbourly Homes welcomes participants to the Thorne Avenue Green Zone site
- Ongoing – Neighbourly Relations

Small City,
Big Heart.

SAINT JOHN

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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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,

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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 is 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

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[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.**

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 is 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

Some people who received this message don't often get email from david.danos@gmail.com. Learn why this is important

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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 is 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

Some people who received this message don't often get email from laurabonga22@outlook.com. Learn why this is important

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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 Lorenville.

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 Lorenville, 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 Lorenville 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 (Lorenville), 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 he City and the EIA has failed to conduct meaningful community engagement thus far. Public Participation in Impact Assessment - Canada.ca

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 absolutley critical that we conserve what little old growth we have left. As stated by Ben Phillips, Saint John should be proud to have this extremly 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 absolutley 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.lowe@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 absolutley critical that we conserve what little old growth we have left. As stated by Ben Phillips, Saint John should be proud to have this extremly 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

Some people who received this message don't often get email from jenn527@gmail.com. Learn why this is important

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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@saintjohnindustrail.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 meanigful 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

Some people who received this message don't often get email from nancylordon527@gmail.com. Learn why this is important

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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 to 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.

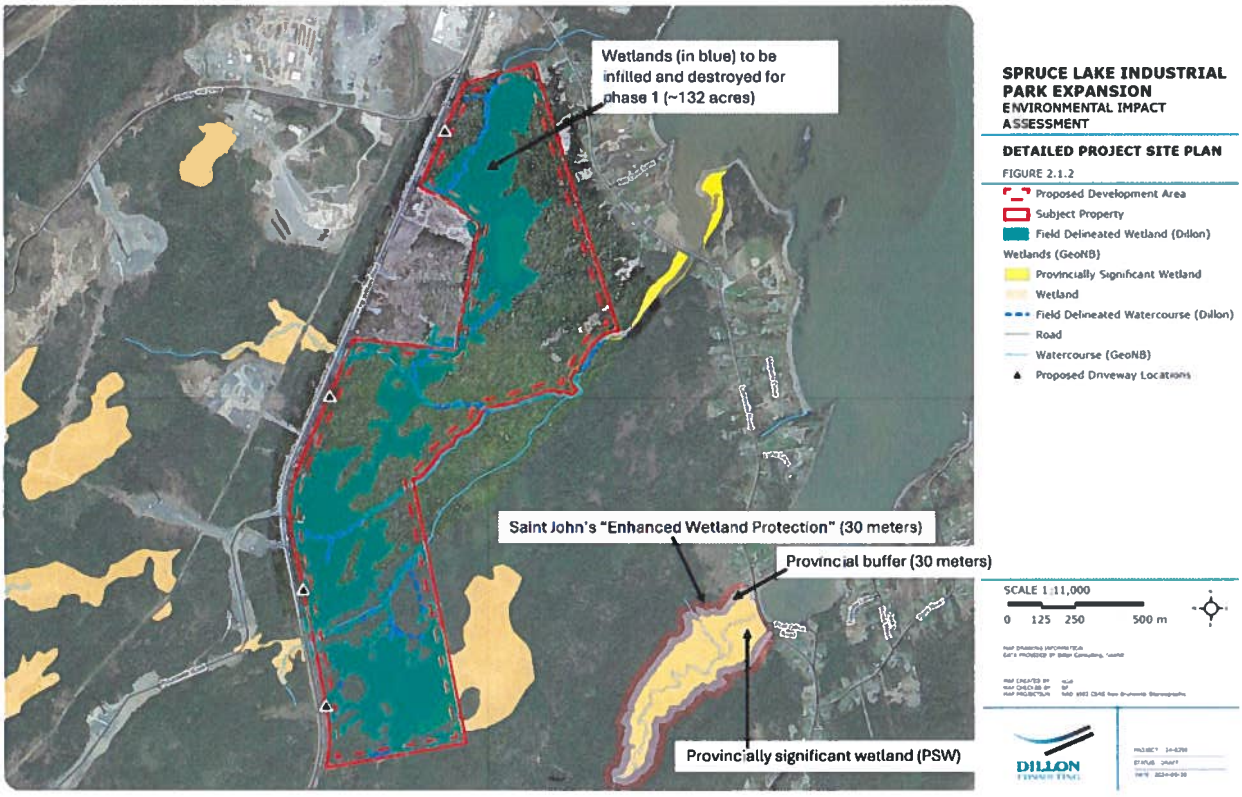
There is still significant concern surrounding surface water contamination of residential wells, irreversible contamination of the groundwater aquifer that a monitoring system does nothing to prevent, and the lack of protections for private water wells, which are begin put at risk with upgradient and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



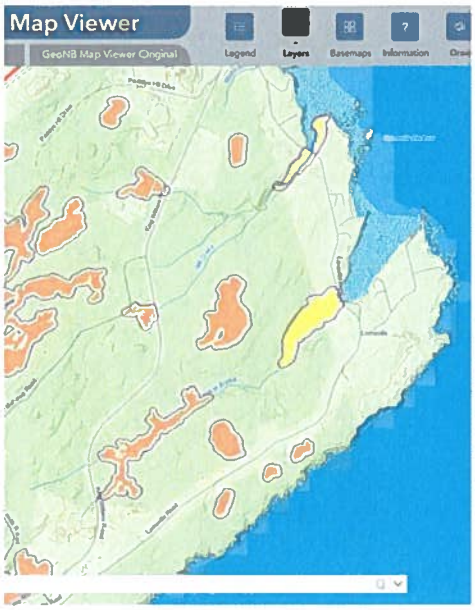
With hundreds of acres of high-functioning wetland to be destroyed, combined with the city's plan to cut the watercourse buffer in half (to 15 meters, from the 30-meter provincial standard), which will effectively turn watercourses into drainage ditches, this enhanced measure does very little in terms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

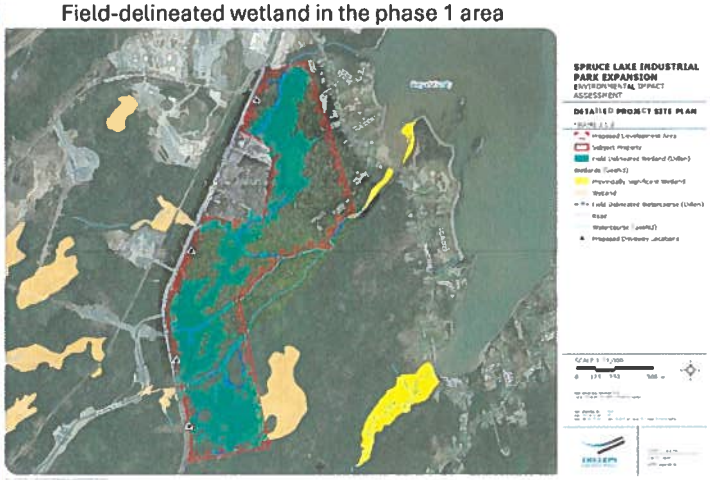
During the June 16th public hearing, in response to a question from Councillor Radwan, city staff used a map of GeoNB wetlands (below left) to illustrate the "waterbodies" present in the proposed industrial park area. This map omits the vast majority of wetland actually present in the area. The wetland 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 shear 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

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,

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

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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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.

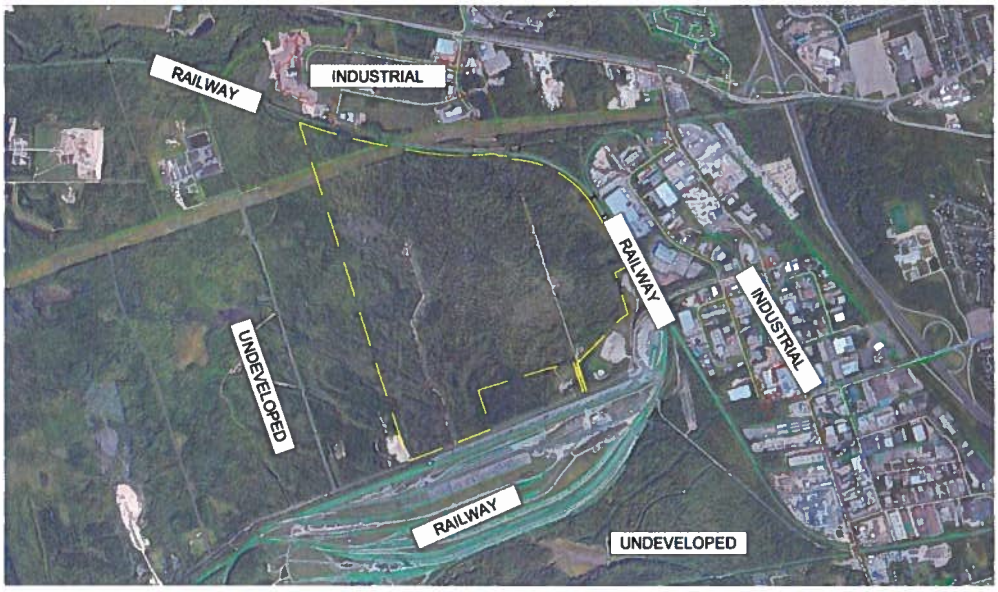
Moncton Industrial Development Ltd. filed an environmental impact assessment last week for a park covering about 259 acres between Berry Mills Road and the CN rail yard.

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 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.

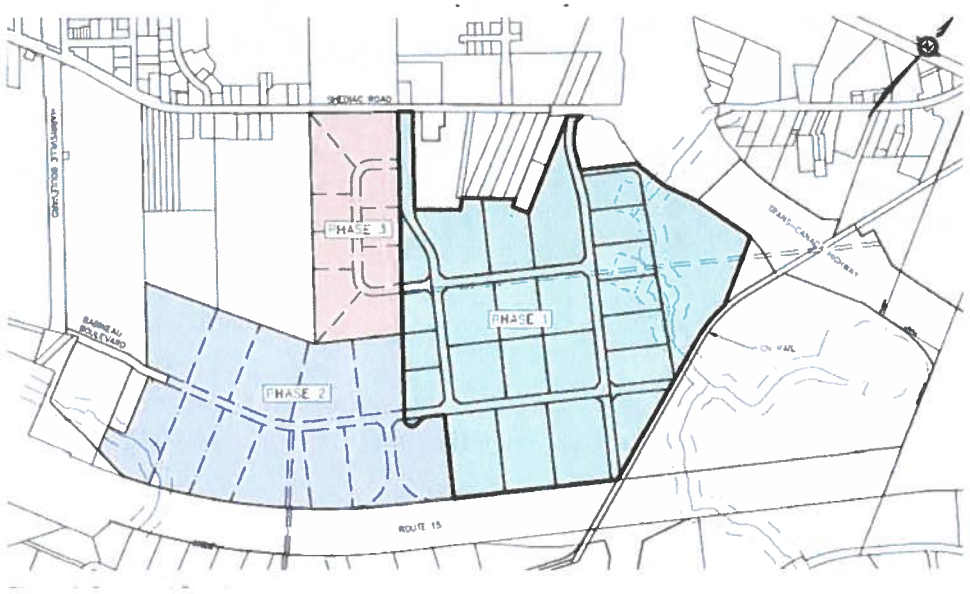
"So we're talking about intermodal, the concept of the inland port. So products coming off ship in Halifax, being put on rail, going to Moncton, and then back out to market from that point."

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."

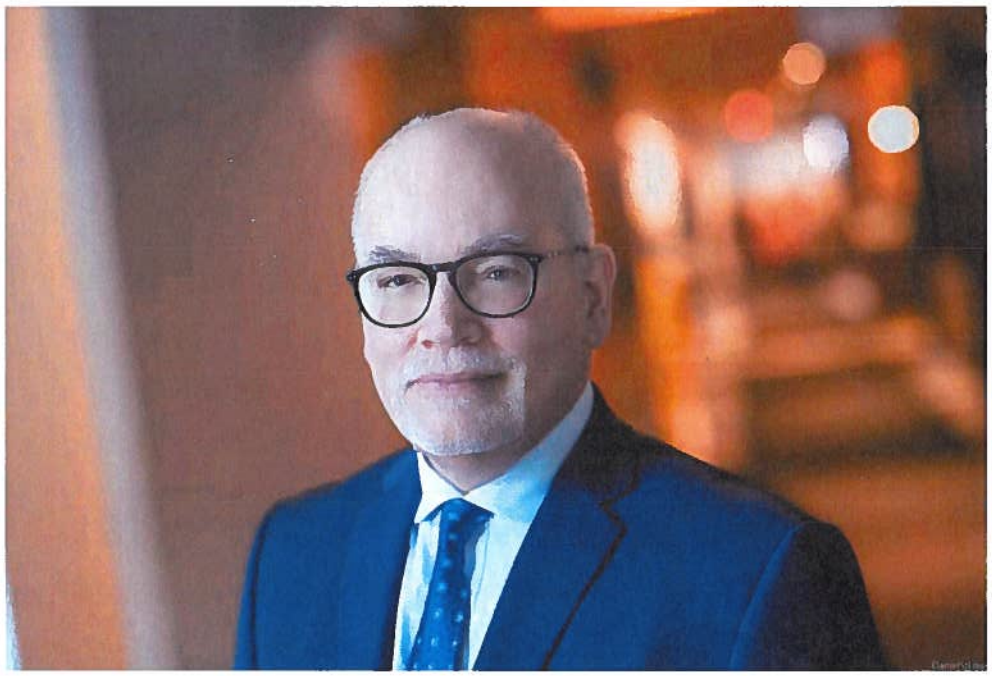
Walmart is spending $56 million on the 221,000-square-foot centre, which will sit on a 19 acres plot of land at 125 Frenette Ave.

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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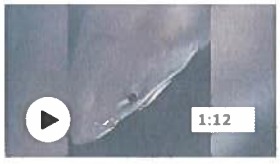
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These massive waves used to be the stuff of legend



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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 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.

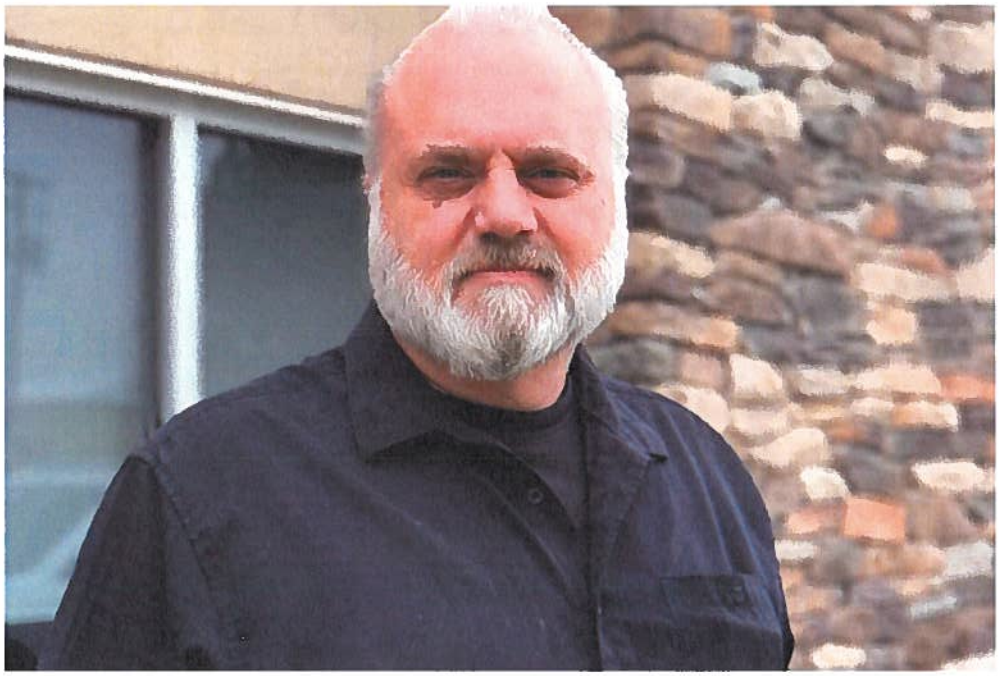
He said he wasn't finding suitable land to expand near the company's existing location about 100 kilometres north of Toronto, and what was available was expensive.

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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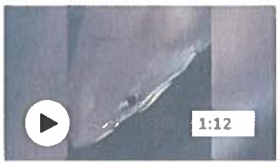
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VIDEO

Bezos-Sanchez wedding draws A-list celebs, angry protesters

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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

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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 approximately165 hectares in total and that would leave around 420 hectares untouched".*

Yours truly,

Shayne Galbraith

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

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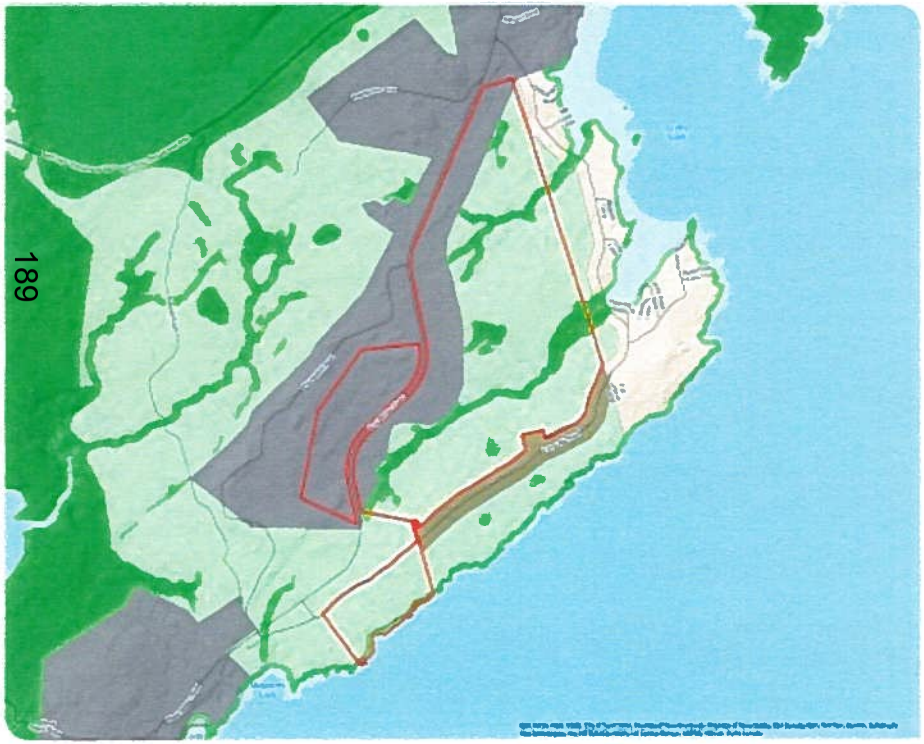
Thank you,

Regards,

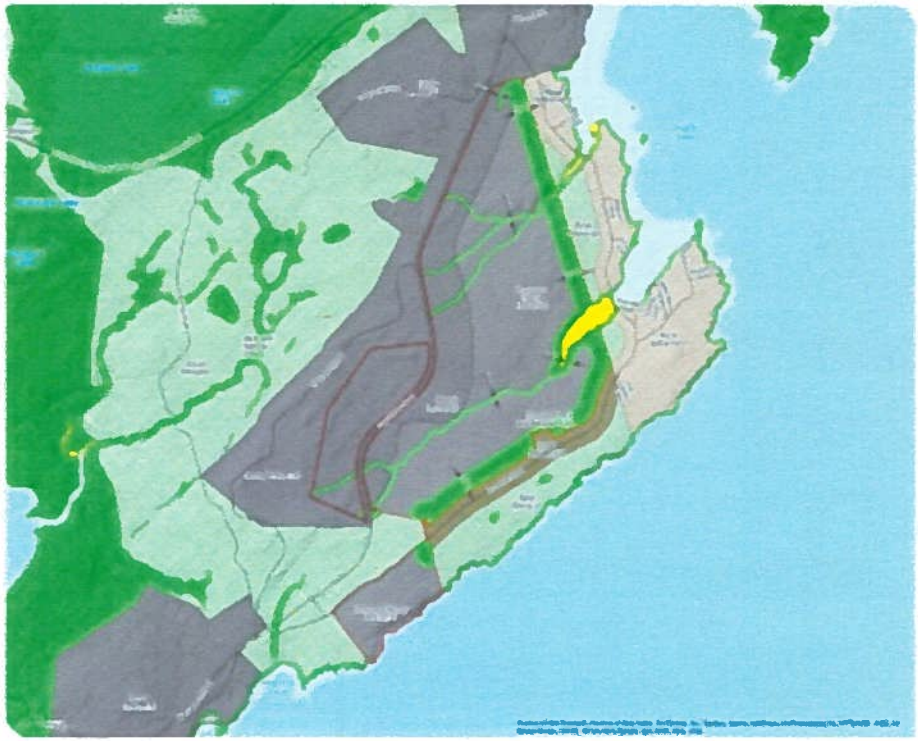
Shayne

Application Overview: Municipal Plan Amendments

Existing Future Land Use Map



Proposed Future Land Use Map



189

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

Some people who received this message don't often get email from bphillips@mta.ca. Learn why this is important

[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.**

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.

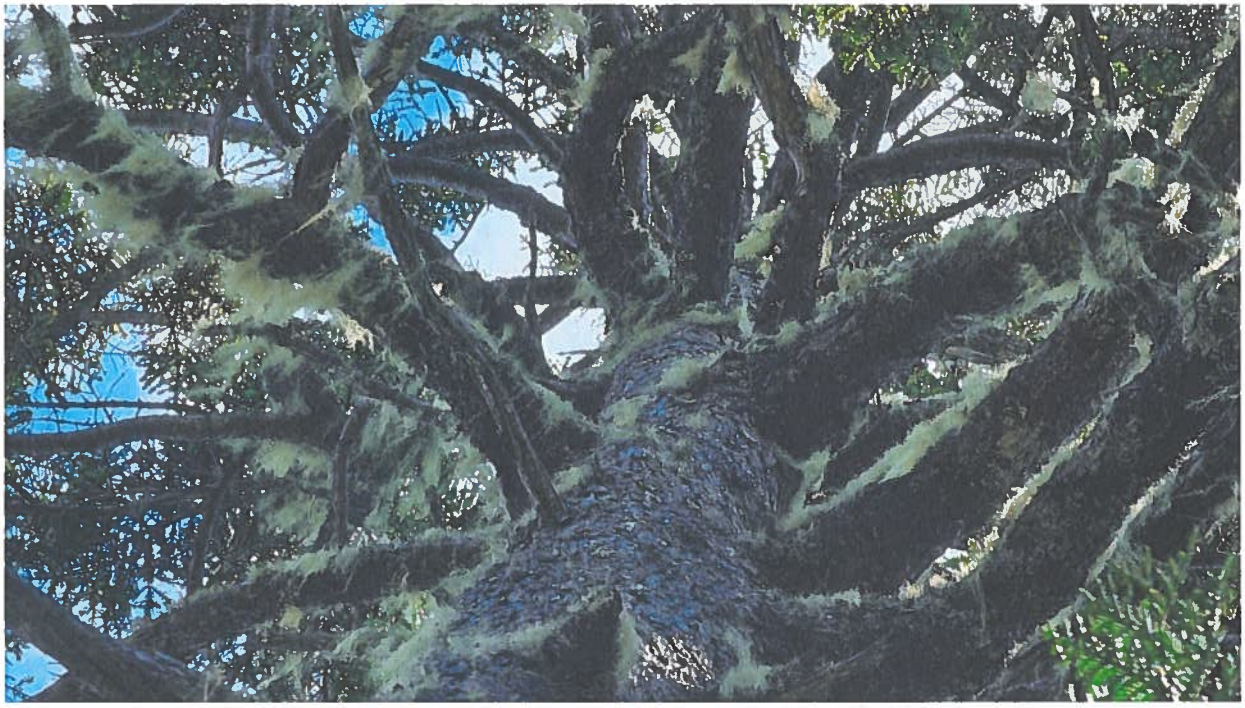
Thank you for your attention to this matter.

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.

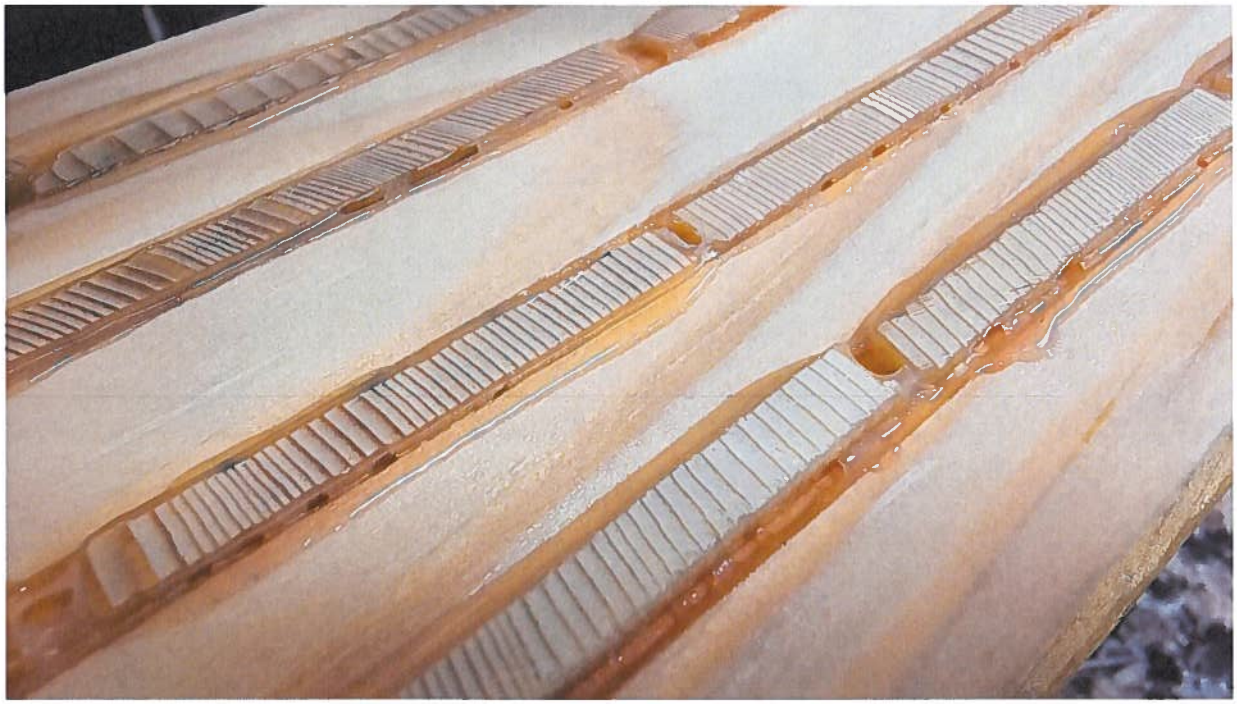


Figure 2. Increment cores of spruce tree being measured on a Velmex unislide measuring system. Photo cr: Ben Phillips

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

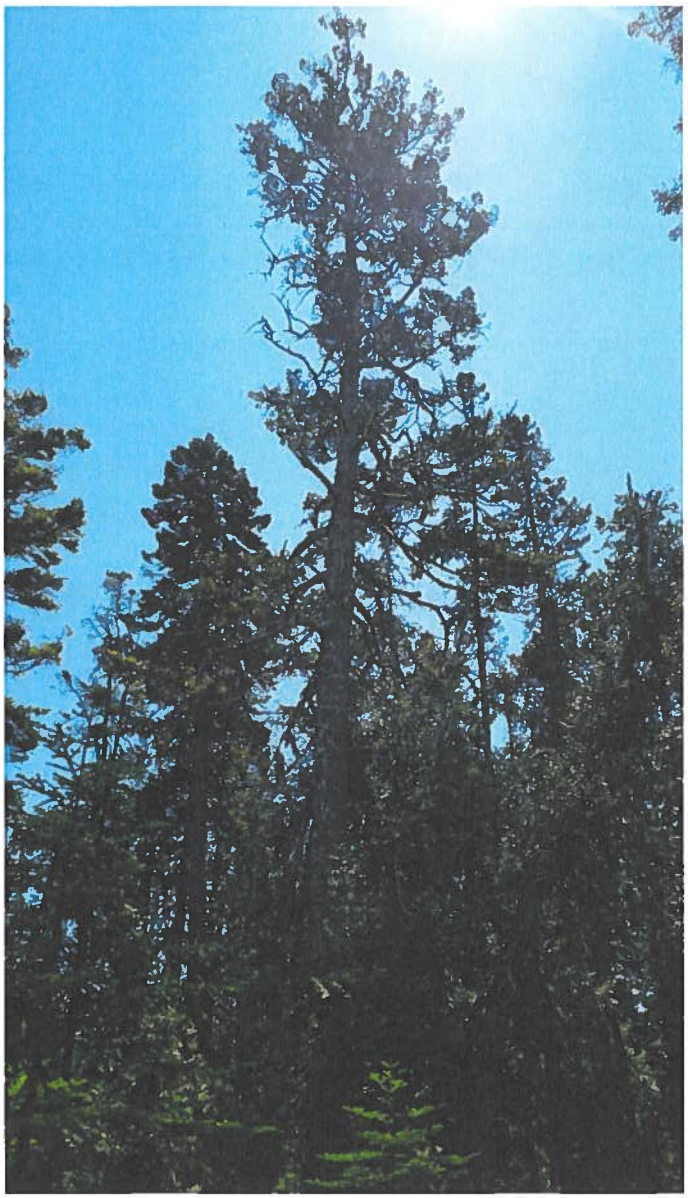
Appendix

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.

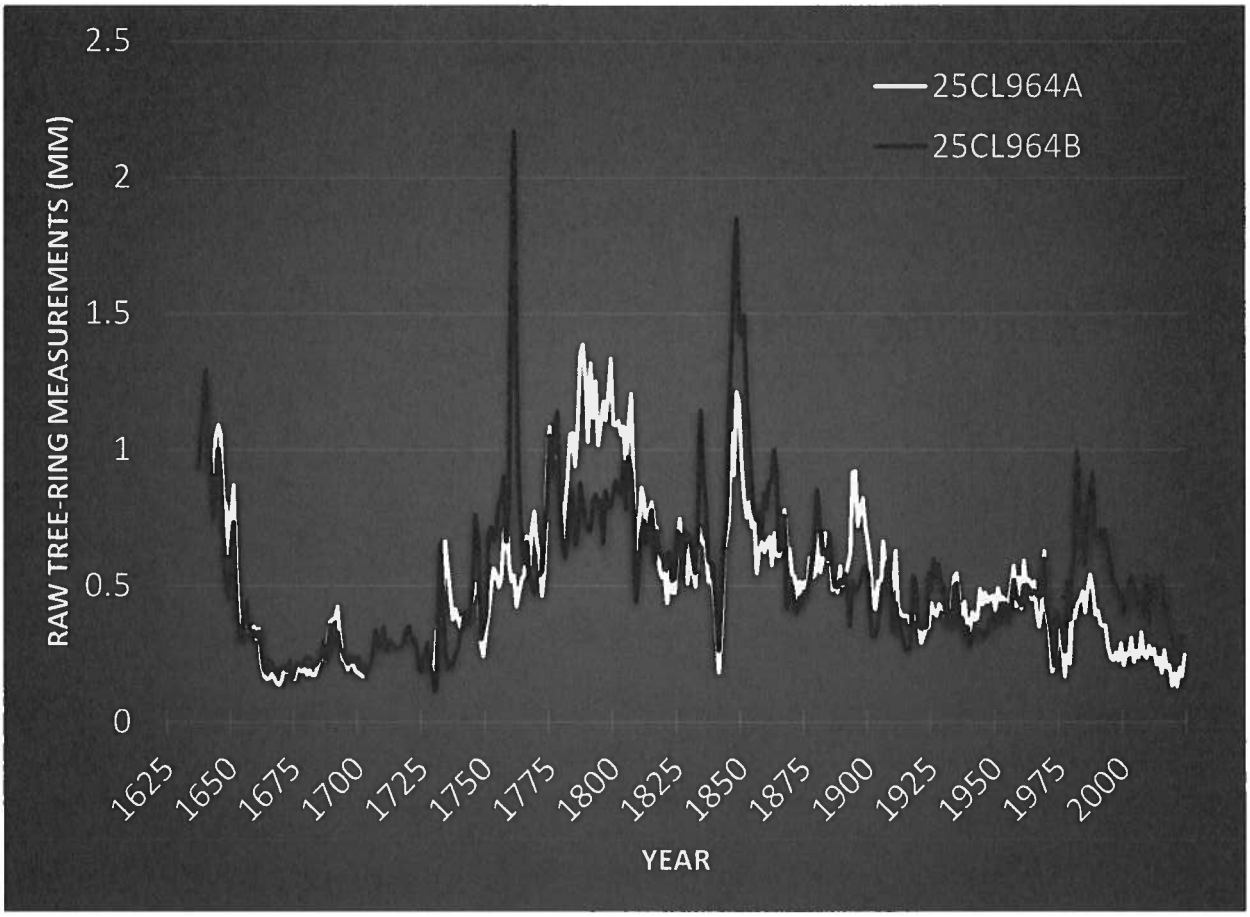


Figure 3. The radial growth curves from the two increment core samples taken from the oldest red spruce tree found at the proposed Spruce Lake Industrial area.

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.

From: Fran Hickmott <fran.hickmott@gmail.com>
Sent: Monday, July 7, 2025 1:06 AM
To: City of Saint John Mayor's Office <mayor@saintjohn.ca>
Subject: Proclamation for Usher Syndrome Day

You don't often get email from fran.hickmott@gmail.com. Learn why this is important

[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.**

July 7, 2025

310-9 Horizon Drive

Quispamsis, NB

E2E 0V2

Donna Reardon
Mayor of Saint John, NB

Dear Mayor Reardon,

I am writing, on behalf of the Usher Syndrome Coalition, to ask the city of Saint John, New Brunswick to proclaim the third Saturday in September, September 20, Usher Syndrome Awareness Day.

Usher syndrome (USH) is a rare inherited condition - passing from parents to children - that impacts three major senses in the body: vision, hearing and balance. It is the most common genetic cause of combined deafness and blindness.

In 2015 the Usher Syndrome Coalition, the only organization in the world working to find and support every individual and family living with USH, declared the third Saturday in September as global “Usher Syndrome Awareness Day.” This day falls near the autumnal equinox in the northern hemisphere, marking the start of days that contain more darkness than light - a powerful metaphor for the threat of Usher syndrome.

There is currently no cure for Usher syndrome, but there is a growing USH community. Building a community and awareness leads to treatment and a cure. You can help raise awareness with this proclamation. I have attached a sample of the wording for a proclamation regarding Usher syndrome Awareness Day.

My grandsons, Ethan and Gavin Morrobel, have both been diagnosed with Usher syndrome. They have bravely shared their experiences in their own words, writing articles that provide valuable insights into the challenges and triumphs of living with this condition. I have included links to their articles below.

I am pleased to share that the CN Tower recognized Usher Syndrome Awareness Day in 2024 by displaying the yellow and blue colours of the Usher Syndrome Coalition on September 21, 2024 and will recognize Usher Syndrome Awareness Day again this year on September 20, 2025.

I have attached a sample Proclamation.

Thank you for your consideration,

Sincerely,
Fran Hickmott
fran.hickmott@gmail.com
506-654-7200

'An Uncomfortable Life: Getting Comfortable with Being Uncomfortable' by Ethan Morrobel
https://reader.mediawiremobile.com/epmagazine/issues/208904/viewer?page=38

'Speaking Up' by Gavin Morrobel
https://reader.mediawiremobile.com/epmagazine/issues/209001/viewer?page=34

Fran Hickmott
fran.hickmott@gmail.com

PROCLAMATION

Usher Syndrome Awareness Day

September 20, 2025

WHEREAS, Usher Syndrome is a relatively rare genetic disorder caused by a mutation in any one of at least 11 genes resulting in a combination of hearing loss and visual impairment, and is a leading cause of combined deafness and blindness; and

WHEREAS, more than 400,000 people are affected by this genetic disorder worldwide, with at least 2,400 of those in Canada; and

WHEREAS, Usher syndrome, which is incurable presently, impacts three major senses in the body:

Vision: Vision loss in Usher syndrome is caused by a progressive vision disorder known as retinitis pigmentosa (RP). RP causes the light-sensing cells in the retina to gradually deteriorate, initially resulting in night blindness, followed by a narrowing of the visual field, commonly known as tunnel vision.

Hearing: Children with Usher syndrome are born with or develop hearing loss. It is estimated that upward of 10 percent of people with congenital bilateral, sensorineural hearing loss have Usher syndrome.

Balance: Balance is achieved and maintained through input from your eyes, the vestibular organs in the inner ear and the sensory systems of the body, such as the skin, muscles and joints. Thus, people with Usher syndrome suffer from severe balance issues due to vestibular dysfunction; and

WHEREAS, there are three clinical types: Type 1, Type 2 and Type 3, which are distinguished by the severity and age when the signs and symptoms appear. There are at least eleven different genetic types of Usher syndrome, as determined by the genes that are involved. One cannot determine the genetic type by clinical testing, as DNA testing is the only reliable way of determining the true genetic type; and

WHEREAS, because of limited public awareness, those affected with Usher syndrome may suffer from depression, anxiety, isolation, loss of independence; and

WHEREAS, the Usher syndrome community is uniting around the world to spread public awareness but especially to be recognized annually the 3rd Saturday of September:

NOW, THEREFORE, I, as the Honourable Donna Reardon, Mayor of Saint John, NB do hereby designate September 20 , 2025 as Usher Syndrome Awareness Day in the city of Saint John, New Brunswick.

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Sunday, July 20, 2025 9:32 AM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Written Comments for Zoning By-Law and Municipal Plan Amendments

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Submitted on Sun, 07/20/2025 - 09:31

Submitted by: Anonymous

Submitted values are:

About Person/Group Submitting

FIRST NAME
Nancy

LAST NAME
Clarke

Mailing ADDRESS

DAY TIME PHONE NUMBER

Email

Public Hearing Information

Address or name of development
Wharf upgrade

Do you support or oppose the development
IN SUPPORT

Do you wish to speak about your support/objections at the public hearing?
NO

Please provide your comments about the development
I realize that this is not the proper place for this comment but couldn't find an e-mail to send this to.
For the first 25 years of my life and many more years for parents, we lived in the South End of Saint John and then in the Rockwood Court area. My husband is from the North End.
For many, many years we have been so disappointed in the decline of Saint John that we gave up visiting the City. A City Market that wasn't open when adults were available, 2 large malls that were, and still are all but empty, a crater at the head of King Street across from a beautiful King Square, commercial buildings that aren't looked after and look dirty and run down (and still do, think Union St.) and a harbour front that always looked half finished. The few times we drove through to see if it was any better we were saddened by what has happened to our once beautiful City with it's amazing architecture.
We have visited area 56 in the last few years but it seemed to be all there was. We couldn't understand why PEI and NS has such developed waterfronts and ours was, well, not so much.
At our daughter's insistence we again visited the waterfront not expecting much but I must say how surprised to see the wonderful work that has been done on the trail. It is absolutely amazing and because we were once so proud of our vibrant City, we are in awe. Everyone involved in this project deserves a round of applause and congratulations on a job well done. Now, even a week later, I am so happy to see the changes I get teary eyed. Our "home" means so much to us. Now, if the area gets safer for old folks we may even decide to move back. Scary the amount of homeless and others that approach or stare as people walk by but we also realize that this is everywhere in cities.
MANY CUDOS to you all and thank you. We will certainly spend more time at the waterfront. Now all we need is a large dept. store of some kind to draw people in.

Declaration
Yes

-----Original Message-----
From: sandra winchester <webform-noreply@saintjohn.ca>
Sent: Monday, July 14, 2025 5:01 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Contact

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Submitted on Mon, 07/14/2025 - 17:01

Submitted values are:

Department:
City Council & Records (3092)

Full Name:
sandra winchester

Email Address:

Phone Number:

Address:

Message:
recently came down Somerset St and crossed the causeway and was appalled at the site in the little park. It is a dump! Why are people allowed to squat wherever they like and make such a mess? Our city is looking like the city dump everywhere you look and I am disgusted by the attitude of City Council. We have to pay taxes and abide by city rules, but it appears there are no rules for them. GET THAT MESS CLEANED UP AND GET THEM OUT OF THERE. They have no respect for the people trying to keep a nice city. Move them to a wooded area and monitor the sites.

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Thursday, July 10, 2025 9:55 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Request to Present to Council Form

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Submitted on Thu, 07/10/2025 - 21:52

Submitted by: Anonymous

Submitted values are:

About Person/Group Presenting

First Name:
Stephen

Last Name:
Devlin

Name of Organization/Group (where applicable):
Stevie Go Go

Address:
85 water street
Saint John, New Brunswick. E2L2B4
Canada

Day Time Phone Number:
5193301926

Email
sarniasteviegogo@gmail.com

If you do NOT wish to have your personal information (address, phone number, email) become part of the public record, please check this box.
No

About your Request

Topic of Presentation:
Use of some roads and harbour passage

Purpose for Presentation (what is the ask of Council):
To allow access for my tuk tuls

Background Information:
Stevie Go Go is Canada's most exciting new tourism experience — a fleet of eco-friendly, 6-passenger electric tuk-tuks, zipping locals and tourists alike through scenic routes, historic landmarks, and hidden gems. Born from the vision of Stephen "Stevie" Devlin, a relentless family man and entrepreneur, Stevie Go Go is on a mission to revolutionize tourism — one laugh, one ride, one unforgettable tour at a time.

After navigating regulatory madness and red tape in Ontario, Stevie shifted gears and hit the gas in Saint John, New Brunswick. The city's charm, cruise ship visitors, and vibrant waterfront made it the perfect hub for the brand's East Coast launch. From Uptown sightseeing and Reversing Falls tours, to birthday rides, bachelorette parties, and corporate adventures — the tuk-tuks bring people together with a blend of fun, facts amd memories

To make Stevie Go Go the most trusted, fun, and sustainable tourism brand in Canada — while breaking financial barriers for families and inspiring local entrepreneurs to chase big dreams.

Are you making a request for funding?
No

From: City of Saint John, New Brunswick <webform-noreply@saintjohn.ca>
Sent: Monday, July 14, 2025 2:23 PM
To: Common Clerk <commonclerk@saintjohn.ca>
Subject: Webform submission from: Submission to Council Form

[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.**

Submitted on Mon, 07/14/2025 - 14:23

Submitted by: Anonymous

Submitted values are:

About Person/Group Submitting

First name
Adam

Last name
Pottle

Mailing Address
Saint John, New Brunswick. E2L 1M7

Telephone

Email

If you do not wish to have your personal information (address, phone number, email) become part of the public record, please check this box.
Yes

About your Submission

Topic of submission
Lack of sidewalk on Broadview Avenue

Purpose for submission (what is the ask of council):
Construct sidewalk on south side of Broadview from Barrack Green west to Charlotte.

Executive summary
With recent construction on Broad Street rerouting both vehicle and pedestrian traffic to Broadview, between Charlotte and Wentworth, there is a clear need for a sidewalk.

It was unusual to see an uptown street get fully rebuilt without one. This does not seem to align with the Move or Green Council Priorities.

While Broadview was recently rebuilt, no sidewalk was added between Charlotte and Sydney. From Sydney to Carmarthen, a sidewalk was fully built on the north side of the street. On the south side, it stops just west of Barrack Green in the middle of the block.

Council should consider extending the southern sidewalk from where it currently stops halfway between Carmarthen and Sydney, down the south side of Broadview, to Charlotte.

With an a new 40-unit apartment building underway, several good-sized employers in the area, and more extensive development proposed, adding about 175m of sidewalk would be beneficial.

Thanks,
Adam

SAINT JOHN

COMMITTEE OF THE WHOLE OPEN REPORT

M&C No.	2025-189
Report Date	July 15, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

SUBJECT: Termination of Lease: Java Moose

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

Java Moose Coffee first set up in 1999 at the City Market and had many great years. In 2020, the business closed its doors in preparation for renovation and reopening as a flagship for the business. In early 2025, the business decided to cancel their renovation and close for good at the market. The City has reached agreeable terms with Java Moose and offers its best wishes as they focus on their other locations and retail business.

COUNCIL RESOLUTION

NOW THEREFORE BE IT RESOLVED that the City consent to the termination of the Lease between the City and Boys Own Inc. dated May 29, 2024, effective February 29, 2025, on the conditions outlined to Committee of the Whole at its meeting held July 28th, 2025; and

FURTHER BE IT RESOLVED that the Mayor and City Clerk be authorized to execute all such documents necessary to effect the said termination.

SAINT JOHN

COMMITTEE OF THE WHOLE OPEN REPORT

M&C No.	2025-190
Report Date	July 17, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

SUBJECT: City Market – New Lease Bagel Artist

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

Staff have reached an agreement with Angeli Silva Barbosa, dba Bagel Artist to enter into a new lease in stall "9" of the City Market, as shown in Schedule "A". This will be the second location of the popular artisanal bagel and coffee shoppe and will occupy the former Java Moose space at the base of the City Market.

COUNCIL RESOLUTION

1. NOW THEREFORE BE IT RESOLVED that the City enter into a lease generally in the form as attached to M&C 2025-190 for stall "9" and ancillary spaces in the City Market with Angeli Silva Barbosa, dba Bagel Artist; and
2. FURTHER BE IT RESOLVED that the Mayor and City Clerk be authorized to execute any necessary documents.

M&C No.	2025-182
Report Date	July 08, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

SUBJECT: City Market- Kim's Korean New Space Lease

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

City staff have negotiated a lease with the owner of Kim's Korean in a new space within the City Market. Kim's, a long-standing and popular food vendor at the City Market, is being relocated into the former Slocum & Ferris space. This move has been prompted by upcoming renovations that would reduce the footprint of their current space and will give them more visibility and space to grow.

COUNCIL RESOLUTION

1. NOW BE IT RESOLVED that the City enter into the Lease and Termination Agreement with 690045 N.B Ltd. Dba Kim's Korean Food, generally in the form attached to this M&C 2025-182, for the purpose of relocating the tenant's current operations from Stall "C-1" to stalls "16 & 17" of the City Market; and

2. FURTHER BE IT RESLOVED that the Mayor and City Clerk be authorized to execute the said Lease and Termination Agreement and any other documents ancillary to this transaction.

SAINT JOHN

COMMITTEE OF THE WHOLE OPEN REPORT

M&C No.	2025-183
Report Date	July 08, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

SUBJECT: City Market- Market Street Kitchen Lease

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

City staff have negotiated a lease with the owner of 505709 N.B. Ltd dba Market Street Kitchen at the head of the City Market. For 30 years, this location housed Billy's Seafood, an anchor and beloved staple at the City Market. We want to thank Billy and his staff for their long tenure and legacy at the Market. City staff are excited to invite the owners of both Pub Down Under locations to open a new concept in the beautiful former Billy's space. They will be serving up a Canadiana menu with some Chinese offerings as well as Breakfast and some buffet specials.

COUNCIL RESOLUTION

NOW BE IT RESLOVED that the City enter into a lease for stall 60 and ancillary spaces in the City Market with 505709 N.B. Ltd. dba Market Street Kitchen, under the terms and conditions as set out in the lease submitted with M & C 2025-183; and

FURTHER BE IT RESLOVED that the City and City Clerk be authorized to execute any necessary documents.

M&C No.	2025-195
Report Date	July 24, 2025
Meeting Date	July 28, 2025
Service Area	Public Works and Transportation Services

SUBJECT: Update on 2025 PMHP Allocation

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

In 2025 there is approximately $1.8M in Provincial-Municipal Highways Partnership (PMHP) funding allocated towards the design of a roundabout at Loch Lomond/Airport Arterial and the construction of a roundabout at Sandy Point Road/Foster Thurston. Because the tender amount for the construction came in lower than anticipated, and the balance of eligible vs. non-eligible expense shifted it is unlikely that the City will be able to leverage the full funding for these project. The purpose of this report is to seek approval to request that any surplus funds be reallocated towards the design of a new roundabout at Rothesay Road/Ashburn Road, and the resurfacing of additional eligible streets.

The City is also seeking a partnership with the Department of Transportation & Infrastructure for additional funding in 2026 to complete the construction of the roundabout at Loch Lomond/Airport Arterial.

COUNCIL RESOLUTION

That Common Council endorse a request to reallocate surplus PMHP funds for 2025 to support resurfacing of additional provincial-municipal highways, and towards the detailed design of the Rothesay Road/Ashburn Road roundabout. Furthermore, that Council direct the Mayor to send a letter to the Minister of Transportation & Infrastructure requesting a partnership to fund the Loch Lomond/Airport Arterial roundabout in 2026.

SAINT JOHN

COMMITTEE OF THE WHOLE OPEN REPORT

M&C No.	2025-196
Report Date	July 24, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

SUBJECT: 2025 07 28 Barrack Green Residence Project - Status Report - Open.docx

EXECUTIVE SUMMARY OF COMMITTEE OF THE WHOLE REPORT FOR OPEN SESSION OF COUNCIL

The purpose of this report is to make Common Council aware of a change in the Barrack Green Residence development's updated project schedule. The development's estimated substantial completion date has shifted from October 31, 2025 to January 31, 2026. The recommendation is to authorize necessary amendments to the Contribution Agreement between the City and Kaleidoscope Social Impact to reflect a new Substantial Completion date, contingent on CMHC's agreement.

COUNCIL RESOLUTION

1. That the City waive condition 9.2(o)(iii) of the Contribution Agreement, as part of the conditions precedent to the next progress advance, regarding the reasonable expectation that Substantial Completion of the Barrack Green Residence project will be achieved no later than October 31, 2025 on the following conditions:
    a. That the CMHC agree to an extension of the Substantial Completion date in its agreement with the City *or* to not exercising its claw-back remedy for the City's failure to achieve Substantial Completion by October 31, 2025; and
    b. That the Contribution Agreement between the City and Kaleidoscope be amended to reflect a revised Substantial Completion date approved by the CMHC or a date that is no later than January 31, 2026.
2. That the Mayor and City Clerk be authorized to execute the said amendment to the City's Contribution Agreement with Kaleidoscope Social Impact Inc. and any necessary amendment to the City's Rapid Housing Agreement with the CMHC, as well as any documents ancillary thereto.