

**AGENDA REGULAR
MEETING**

September 10, 2018

4:30 p.m.

ST. JOHN'S

MEMORANDUM

September 7, 2018

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, September 10, 2018 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
September 10, 2018 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

4. ADOPTION OF THE MINUTES

- Minutes of September 4, 2018

5. BUSINESS ARISING FROM THE MINUTES

a. Included in the Agenda:

b. Other Matters

- Decision Note dated September 5, 2018 re: Application to Amend St. John's Development Regulations to Designate and Protect Galway

6. NOTICES PUBLISHED

**a. 176 Freshwater Road
Residential High Density (R3) Zone**

A Discretionary Use (Change of Non-Conforming Use) application has been submitted requesting permission to change and increase the occupancy at **176 Freshwater Road**. The main floor (total 89m²) will be converted from a salon to a yoga studio (39m²) with the existing offices remaining (24.5m²). The occupancy will be expanded by 41% into the second floor, where 36.4m² will be converted into offices for counselling services related to the yoga studio.

The business will occupy a total floor area of 125.4 m² and will operate Monday – Saturday 9a.m. – 9p.m., with a maximum of 8 students per class. The business will employ a total of 3 employees, typically instructing at different times. On-site parking is provided. (One submission)

7. PUBLIC HEARINGS

8. COMMITTEE REPORTS

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

- Development Permits List – August 30, 2018 to September 5, 2018

11. BUILDING PERMITS LIST

- Building Permits List – August 30, 2018 to September 5, 2018

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – week ending September 5, 2018

13. TENDERS/RFPS

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. OTHER BUSINESS

- a. Decision Note dated September 4, 2018 re: Advertising and Printing Agreement, City Guide
- b. Economic Update September 2018

16. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

September 4, 2018 – 4:30 p.m. - Council Chambers, 4th Floor, City Hall

Present Mayor Danny Breen
Deputy Mayor Sheilagh O’Leary
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Ian Froude
Councillor Wally Collins
Councillor Hope Jamieson
Councillor Dave Lane
Councillor Jamie Korab
Councillor Debbie Hanlon
Councillor Deanne Stapleton

Others Kevin Breen, City Manager
Derek Coffey, Deputy City Manager, Finance and Administration
Cheryl Mullett, City Solicitor
Lynnann Winsor, Deputy City Manager, Public Works
Jason Sinyard, Deputy City Manager, Planning, Engineering and
Regulatory Services
Tanya Haywood, Deputy City Manager, Community Services
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Kathy Driscoll, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2018-09-04/507R

Moved – Councillor Jamieson; Seconded – Councillor Burton

That the agenda be adopted with the following addition:

- **Departmental Approval Request dated August 30, 2018 re: Self-Contained Breathing Apparatus**

CARRIED UNANIMOUSLY

Land Acknowledgement

Mayor Breen read the following statement:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”

ADOPTION OF MINUTES

SJMC2018-09-04/508R

Moved – Councillor Hanlon; Seconded – Councillor Stapleton

That the minutes of August 20, 2018 be adopted as presented.

CARRIED UNANIMOUSLY

Water Issues – Petty Harbour Long Pond

Mayor Breen addressed residents' concerns regarding the Manganese issue with the Petty Harbour Long Pond water supply advising the public would be kept informed as this was a top priority for Council and that staff were working aggressively to find possible solutions.

BUSINESS ARISING

Introduction of Motion – Designation of Heritage Property – 58 Circular Road

Further to the notice of motion given at the Regular meeting of Council on August 20, 2018, Councillor Burton introduced the following:

SJMC2018-09-04/509R

Moved – Councillor Burton; Seconded – Councillor Lane

That Council adopt a Heritage Designation By-Law in order as to have the building situate at 58 Circular Road, Parcel ID#33472 designated as a Heritage Building.

CARRIED UNANIMOUSLY

Introduction of Motion – St. John's Paid Parking Regulations

Further to the notice of motion given at the regular meeting of Council on August 20, 2018, discussion ensued with Councillor Froude questioning why an individual would only be charged for one space as per Section 8.4 of the By-law in which the length of a vehicle that requires more than one space would deposit in the parking meter related to one of the occupied spaces. He requested staff investigate and bring forward to the next Committee of the Whole. Councillor Froude further questioned Section 11.2 of the By-law and questioned whether anything in the By-law inhibits a local business wanting to bump out and build a patio into two or three of the parking spaces in front of their business while still providing access to their parking spaces. Staff advised they would have to follow-up with the Parking Division. It was determined that further review of the St. John's Paid Parking Regulations was required.

SJMC2018-09-04/510R

Moved – Councillor Froude; Seconded – Councillor Hanlon

That Council refer the St. John's Paid Parking By-law to the next Committee of the Whole for further review and discussion.

CARRIED UNANIMOUSLY

Decision Note dated August 28, 2018 re: Text Amendment to Allow Independent Chairs for Public Meetings Subject to the St. John's Development Regulations

SJMC2018-09-04/511R

Moved – Councillor Hickman; Seconded – Councillor Hanlon

That Council adopt St. John's Development Regulations Amendment Number 683, 2018, which allows the appointment of independent persons to chair public meetings required under Section 5.5. If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for provincial registration in accordance with the *Urban and Rural Planning Act*.

**CARRIED WITH
COUNCILLOR BURTON DISSENTING**

NOTICES PUBLISHED

- **176 Freshwater Road – Residential High Density (R3) Zone**

A Discretionary Use (Change of Non-Conforming Use) application has been submitted requesting permission to change and increase the occupancy at 176 Freshwater Road. The main floor (total 89m²) will be converted from a salon to a yoga studio (39m²) with the existing offices remaining (24.5m²). The occupancy will be expanded by 41% into the second floor, where 36.4m² will be converted into offices for counselling services related to the yoga studio.

The business will occupy a total floor area of 125.4 m² and will operate Monday – Saturday 9a.m. – 9p.m., with a maximum of 8 students per class. The business will employ a total of 3 employees, typically instructing at different times. On-site parking is provided. (One submission)

Councillors Burton and Jamieson spoke to the parking concerns of residents regarding the proposed application and advised their confidence in securing some additional spaces. Councillor Burton indicated there was a short timeframe for approval of this application as it pertained to the banking purchase agreement and permit.

SJMC2018-09-04/512R

Moved – Councillor Burton; Seconded – Councillor Korab

That Council defer the application until the next Regular meeting of Council on September 10, 2018.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Committee of the Whole Report – August 22, 2018

Council considered the above noted report and the recommendations therein:

Decision Note dated August 13, 2018 re: Host – Atlantic Mayors’ Congress Meetings – October 2018

SJMC2018-09-04/513R

Moved – Councillor Lane; Seconded – Deputy Mayor O’Leary

That Council host the next meeting of the Atlantic Mayors’ Congress from October 17 to 19, 2018.

CARRIED UNANIMOUSLY

Decision Note dated August 14, 2018 re: Municipalities Newfoundland & Labrador (MNL) – AGM and Voting delegates on City’s Behalf

SJMC2018-09-04/514R

Moved – Councillor Lane; Seconded – Deputy Mayor O’Leary

That Council grant approval for two members of Council (Mayor Breen and Councillor Hickman) to attend the MNL Convention in Gander from October 6 to 8, 2018.

CARRIED UNANIMOUSLY

Development Committee Report – August 22, 2018

Request to Rebuild Accessory Building in the Watershed

INT1800078

12 Ron’s Road – Portugal Cove – St. Philip’s

SJMC2018-09-04/515R

Moved – Councillor Burton; Seconded – Councillor Hickman

That Council approve the application for the replacement of the

existing accessory as it meets City Act criteria of being more than 50% dilapidated, with the following conditions:

1. The total floor area must not exceed 30m²; and
2. The building plans are to be submitted, reviewed and approved by Development Staff; and
3. The removal of the existing accessory buildings, or a security paid to the City for their removal should the existing building be kept while the other is being constructed.

CARRIED UNANIMOUSLY

**Request for Building Line Setback
DEV1800141
35 Cashin Avenue**

SJMC2018-09-04/516R

Moved – Councillor Burton; Seconded – Councillor Hanlon

That Council approve the 5.47 metre Building Line setback.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered as information, the above noted for the period of August 16, 2018 to August 29, 2018.

BUILDING PERMITS LIST

Council considered the above noted for the period of August 16, 2018 to August 29, 2018.

SJMC2018-09-04/517R

Moved – Councillor Stapleton; Seconded – Councillor Hanlon

That Council approve the above listed building permits list as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

Council considered the requisitions, payrolls and accounts for the weeks ending August 22, 2018 and August 29, 2018.

SJMC2018-09-04/518R

Moved – Councillor Stapleton; Seconded – Councillor Hanlon

That the requisitions, payrolls and accounts for the weeks ending August 22, 2018 in the amount of \$ 7,064,514.74 and August 29, 2018 in the amount of \$6,261,818.20 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFP'S

Tender 2018157 – Supply of Automotive and Heavy-Duty Batteries

Council considered the above noted.

SJMC2018-09-04/519R

Moved – Councillor Froude; Seconded – Councillor Korab

That Council award this contract to the lowest bidder that meets specifications, Automotive Supplies 1985 Ltd. in the amount of \$26,756.71 as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018156 – For the Supply of Traffic Signs

Council considered the above noted.

SJMC2018-09-04/520R

Moved – Councillor Froude; Seconded – Councillor Lane

That Council award this tender to the lowest bidder, Construction Signs in the amount of \$111,789.32, as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018131 – Sports Field Lighting and Clock Maintenance

Council considered the above noted.

SJMC2018-09-04/521R

Moved – Councillor Froude; Seconded – Deputy Mayor O’Leary

That Council award this tender to the lowest bidder meeting specifications, Windco Enterprises Ltd. in the amount of \$62,387.50 (HST included) as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Tender 2018185 – Security Services Robin Hood Bay

Council considered the above noted.

SJMC2018-09-04/522R

Moved – Councillor Froude; Seconded – Councillor Collins

That Council award this tender to the lowest bidder meeting specifications, Neptune Security Services Inc. in the amount of \$175,950.00 as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval – Enterprise Agreement for ESRI Software

Council considered the above noted.

SJMC2018-09-04/523R

Moved – Councillor Froude; Seconded – Councillor Burton

That Council award this contract to the ESRI Canada in the amount of \$287,840.40) as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Departmental Approval Request dated August 30, 2018 re: Self-Contained Breathing Apparatus

Council considered the above noted.

SJMC2018-09-04/524R

Moved – Councillor Hickman; Seconded – Councillor Hanlon

That Council award the above noted to Mine Safety Appliances Company (MSA) LLC in the amount of \$546,963.00 - HST is included in price.

CARRIED UNANIMOUSLY

NOTICES OF MOTION/PETITIONS

296 Ruby Line – Personal Care Home

Councillor Collins provided a petition from area residents to reject the above noted application. He advised Council he would provide an update following a traffic study in the area.

OTHER BUSINESS

Decision Note dated August 29, 2018 re: Sale of City Land – 17 Limerick Place

SJMC2018-09-04/504R

Moved – Councillor Froude; Seconded – Councillor Lane

That Council approve the sale of approximately 520 square feet of land at the rear of 17 Limerick Place for the negotiated price of \$1,040.00 plus HST and administrative fees.

CARRIED UNANIMOUSLY

Council Referrals and Requests

Deputy Mayor O’Leary

- Spoke to the City of Ottawa and how their Council welcomed new students by visiting campuses/residents to educate them on Council business such as property management and scheduled garbage days. She advised she will provide information to staff.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:55 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Application to Amend St. John's Development Regulations to Designate and Protect Galway Wetlands

Date Prepared: September 5, 2018

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

That Council defer its decision on the attached resolution for St. John's Development Regulations Amendment 684, 2018.

Discussion – Background and Current Status:

Council has been considering map and regulation changes to protect the Galway Wetlands.

In 2013 an area of land near the Trans-Canada Highway was rezoned to the Industrial General (IG) Zone for industrial development, followed by a further rezoning in 2015 to further expand the industrial lands.

At the time the rezoning applications were completed for Galway, the City did not have wetland mapping in place for the area due to the previous policy of not allowing development above 190 metres elevation. At the direction of the City, the developer commissioned Stantec to complete a study to map the wetlands that needed to be protected. The resulting report, showing 71.91 hectares (178 acres) of wetland (the "Wetland Delineation"), was submitted to the City but had not been finalized or accepted by the City when the most recent industrial rezoning was submitted. Prior to the City accepting the Wetland Delineation, the developer commissioned and submitted another report titled "Proposed Protected Natural Areas Assessment", which proposed trimming out (filling in) areas of the wetland to allow for more developable land; this report has not been accepted by the City. The rezoning was completed prior to the designation of wetland in Galway.

At the time of the above noted rezoning application, the City was in discussions with the developer about mapping and protecting the wetlands. The City strives to use zones to assist in identifying and protecting wetlands, such as Open Space (O) and Open Space Reserve (OR), however, the primary protection provided in the Development Regulations for wetlands is through the establishment of environmental overlays provided for in the Municipal Plan (Part III, Section 8) and the Development Regulations (Section 11). Both methods have been used in other parts of the city, therefore it is recommended that the Galway wetlands be added to map J-2 "Flood Hazard Areas, Watersheds, Waterways and Wetlands" of the Development Regulations, with the addition of a buffer. The boundary for the wetlands will be as shown on the Wetland Delineation, except for a very small area near the



Trans-Canada Highway where the extension of water and sewer services to the area required construction at the edge of the wetland, resulting in this land no longer forming part of the wetland (the “Excepted Land”). The amount of land affected is minimal. Text will also be added to list Galway wetlands under Section 11.2.3 of the Development Regulations.

The proposed text and map amendment was advertised on three occasions in The Telegram newspaper and was posted on the City’s website. Property owners within 150 metres of the application site were notified, along with neighbouring municipalities. Written submissions were received by the City Clerk and these are included in the agenda for the Regular Meeting of Council.

One of the neighbouring property owners has asked for more time to review the implication on his property which has triggered this Decision Note. Additionally, the Public engagement process has resulted in various submissions. The deferral of this item allows staff time to review the submissions from the public and stakeholders and to seek input from the Environmental Advisory Committee prior to finalizing the final staff recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owners of the affected lands, and property owners and residents nearby and downstream.
3. Alignment with Strategic Directions/Adopted Plans:
City’s Strategic Plan 2015-18: Responsive and Progressive – Build social, *environmental* and demographic factors into decision-making.
4. Legal or Policy Implications:
Protection of wetlands is an environmental policy and legislative obligation of the St. John’s Municipal Plan.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council defer its decision on St. John's Development Regulations Amendment Number 684, 2018, at the request of an affected property owner. This deferral also allows staff the opportunity to review submissions and to refer the matter to the City's Environmental Advisory Committee.

Prepared by - Date/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by - Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

- Resolution
- Zoning Map
- Public submissions

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 684, 2018**

WHEREAS the City of St. John's wishes to ensure the future protection of the wetland within the Galway development.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations under the provisions of the Urban and Rural Planning Act, 2000.

1. Add Section 11.2.3 Wetlands:

“(p) Galway Wetland”

2. Amend Map J-2 (Environmentally Valuable Areas, Waterways & Wetlands, Flood Hazard Areas & Watersheds Map) by adding the Galway Wetland as shown on Map J-2.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs and Environment to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2018.

Mayor

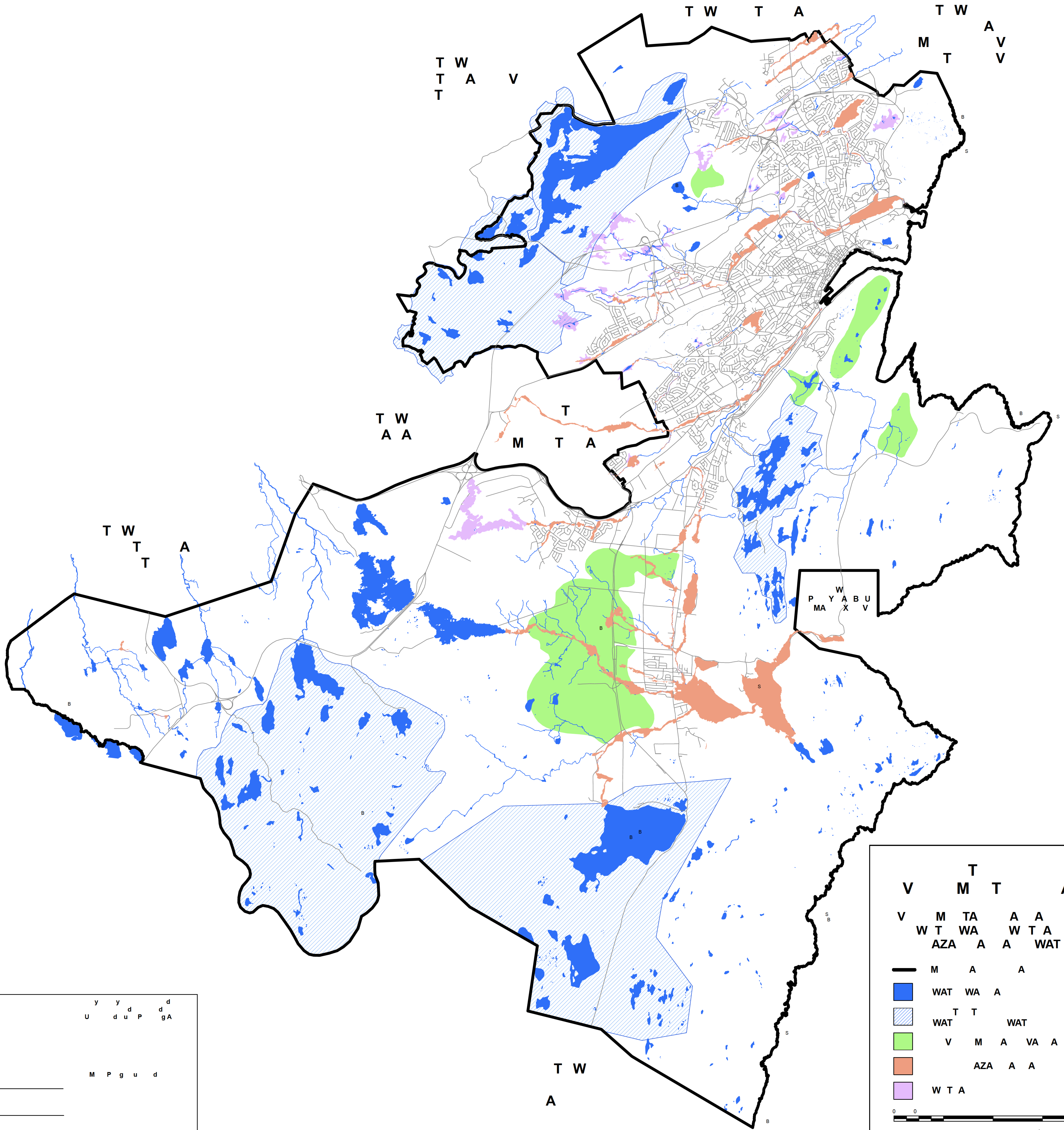
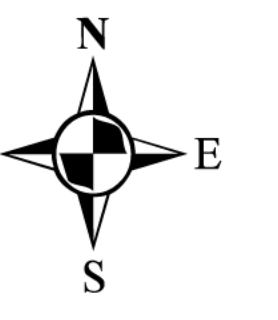
MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration



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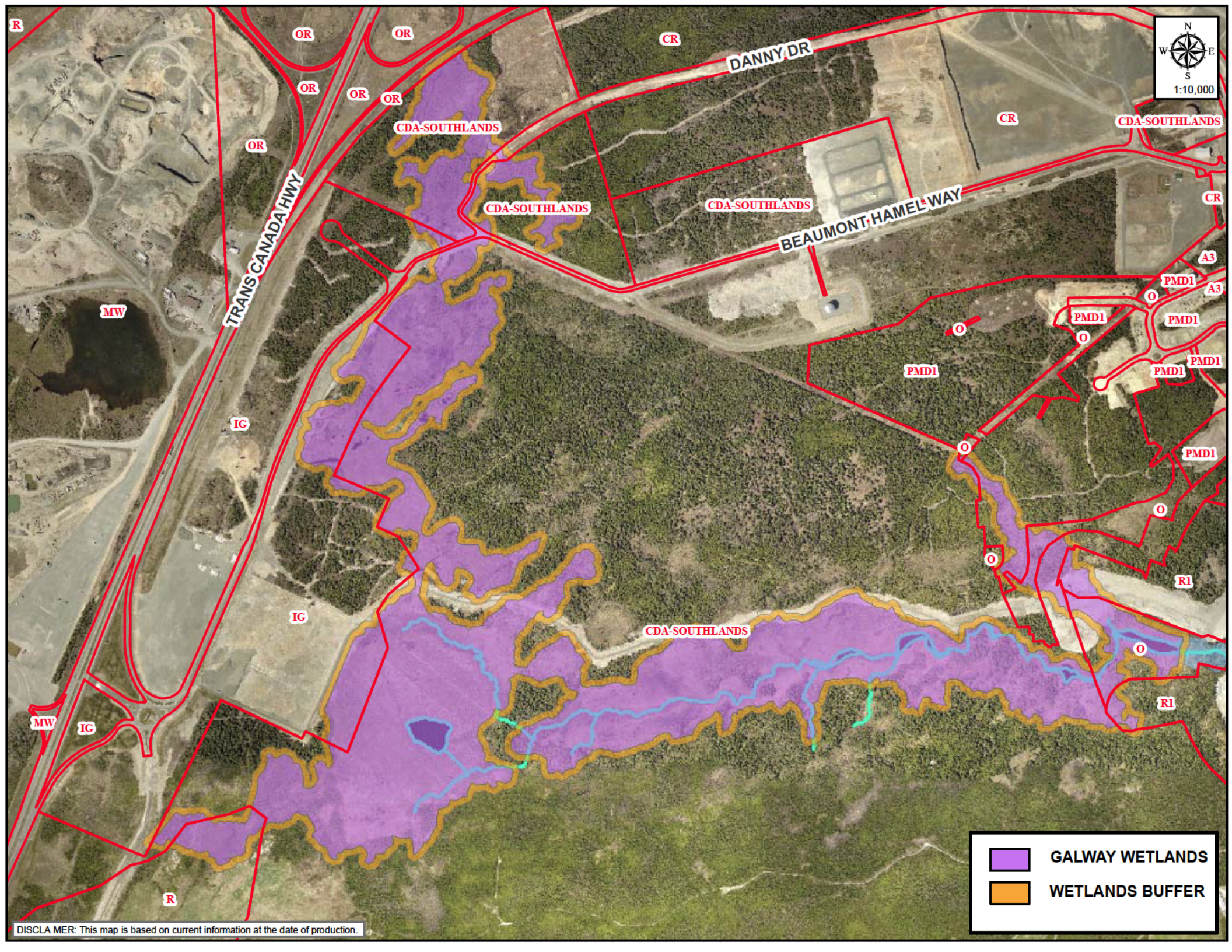
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	GALWAY WETLANDS
	WETLANDS BUFFER

DISCLAIMER: This map is based on current information at the date of production.

August 22, 2018

File: 122-3

Office of the City Clerk
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Sir/Madam:


**REFERRAL – CITY OF ST. JOHN'S
PROPOSED DEVELOPMENT REGULATIONS AMENDMENT RE: GALWAY WETLANDS**

In response to the notice received on August 13, 2018, regarding the above-noted proposed amendment, please be advised that the Mount Pearl City Council acknowledges the notice, and the matter was discussed at the City of Mount Pearl Council meeting of August 22, 2018.

The lands proposed to be designated and protected as Galway wetlands and wetlands buffer are outside of the boundary of the City of Mount Pearl; however, within the City of Mount Pearl, the wetlands in Donovan's Business Park are zoned under the Conservation (CON) Land Use Zone. The Galway wetlands and the wetlands in Donovan's Industrial Park connect by a series of storm drains running under the Trans Canada Highway/Pitts Memorial Drive/Conception Bay Bypass junction. Therefore, any development or changes that occur in the Galway wetlands may impact the wetlands in Donovan's Industrial Park and the Waterford Valley, further downstream.

As a result of the information above, and in general environmental support of the protection of wetlands, the Mount Pearl City Council supports the proposed amendment to the St. John's Development Regulations to set out the boundaries of the Galway Wetlands and to add the Galway Wetlands to the list of protected wetlands in St. John's.

Yours truly,



Jason Collins
Director of Community Development

JC/paf
cc Mona Lewis, Deputy City Clerk
Catherine Howell, Manager of Planning and Development
Sapphire Pearson, Planner

Department of Community Development

3 Centennial Street | Mount Pearl, NL | A1N 1G4 | T 709-748-1029 | F 709-748-1111 | www.mountpearl.ca



10718 NFLD. INC.

Tel: 709-570-2222

September 4, 2018

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL, A1C 5M2

Via email: cityclerk@stjohns.ca

RE: Proposed amendment to the St. John's Development Regulations to set out the boundaries of the Galway wetland and to add the Galway wetland to the list of protected wetlands

Dear City Clerk,

We are providing this submission in response to the notice of the above referenced proposed amendment to the St. John's Development Regulations.

Galway developers, DewCor, strongly support City Council approving a motion to protect wetlands. However, the identified wetlands to be protected cannot be the area outlined in the plan that was attached to the notice but rather **must be those clearly delineated in the Protected Natural Areas Assessment as shown in Schedule A which was approved by the City in 2014 prior to Galway development proceeding.**

These critical points are expanded upon in this submission:

- Galway worked side by side with City Staff to delineate wetlands and protected natural areas in 2014 and City Staff signed off on a wetland and natural protected areas plan (confirmed by 3rd party and evidenced with substantial paper trail);
- No fewer than THREE reputable professional, experienced 3rd parties (2 environmental companies; 1 development/engineering company) have confirmed Galway wetland and natural protected areas protection plans are exemplary;
- Some of the land in question has been zoned and taxed "industrial", and approved by City Staff for over a hundred million dollars of infrastructure and construction since 2014;
- Galway design and development has not only protected wetlands and natural areas; it has actually enhanced and strengthened those areas (as confirmed by independent environmental consultants).
- Specific designs and rezonings been approved by the City which included the agreed boundaries clearly delineated.

Master planned communities like Galway create an authentic sense of place, offering residents and businesses an abundance of green space, connectivity through bike and walking trails, and places to play, live and shop — all within easy walking distance. Schedule H attached hereto as the last schedule illustrates the enormous effort and cost that has gone into making just the first phase of Galway a GREEN community.

Creating this kind of real neighbourhood with the best chance to thrive for decades to come takes careful planning, thoughtful design, and respect for the surrounding natural environment.

In 2011, DewCor began working with the City of St. John's and started a lengthy and detailed four-year journey to determine if we could realize the vision for this new, innovative neighbourhood which was and remains an exciting growth opportunity for the City. Land development, construction, thousands of jobs, property sales, and a massive new taxation base - all stimulating economic growth.

During this pre-planning phase, DewCor asked the City for clear ground rules before making the immense decision to move forward and invest more than one hundred million dollars initially. Clarity and certainty was required — not just for developers but also for the banks that would finance the project.

In 2014, it was clearly understood that the new development area was adjacent to wetlands. It was equally understood that we all have a duty to protect this land.

Given that Galway contains more than 150 acres of wetlands, DewCor agreed that it was critical to work with trusted professionals to identify, delineate, and mitigate any impact on the natural space.

As a result, DewCor enlisted two independent and very experienced experts — KMK Capital/Pinnacle Engineering and Stantec Consulting Limited — to conduct considerable and extensive environmental assessments.

The goal was to determine how to best protect and improve adjacent wetlands while creating “developable” parcels of land for sale. Stantec's Senior Terrestrial Ecologist worked diligently to do just this — working within the City's own guidelines, provincial legislation, and best practices.

Stantec's letter dated January 31, 2014 states:

"This information will help to ensure that the proposed development activities are planned and carried out in compliance with the various legislation, regulations, and policies that may apply."

Those reports prepared by Stantec's Senior Terrestrial Ecologist were provided to all parties including City Staff. And their conclusion? That the revised wetland borders — including limited areas of encroachments — actually improved the quality of the wetlands by creating larger, homogenous wetland areas with less fragmentation and less external pressures.

Stantec's letter dated January 31, 2014 states:

"....based on the type, size and limited scale of development or encroachment, it is anticipated to have little significance on the overall wetland complex or its function. Furthermore, wetlands are not considered limiting in the region."

Stantec's letter dated April 17, 2014 states:

"When decisions are being made about the natural areas within Glencrest-Galway Project area it is important to realize that large pieces of contiguous habitat are much more likely to preserve their ecological function than small parcels which may be adversely affected by external pressures."

In fact, the Senior Terrestrial Ecologist hailed the work done by Galway to protect and enhance wetlands as a potential model for the City.

Stantec's letter dated January 31, 2014 states:

"... if followed (referring to wetland delineation and overall plan proposed by Stantec)....could prove to be a model for other developments within the City of St. John's."

Stantec's letter dated April 17, 2014 states:

"The assessment strives to minimize the effect of future development in areas with important natural resources and supports the creation and enhancement of important natural area preserves and open space areas. Through the designation of this Protected Natural Area, 10718 Newfoundland Inc. intends to:

- *Preserve, protect and maintain the integrity of diverse, high-quality natural features and open space lands within and in vicinity to the proposed Glencrest-Galway Project development;*
- *Provide a safe, aesthetic and comfortable environment through delivery of a quality landscape development;*
- *Protect important natural habitats, including waterway and wetland areas and their special ecological functions throughout the development;*
- *Provide a development which is connected, open, accessible, usable, diverse, affordable, clean, green, and attractive to future residents; and*
- *Provide opportunities for environmental stewardship, education, programs and services.*

Thus, protection and preservation of the natural environment are values that strongly influence planning, decision-making and future operations for the Glencrest-Galway Project. The Protected Natural Areas Assessment reaffirms and clarifies 10718 Newfoundland Inc.'s on-going commitments to values articulated in the Concept Plan."

The complete Stantec letter detailing the final protected natural area that was approved by the City of St. John's can be found in Schedule B.

In the normal practice of working with the City to resolve the City Staff's comments from their review of development applications and upon receipt of the reports by Stantec on June 10, 2014, the issue was resolved and accordingly was removed BY CITY STAFF from the list of remaining ongoing items for resolution on July 23, 2014. There were no further requirements from the City regarding the wetland boundaries which signified acceptance of the materials submitted and that the issue had been addressed to the City's satisfaction. Final approval was granted and construction commenced.

In 2014, with the draft Envision St. John's Municipal Plan in mind, DewCor began creating a master-planned community with lasting, eco-friendly structures and walking trails, and by since planting more than 600 trees for landscaping that was not even required by regulation. With the wetlands issue resolved by mid-2014, the developer's consultant, Pinnacle Engineering, began finalizing the massive exercise of engineering the master water, sanitary sewer, stormwater, and road networks for the entire 2,400 acres of Galway, all based on the approved developable land. DewCor abided by all legislation, guidelines and best practices agreed upon by the City.

Following the City's approval of the master servicing, economic feasibilities were created from construction budgets and future sales of all developable land based on the approved wetland boundaries from 2014. The project was sanctioned based on this feasibility, external bank financing was put in place, and construction commenced.

In 2015, DewCor submitted an application for rezoning — including maps with the delineation of wetlands recommended by the professional ecologist at Stantec which were accepted by the City in 2014. The purpose of the rezoning, as stated by City Staff in a memo to the Planning and Development Standing Committee dated June 16, 2015, was “to allow for future industrial development, which is part of the Glencrest development”. This memo formed part of the agenda for the Planning and Development Standing Committee meeting dated July 2, 2015.

As further indicated in a letter dated September 14, 2015, from the City of St. John's, the former Comprehensive Development Area – Southlands Zone was rezoned to the Industrial General (IG) Zone for future industrial development and came into legal effect on September 18, 2015. Schedule C contains a site plan with the IG Zone identified in the blue area of Figure 1 and supported by the rezoning approval letters and resolution.

There was no question that the area outlined in blue was approved for development and the area in green was reserved as a protected natural area. These are the areas approved by the City in 2014 as outlined by Stantec.

Since that time of rezoning, City Staff have insisted on the signing of Development Agreements on all work done on this land. These Development Agreements include the complete engineering plans for the area that City Staff has signed off on and approved. The engineering plans include all roads, the installation of water and sewer, stormwater, electrical, landscaping, and all other construction. Most notably, the engineering plans attached to the Development Agreements clearly show the agreed lot boundaries and the agreed upon wetlands as shown in Schedule A. If the boundary is as proposed by the City in CP-03 for example the approved sanitary pipe and berm infrastructure would have been located north of its actual position.

Also, since the time of rezoning in 2015 the City has assessed and has been taxing DewCor on this land as “industrial” for several years – quite notably, this taxation rate is some 75 to 100 times more than a wetland zoned rate.

Fast forward to 2018:

- In July, after more than 100 million dollars of investment and just as land sales are gathering momentum, City Staff claim that the agreement was never approved and the land in question is not available for development. The City implies that Galway has improperly filled an area of wetland — part of the very area identified for development by Stantec's Senior Terrestrial

Ecologist; part of the very maps approved for engineering and infrastructure by City Staff and included in Development Agreements; part of the very area that the City approved the installation of a trunk sewer pipe; and part of the very area zoned and taxed by the City as industrial land.

- The City then alleges that they didn't receive one of the original Stantec reports, but later acknowledged and confirmed they "found it" in 2018 and have actually had it in hand since 2014.

In addition to all of the facts clearly laid out in the extensive paper trails, KMK/Pinnacle Engineering CEO, Justin Ladha, has provided a clear, definitive letter with 56 pages of supporting material and correspondence with the City affirming the City's acceptance and approval of this wetland delineation back in 2014 (see Schedule D).

In fact, the wetlands and protected natural areas were front and center in the City Staff's review and approval of the engineering plans in 2014. The wetlands were not overlooked or neglected. Quite the opposite. Over the course of 7 months there was frequent, ongoing correspondence, meetings and reports prepared specifically to address the wetland delineation as outlined in detail on pages 2 and 3 of Schedule D. The paper trail clearly demonstrates that the City was ultimately satisfied with the final wetland delineation as prepared by Stantec in Schedule A and approved it using City Staff's normal operating procedure.

Letter from Justin Ladha dated August 16, 2018 states:

"... in the City's normal practice of issuing development approvals, the City did approve the land shown in Figure 10003-F405 as developable by way of an email on July 23, 2014 from Mr. Dave Wadden of the City to Mr. Trevor Moore of Pinnacle Engineering Limited..... This email provided approval to commence work on Stage 1 Industrial based on the Cp02 and CP-03 submissions..."

The finalized master servicing design brief (master engineering plan for Galway's global servicing for the entire 2,400 acres of Galway that was thoroughly reviewed by City Staff) has engineered and sized the water, sewer, and road network design for the entirety of Galway based on the amount of developable land after the final approved wetland delineation as outlined in Schedule A and as approved by the City in 2014.

Schedule E contains the sanitary drainage area plan upon full build out of Galway, taken directly from the master servicing design brief. The areas shaded in green indicate protected natural areas, the areas shaded in blue indicate developable industrial land and the areas shaded in yellow indicated developable residential land; all as delineated by Stantec on April 17, 2014 and approved by the City. The red lines shown on Schedule E are the approved locations of trunk sewers and it is clear that the sewer running along South Brook (which is now fully constructed with City approvals and is operational) is the dividing line between Protected Natural Areas to the South and developable land to the North.

A majority of the global master infrastructure has now been engineered, approved by the City and has been constructed on that basis costing upwards of \$100 million. Any change in the amount of developable land now will affect the modeling, engineering, sizing and locations of massive infrastructure that has already been installed at the approval of the City.

Letter from Justin Ladha dated August 16, 2018 states:

"The MSDB (Master Servicing Design Brief) provides a written description, drawings and calculations for the global design of a development and reflects everything from underground infrastructure to road layouts.....There were no comments provided by the City with respect to the MSDB that indicated the approach that was being taken was unacceptable, and indeed the development proceeded based on this understanding."

Justin Ladha led the discussion with the City and is clearly on the record confirming the City's approval at the time.

Since 2014, DewCor has invested significantly in the Galway development on the basis of this approval.

Based on the City's approvals DewCor has marketed this land for the last four years as available for development and sale which included a 20 acre parcel the former Mayor and City Manager toured and requested we hold for City acquisition. This 20 acre parcel contains the very piece of land that the City now implies Galway has improperly filled an area of wetland. In fact the City actually evaluated this very piece of land for purchase twice – once directly with DewCor and secondly as a DewCor submission to a City request for proposal.

DewCor takes the protection of the environment so seriously that in August 2018 we engaged further experts to perform an independent wetland assessment review of the work originally performed by Stantec in 2014. The report from Sikumiut Environmental Management Ltd. (SEM) and Boreal Environmental can be found in Schedule F.

Letter from SEM and Boreal Environmental dated August 31, 2018 states:

"Upon completing a review of the reports for the Glencrest-Galway development, it was found that Stantec had employed a rigorous wetland assessment protocol which exceeded all requirements by the province of Newfoundland and Labrador and the City of St. John's."

"The scope of the wetland mitigation strategy outlined by Stantec considers a full range of individual wetland functions... These all serve to increase biodiversity and increase the resilience of the entire ecosystem."

"Stantec and KMK Capital & Pinnacle Engineering Limited have strived to maintain the integrity of the wetland ecosystems through careful planning and design."

Galway values the importance of wetlands — which is precisely why we hired experts to ensure best practices were put in place. Once again, the Stantec Senior Terrestrial Ecologist has stated clearly that the land delineation which created new wetland boundaries actually improved the ecological function of the wetlands area.

Additionally, Galway has created over 20 acres of storm detention ponds with natural habitat. Research has shown that while the detention ponds are not native wetlands, over time they become very important protected ecological wetlands and will support many species of plant, insect, bird and other wildlife. The evidence of the development of such habitat is already evident in the 10 acre CP-07C stormwater detention pond, and this is occurring less than one year after construction.

In fact, while the original area identified 157 acres of wetlands in Galway, the newly defined area agreed upon by all in 2014 resulted in 168 acres of protected natural areas. This is a net 11 acre increase in protected natural areas as shown in Schedule G. The total natural area increases to 178 acres when including the regional stormwater detention pond.

This is NOT about Galway destroying or ignoring precious wetlands.

Quite the opposite — we took the greatest possible care, entrusted the best possible experts, and proceeded in-line with all regulations and policies

In fact, the site plan in Schedule H shows the magnitude of green space that actually exists in Galway with a majority of the land comprised of protected natural areas, wetlands, floodplains, parklands, trails, landscaped roadside medians and boulevards, residential rear lot tree retention and professionally landscaped areas.

If the City now reneges on the clearly delineated, approved and developable land it will mean the loss of untold tens of millions of dollars. The full Galway development, including all financing and associated land sales were forecast based on these City approvals in 2014.

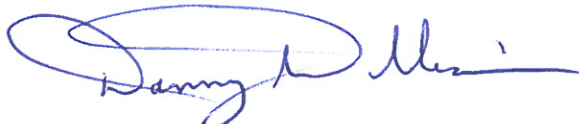
Without the 2014 approval of the City, Galway quite frankly would likely never have proceeded.

We all agree - protection of wetlands and our natural areas is critical. And in doing so, we must balance development with preserving green space. Galway is proud of the extensive and detailed work we have completed to achieve this important goal.

DewCor absolutely performed due diligence in our approach to protecting wetlands and other natural protected areas. Not only did our consultants work daily with City Staff for many months prior to sanctioning the project, we hired not one, not two, but THREE independent experts to ensure the Galway development was undertaken in the most environmentally responsible manner. We applaud City Council for taking steps to protect important wetlands. However, we respectfully cannot support City Staff's recommendation to backtrack on their decision at enormous expense and destroy years of hard work and carefully and thoughtfully planned design – design which actually ensures wetlands are not only protected but enhanced.

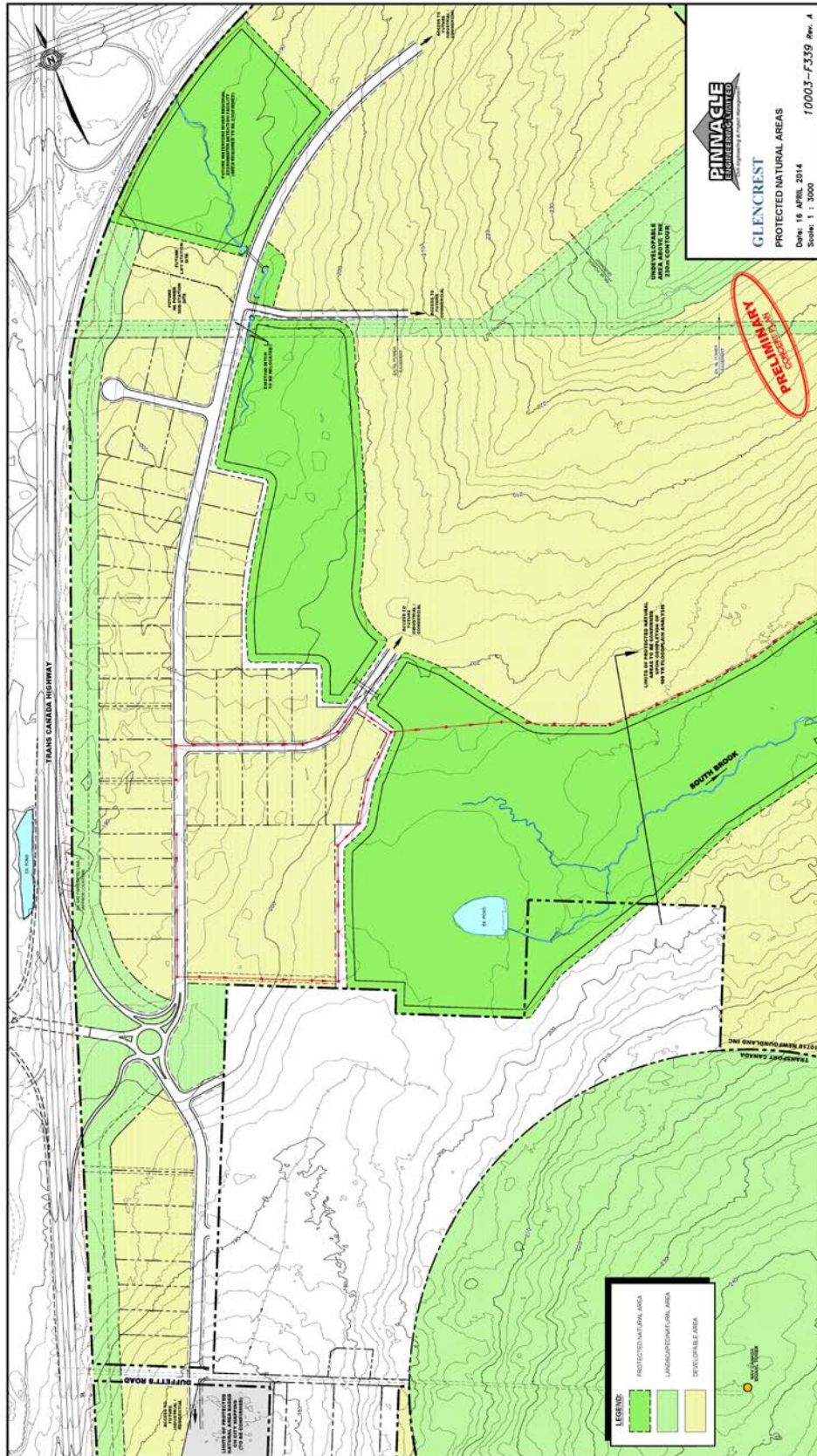
All of the experts cannot be wrong. We urge City Council to confirm the previous City approval to DewCor and listen to these environmental experts and vote to protect the natural areas delineated in Schedule A – not just for the future of the Galway development, but for the wetlands and protected areas contained therein.

Sincerely,



Danny Williams
President

Schedule A
Galway Protected Natural Areas approved by the City of St. John's



Schedule B

**Letter from Stantec Consulting Ltd.
Galway Protected Natural Areas Assessment
Dated April 17, 2014**



Stantec Consulting Ltd.
141 Kelsey Drive, St. John's, NL A1B 0L2
Tel: (709) 576-1458 Fax: (709) 576-2126

April 17, 2014
File: 121511177

Attention: Keith Noseworthy
10718 Newfoundland Inc.
c/o KMK Capital & Pinnacle Engineering Limited
Suite 202, 40 Aberdeen Ave
St. John's, NL, A1A 5T3

Dear Mr. Noseworthy

Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

INTRODUCTION

10718 Newfoundland Inc. is proposing to construct a mix of residential, commercial and light-industrial developments in St. John's, Newfoundland and Labrador. The Glencrest-Galway Project ("the Project") located east of the Trans-Canada Highway (TCH) (Outer Ring Road) and south of Pitts Memorial Drive, is within the City of St. John's (Attachment A). The area of proposed development is currently zoned Productive Forest (PF), Open Space Reserve (OR) and Open Space (O) Rural Zone and changes to the current land development regulations will be required before the area can be re-designated and a Concept Plan for the area can proceed. A preliminary Concept Plan for the Project, proposes the following land uses: developable areas (i.e., residential, commercial, industrial), landscaped / natural area and protected open space, to be served by a network of arterial, collector and local access roads. Residential and commercial properties would be accessed via a new collector road running from Ruth Avenue Extension and connecting to a future extension of Southlands Boulevard. Access to the industrial lands would be achieved via the TCH.

BACKGROUND

Construction activities related to the proposed Project have the potential to affect the natural environment, including terrestrial upland, wetland and aquatic habitats. Stantec Consulting Ltd. (Stantec) was retained by Pinnacle Engineering Limited on behalf of their client 10718 Newfoundland Inc. to conduct an assessment of the subject property ("the Property"), delineating and investigating the extents of various environmental assets in an effort to limit the likelihood of interactions with biological resources (i.e., individual species and their habitats) that may be present on site. The primary objectives of this assessment were to: describe, evaluate and quantify onsite environmental resources that may exist



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

and that must be considered, and planned for, during the concept planning stage of the Project; and to review, interpret and report on these data in support of an application for development under the City of St. John's Development Regulations (1994) and in accordance with the Development Control Process. Recognition of these resources at an early stage of development provides the opportunity to avoid or mitigate undesirable environmental effects through the consideration of alternative means, as required, to meet construction needs. This approach helps reduce the risks and helps ensure that time and resources are not expended unnecessarily. Delivered in accordance with applicable environmental, safety and other pertinent laws and regulations, it is anticipated that careful planning prior to construction will result in the control of both predictable and preventable environmental effects through the preservation and protection of key environmental assets.

The following proposed Protected Natural Areas Assessment is based on existing information sources and environmental field studies on the natural environment and land use in the area of the Project. While inevitably some overlap remains among the Concept Plan elements, the Protected Natural Areas Assessment is focused on the environmental assets associated with lands that will not be developed for urban uses (i.e., natural areas, upland (forests, woodlands) and lowland (wetlands) environments (incl. transitional communities), wildlife habitat, water bodies and waterways).

CONCEPT PLAN

The purpose of Concept Plan - 10003-F339 RevA (Appendix A) is to present a generalized future land use concept which will be used by the Proponent to:

- Guide the preparation of detailed Area Structure Plans undertaken by the developers;
- Promote orderly development within the area encompassed by the plan boundaries; and
- Provide guidance to City of St. John's Administration and Council in reviewing future zoning, subdivision and development proposals.

The current Concept Plan, dated April 16, 2014, includes a combination of business, commercial and residential development and was developed to identify lands best suited for potential natural areas, parks, and green spaces in the City of St. John's and underscore recommendations related to the preservation and protection of these areas as determined through consultation with the City of St. John's Administration.

Under the proposed Protected Natural Area Assessment the aerial extent of lands to be protected is approximately 50 ha. As previously indicated, the Plan proposes the following land uses: developable areas (i.e., residential, commercial, industrial),



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

landscaped / natural area and protected open space. This includes all lands designated as protected north of the cutoff line which is indicated on the Plan.

Ownership of the natural area under the current Concept Plan shall be conveyed to the City of St. John's. Through transfer of title, the City will secure, retain ownership of, and maintain a diverse network of natural areas and open space lands encompassing these particularly valuable natural resources for future generations. This area will ultimately be connected with the green space / landscape areas throughout the proposed Glencrest-Galway Project development, and has potential to be integrated within the City's existing trail network - the Grand Concourse.

PROTECTED NATURAL AREAS ASSESSMENT

In the context of this assessment, "natural area " is defined as any parcel or area of land or water minimally modified by human activity, or which have sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities (and their habitats) considered representative of the area in which they occur. The term natural area is often a general term and is used interchangeably with terms such as natural habitat or natural heritage feature. In the scope of this document these three terms all refer to lands, which support native plants and animals of a mixture representative of the natural ecology of the region. Natural areas are not ornamental gardens, vegetable gardens, turf grass, athletic fields, grass boulevards, or trees with a lawn understory. It does refer to natural habitat such as spruce-fir forest where native shrubs and natural understory vegetation are present beneath the canopy of the trees and which are designated to remain in their natural state for open space use.

Natural areas and open spaces play an essential role in the economic, environmental, and social well-being of communities. They form part of a regional system of protected landscapes that depict the natural diversity of the region. Natural areas, including open space, natural parks, green space and conservation areas provide important community space, increase neighboring property values, attract businesses and residents, offer opportunities for passive recreational opportunities (e.g., walking trails, wildlife viewing), and provide places of scenic natural beauty. Forests, wetlands, water bodies/waterways, stream buffers, and other natural features provide many additional benefits, including water and air filtration, recharge of groundwater resources, protection of drinking water supplies, and habitat for plants, animals, and beneficial insects, as well as protection of environmentally sensitive areas (e.g. wetlands). Conserving these resources is important to the environmental health and well-being of any community as it grows and develops. They are special places in the city that are protected from development, where the natural world comes first.

The Protected Natural Areas Assessment is consistent with legislative requirements, policies, programs and guidelines in response to changing community needs and issues



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

and will establish direction for development and management of lands encompassed by the Project, while providing long-term protection for some of the unique and remarkable natural features of the City of St. John's, where applicable. Increasingly, St. John's residents are becoming aware of the rich and diverse environmental setting in which they live. Forests, woodlands, heath barrens, water bodies/waterway and wetlands alike create a striking landscape which is home to a wide variety of plants and animals. These natural landscapes form a uniquely distinctive backdrop to the Glencrest-Galway Project and will help maintain the overall quality of life for all to enjoy.

The Glencrest-Galway Concept Plan - 10003-F339 RevA (Phase 1), updated April 16, 2014 (attached), forms the basis of the Protected Natural Areas Assessment and is intended to reflect the predominant characteristics of the property while protecting these natural landscapes, creating passive outdoor recreational and educational opportunities, and providing public access to City of St. John's residents and visitors alike. Preservation of the natural environment is considered essential for maintaining environmental and community sustainability, improving quality of life and guiding new growth into existing communities.

Through preliminary concept planning and design, the Proponent has identified and prioritized a diverse array of natural features, such as forests, woodlands, meadows, heath barrens, wetlands, and water bodies/waterways that will remain in a natural condition to protect long-term ecological health of the surrounding landscapes, while correspondingly building a sustainable and thriving community. The process began with an assessment of the Property's most important environmental assets, identifying the natural features, water bodies/waterways and wetlands that may need to be protected from development. It includes an assessment of natural features, which systematically identifies areas of the landscape (environmentally sensitive features including their biological and physical attributes) that are vulnerable to, or that can be buffered from potential development hazards. The result is a framework (e.g., Concept Plan - 10003-F339 RevA) that delineates which environmental assets are most in need of protection and which areas can best accommodate development. The Protected Natural Areas Assessment is intended a tool to protect these unique community resources.

GOALS AND OBJECTIVES

The primary focus of the Protected Natural Areas Assessment is to provide direction that can be applied to future development associated with the proposed Glencrest-Galway Project. Its overarching goal is to protect resources (such as water, watersheds, terrestrial and aquatic habitats, wildlife and wildlife habitat) associated with the Property. The primary objectives of the Protected Natural Areas Assessment are to identify the range of natural resources that characterize the Property.



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

The assessment strives to minimize the effect of future development in areas with important natural resources and supports the creation and enhancement of important natural area preserves and open space areas. Through the designation of this Protected Natural Area, 10718 Newfoundland Inc. intends to:

- Preserve, protect and maintain the integrity of diverse, high-quality natural features and open space lands within and in vicinity to the proposed Glencrest-Galway Project development;
- Provide a safe, aesthetic and comfortable environment through delivery of a quality landscape development;
- Protect important natural habitats, including waterway and wetland areas and their special ecological functions throughout the development;
- To ensure active and passive recreational activities are compatible with the natural environment and other ecological objectives;
- Provide a development which is connected, open, accessible, useable, diverse, affordable, clean, green, and attractive to future residents; and
- Provide opportunities for environmental stewardship, education, programs and services.

Thus, protection and preservation of the natural environment are values that strongly influence planning, decision-making and future operations for the Glencrest-Galway Project. The Protected Natural Areas Assessment reaffirms and clarifies 10718 Newfoundland Inc's on-going commitments to values articulated in the Concept Plan.

OVERVIEW OF NATURAL AREAS WITHIN GLENCREST-GALWAY

A current inventory and analysis of the natural heritage features associated with this aspect of Glencrest-Galway Project development is complete. In the early stages of the planning process, information was gathered to create an inventory of the natural features of the Property (with focus on environmentally sensitive areas), the species that inhabit them, and their existing values and functions to the community.

The Glencrest-Galway Project is home to over 880 hectares of predominantly native vegetation. This includes all areas within the Property which appear to have some substantial natural heritage value (e.g., waterways). These features have been identified through ground surveys of the site and through an examination of existing aerial photos.



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

Wetlands are the single most common habitat within the assessed area and make up over half of the overall assessed area. Disturbed habitat is the least common habitat in the Glencrest-Galway Project area and accounts for a small percentage (less than 2%) of the total assessed natural areas.

The habitat quality in the Project area is variable ranging from very high quality areas with little to no disturbance down to moderate to poor quality habitat associated with the Duffett Farm which has very little natural heritage and few if any native species.

Particularly valuable resources within or in proximity to those areas identified as Protected Open Space on the Concept Plan - 10003-F339 (Phase 1), as proposed, may include:

- a) Stream corridors, including open channels with natural banks and vegetation;
- b) South Brook and its undeveloped margins;
- c) waterbodies, wetlands and vernal pools;
- d) forested communities and woodlands;
- e) wildlife habitat and corridors;
- f) unique plant and animal communities, including "species of local concern."
- g) groundwater recharge areas (i.e. large, domed bog);
- h) historically open-space settings and/or native landscapes; and
- i) undeveloped land within proximity to the development not intended for urban uses.

GENERAL DESCRIPTION OF HABITAT TYPES WITHIN AREA

Several habitat types, with specific plant communities, occurring within the overall boundary of the Glencrest-Galway Development, are described by noting the dominants in each of three main vegetation classes (trees, shrubs and ground vegetation). During habitat surveys, plant species observed were recorded as well as the locations of any rare or possible suspected rare species. Surveys were timed to coincide with the optimum season for plant growth in an effort to permit the accurate identification of all species encountered. Generally with habitat surveys, a spring / early summer vegetation survey and a later summer / early fall survey are ideal for best locating and allowing for identification of flora taxa present in a given area. Many taxa, such as the diverse sedges (*Carex* spp.), typically must be in a mature flowering or seeding condition to be accurately identified.

In 2013, Stantec classified and delineated (mapped) the predominant vegetation cover types (with focus on wetlands) within Phase 1 of the 883 ha Project area. It was found that 59.6 ha of the assessed area supported wetland vegetation. The most common cover type was fen / bog vegetation, whereas marsh and shallow open water habitat occupied less area.



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

Spruce-Fir Forest

The forest areas located within Glencrest-Galway tends to be of high quality and form a mosaic of coniferous forests intersected by wetlands. There is little evidence of past disturbance in this habitat type and the species diversity is typical of these habitat types. Prominent tree cover within well-drained areas is balsam fir (*Abies balsamea*), black spruce (*Picea mariana*) and white spruce (*Picea glauca*) and minor components of paper birch (*Betula papyrifera*). Imperfectly drained areas are predominantly comprised of black spruce, American larch, and to a lesser extent balsam fir. The understory vegetation of the upland forests varies depending on local edaphic properties. Abundant sheep laurel (*Kalmia angustifolia*), rhodora (*Rhododendron canadense*), Labrador tea (*Rhododendron groenlandicum*), low-bush blueberry (*Vaccinium angustifolium*), sweet gale (*Myrica gale*) and other shrubs form the ground cover. Characteristic understory species within mesic and imperfectly drained areas include the bunchberry (*Cornus canadensis*), northern starflower (*Trientalis borealis*) and cinnamon ferns (*Osmunda cinnamomea*). Bryophytes include red-stemmed feathermoss (*Pleurozium schreberi*), stair-step moss (*Hylocomium splendens*), broom mosses (*Dicranum* spp.) and braided mosses (*Hypnum* spp.). Drier sites are dominated by bracken fern (*Pteridium aquilinum*) and a variety of ericaceous shrubs such as rhodora and lowbush blueberry. Where the drainage is poor the forest floor may be dominated by marsh reed grass (*Calamagrostis canadensis*).

Heath Barrens

At elevation, patches of heath barrens are present on hill tops and other exposed areas with a thin till veneer. These habitats are characterized by a dominance of sheep laurel, Labrador tea, lowbush blueberry, black crowberry, bunchberry and reindeer lichens (*Cladina* spp.). Stunted trees are sometimes present, as are patches of ericaceous shrubs and exposed bedrock. Some intermittent herbaceous cover is provided by crinkled hairgrass (*Deschampsia flexuosa*) and other species which are tolerant of open, drier conditions.

Wetlands

Wetland types encountered on-site vary substantially, as do the vegetation communities (i.e., wetland cover types) that comprise them. They include a mosaic of wet meadows / herbaceous (e.g., wet herb), scrub-shrub wetlands (e.g., wet heath) and forested wetlands along a gradient of reducing water availability. The highest quality wetlands were generally surrounded by forested areas and included large area wetlands associated with waterways in the area, including South Brook and that of two other unnamed streams. The wetland complex has numerous vegetation communities that define its ecological character, the overall wetland complex was deemed to support five



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

general habitat types. Using designations provided by the Canadian Wetland Classification System (NWWG 1997), wetland types considered relevant to the Property and potentially significant in terms of their preservation include:

- domed / raised bog (ombrotrophic);
- string fen (weakly minerotrophic);
- slope bog (ombrotrophic);
- slope fen (weakly minerotrophic); and
- riparian marsh (minerotrophic).

A more comprehensive summary of detailed descriptions of the extent and character of wetland habitat types occurring within assessed areas can be made available upon request.

RECOMMENDATIONS AND CONSIDERATIONS FOR HABITAT PRESERVATION

Natural areas, including lands containing unique ecological or environmental features to be retained in their natural state within the Glencrest-Galway Project would benefit from the development of a Natural Areas Management Plan by the City. Management plans lay out the goals and objectives, and guide the protection and management of natural heritage features, and activities in natural areas, parks and open space lands. Only limited development shall be permitted where it is clearly demonstrated that such development will not be detrimental to the environment by creating excessive disturbance, flooding, erosion, or other detrimental consequences.

When considering the protection of natural areas to provide habitat function there are a number of important ecological and social factors that have been included in the current Concept Plan:

Waterbodies / Waterways: An effective way to protect and enhance existing waterbodies and waterways is to ensure there is an adequate development setback, buffer zone, or other development constraints. The application of a 15 m buffer on each watercourse in the Project area, with the area to be protected from development to be considered the larger of the 100-year floodplain analysis¹, the wetland/buffer or a combination of the two will be applied to the current Concept Plan. Within the prescribed buffer there will be no removal of vegetation, excavation, in-filling, or placement of any building or structure (except as permitted [e.g., watercourse / wetland crossing (bridge, culvert, etc.)], or other earthen storm water treatment devices (i.e.,

¹ Hydrological modeling for this project is responsibility of Pinnacle Engineering Limited. Results of floodplain analysis are not yet known. Natural area boundaries as depicted on the Concept Plan are somewhat simplified, for general planning purposes, and should be considered draft. Therefore, errors if any are not the responsibility of Stantec Consulting Limited.



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

berms) as necessary for storm water management). Encroachment and/or stockpiling of natural materials such as brush, grubblings, soil, or other manmade objects or materials is also prohibited within 15 m of the edge of a waterbody.

Wetlands: The occurrence of a large wetland complex within the Property provides a unique opportunity to maintain the hydrology of the immediate area, along with that of the hydrological resources (e.g., waterbodies and wetlands) down-gradient. The wetland complex is comprised, in part, of a domed / raised peat bog, its hydrological regime dominated by rainfall, with little interaction between the dome and the drainage areas bounding the bog. The physical features of the peat dome and the adjoining mineralised wetland areas provide storage for flood water from the surrounding catchments. This undevelopable open space land included in the current Concept Plan represents an environmentally sensitive area that will remain undisturbed. There may also exist an opportunity to create and expand upon the passive recreational experience provided in the form of future pedestrian walking trails.

Habitat fragmentation: Isolated patches of high quality vegetation provide very little benefit to flora or fauna. Many species of animals have large home ranges and require an ability to move between different areas to survive. Additionally plants require pollinators and benefit from gene flow between individuals which may not be present in small isolated areas. Considering how to keep areas of habitat connected is an important consideration when trying to protect ecological function amidst development. In the Glencrest-Galway Project area, South Brook and a number of unnamed tributaries provide excellent east-west (with potential for wildlife dispersal through the Waterford River Valley) and north-south corridors throughout the area. Preserving habitat adjacent to these natural corridors will help to limit the effects of habitat fragmentation.

Edge effect: The perimeter of a patch of natural habitat is exposed to very different conditions than the interior of the patch. In an urban setting the edge of a natural habitat is generally the poorest in quality due to both human pressure (i.e. disturbance) and pressure from invasive species populations. As habitat patch size is reduced a larger proportion of it is subjected to edge effects. When decisions are being made about the natural areas within Glencrest-Galway Project area it is important to realize that large pieces of contiguous habitat are much more likely to preserve their ecological function than small parcels which may be adversely affected by external pressures.

Wildlife corridors: Large contiguous areas of high quality habitat provide corridors for wildlife movement and dispersal. Features of particular importance to wildlife include riparian corridors, wetlands, transitional forests (i.e., ecotones), and other natural areas with cover and water. Linkages and corridors are included in the Concept Plan to maintain connections between habitat areas.



Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

Drainage patterns: To a large extent habitat types are determined by soil moisture and drainage. For example spruce-fir forests tend to be located in upland areas and have a complement of species that are adapted to this environment whereas lowland areas and their species compliments are more tolerant of high moisture / wetted conditions and are populated by a different complement of plants. If the moisture level or drainage of an area is changed significantly this can severely affect the plant community and could potentially negate any benefits from its preservation. If a large component of a protected plant community succumbs to a change in drainage and the habitat has become separated from other natural areas it may be more likely to repopulate with undesirable invasive species than the desirable native species that it originally protected.

Public access and passive recreation: Public access to open space resources, with interpretive information, will be considered when doing so is consistent with protection of the natural resources, and with the security and privacy of affected future landowners and occupants is not affected. Access should generally be limited to non-vehicular movement, and may be visually or physically restricted in sensitive areas. Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, benches, and related facilities may be permitted if it can be demonstrated that the adverse effects on the ecological integrity will be acceptable. The City should also designate open space areas that are not intended for human presence or activity.

Stormwater management: Stormwater management systems serving the development may be located within natural areas or open space lands. Surface systems, such as retention and detention ponds, will not qualify towards the Open Space area. While it is almost impossible to fully replicate the complexity of a natural wetland ecosystem, properly designed, sited, and maintained retention, detention or storm water ponds have the potential to make positive contributions to down-gradient waterbodies and wetlands, providing for both the retention and treatment of contaminated storm water runoff.

Closure

This report has been prepared for the benefit of 10718 Newfoundland Inc. and for submission to the City of St. John's Department of Planning, Development and Engineering, in part recognizing the City's overall development requirements. This report may not be used by any other person or entity without the express written consent of Stantec and 10718 Newfoundland Inc.

Any use that a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.



April 17, 2014
Keith Noseworthy
Page 11 of 11

Reference: Glencrest-Galway / Proposed Protected Natural Areas Assessment (PN 10003)

The information presented in this report represents the best technical judgment of Stantec based on the data obtained from the work. The conclusions are based on the site conditions observed by Stantec at the time the work was performed at the specific testing and/or sampling locations, and can only be extrapolated to another time and location without further analysis.

This assessment was prepared by Sean Bennett and reviewed by Colleen Leeder. We trust that the above meets your requirements at this time. Please contact Sean Bennett at (709) 576-1458 if there are any questions respecting this report.

Regards,

STANTEC CONSULTING LTD.

Sean Bennett
Senior Terrestrial Ecologist, Project Manager
Phone: 709.690.4324
sean.bennett@stantec.com

Attachment: Pinnacle Engineering Ltd. Figure Concept Plan 10003-F339 RevA

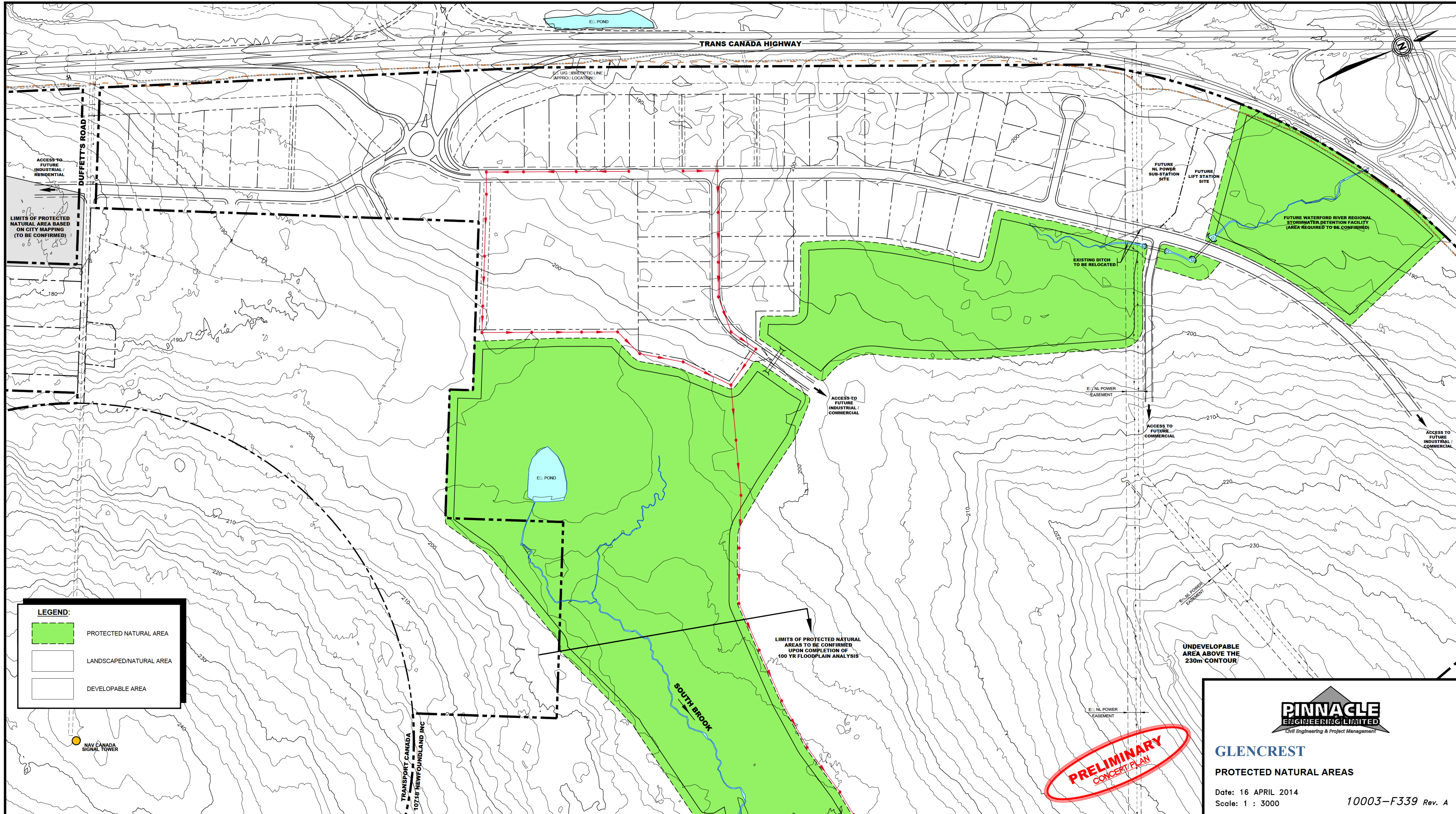
c. Keith Noseworthy, KMK Capital
Trevor Moore, Pinnacle Engineering Ltd.



ATTACHMENT A

Concept Plan

Pinnacle Engineering Ltd. Figure 10003-F339



LIMITS OF PROTECTED NATURAL AREA BASED ON CITY MAPPING (TO BE CONFIRMED)

ED. POND

TRANS CANADA HIGHWAY

UG (BREEDING LINE) (APPROX. LOCATION)

ACCESS TO FUTURE INDUSTRIAL / RESIDENTIAL

FUTURE NL POWER SUB-STATION SITE

FUTURE LIFT STATION SITE

FUTURE WATERFORD RIVER REGIONAL STORMWATER DETENTION FACILITY (AREA REQUIRED TO BE CONFIRMED)

EXISTING DITCH TO BE RELOCATED

ED. POND

ACCESS TO FUTURE INDUSTRIAL / COMMERCIAL

E: NL POWER EASEMENT

ACCESS TO FUTURE INDUSTRIAL / COMMERCIAL

ACCESS TO FUTURE INDUSTRIAL / COMMERCIAL

LEGEND:

- PROTECTED NATURAL AREA
- LANDSCAPED/NATURAL AREA
- DEVELOPABLE AREA

LIMITS OF PROTECTED NATURAL AREAS TO BE CONFIRMED UPON COMPLETION OF 100 YR FLOODPLAIN ANALYSIS

UNDEVELOPABLE AREA ABOVE THE 230m CONTOUR

PRELIMINARY CONCEPT PLAN



GLENCREST

PROTECTED NATURAL AREAS

Date: 16 APRIL 2014
Scale: 1 : 3000

10003-F339 Rev. A

TRANSPORT CANADA 10716 NEWFOUNDLAND INC

NAV CANADA SIGNAL TOWER

SOUTH BROOK

Schedule C

Galway Rezoning
Blue - Zoned "Industrial General" for industrial development
Green – Protected Natural Area
Approved September 18, 2015

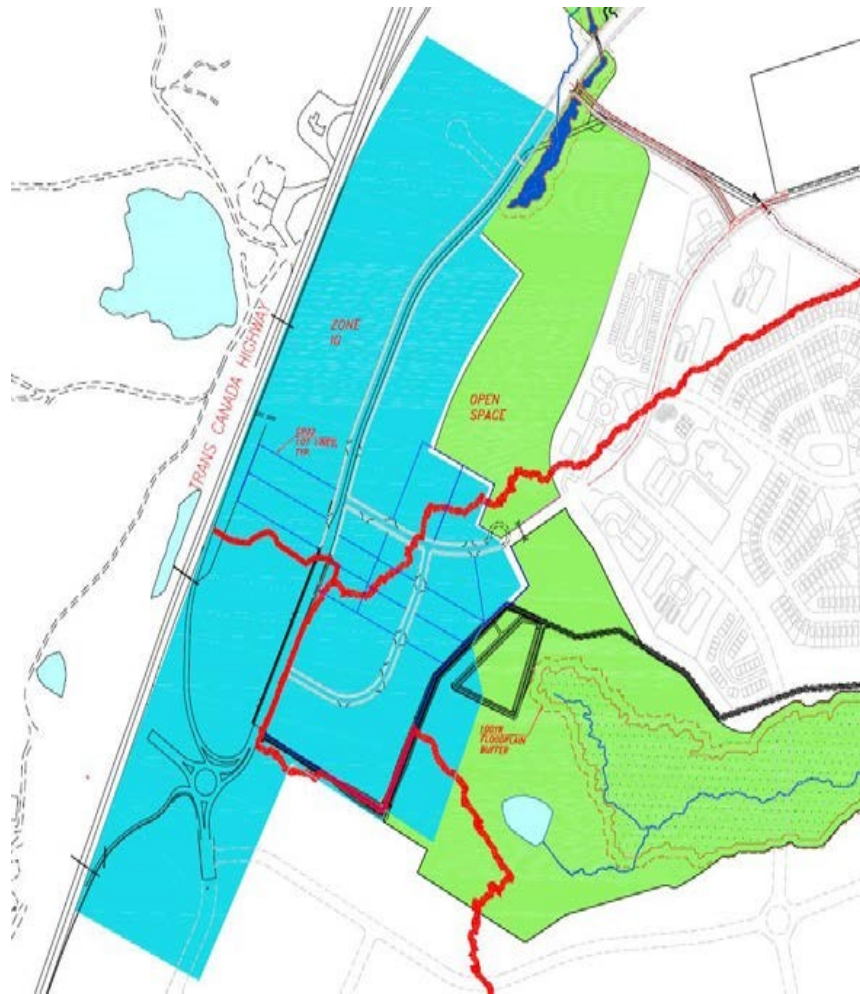


Figure 1

September 14, 2015

KMK Capital Inc.
c/o Mr. Keith Noseworthy, PTech
40 Aberdeen Avenue
St. John's NL A1A 5T3

Dear Mr. Noseworthy:

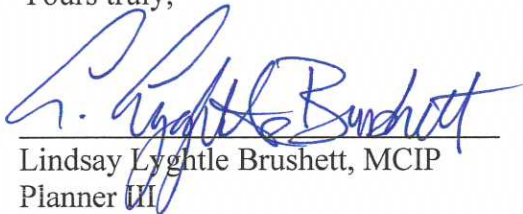
**Re: St. John's Development Regulations Amendment Number 619, 2015
Proposed Rezoning from the Comprehensive Development Area – Southlands Zone to the
Industrial General (IG) Zone
Trans-Canada Highway – Glencrest Development**

At the Regular Meeting of the St. John's Municipal Council held on August 10, 2015, Council adopted St. John's Development Regulations Amendment Number 619, 2015, with regards to the Trans-Canada Highway – Glencrest property. The amendment would have the effect of rezoning land from the Comprehensive Development Area – Southlands Zone to the Industrial General (IG) Zone for future industrial development.

The amendment has now received Provincial registration from the Department of Municipal and Intergovernmental Affairs. The amendment will come into legal effect on Friday, September 18, 2015, the date on which the notice of the Provincial registration for the amendment is printed in The Newfoundland and Labrador Gazette. A copy of the registered amendment is enclosed for your file.

Please note that Council's approval of the amendment does not yet constitute final development approval. Should you have any further questions please do not hesitate to contact our department.

Yours truly,



Lindsay Lyghtle Brushett, MCIP
Planner III

Department of Planning, Development & Engineering

LLB/ss

Enclosure

G:\Planning and Development\Planning\2015\Correspondence\Trans-Canada Highway - Glencrest IGZone reg ltr Sept 14 2015(llb).docx

ST. JOHN'S



Government of Newfoundland and Labrador
Department of Municipal and Intergovernmental Affairs
Land Use Planning, Lands Branch

COR/2015/04147

September 4, 2015

Ms. Lindsay Lyghte Brushett, MCIP
Planner II
City of St. John's
P.O. Box 908
St. John's, NL
A1C 5M2

Dear Ms. Brushett:

**ST. JOHN'S
Development Regulations Amendment No. 619, 2015**

I am pleased to inform you that the **City of St. John's Development Regulations Amendment No. 619, 2015**, as adopted by Council on the **10th day of August, 2015**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,

A handwritten signature in cursive script, appearing to read "Corrie Davis".

Corrie Davis, MCIP
Manager
Land Use Planning, Lands Branch

Encls.

/ch

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 619, 2015**

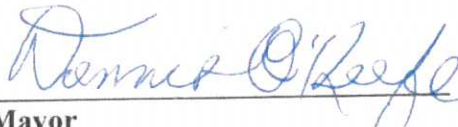
WHEREAS the City of St. John's wishes to accommodate industrial development along the Trans-Canada Highway, in the Glencrest development.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations, in accordance with the Urban and Rural Planning Act:

Rezone land along the Trans-Canada Highway from the Comprehensive Development Area - Southlands (CDA – Southlands) Zone to the Industrial General (IG) Zone as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 13 day of August, 2015.



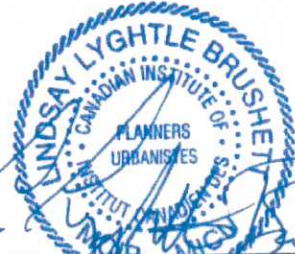

Mayor



City Clerk


August 10, 2015

Council Adoption

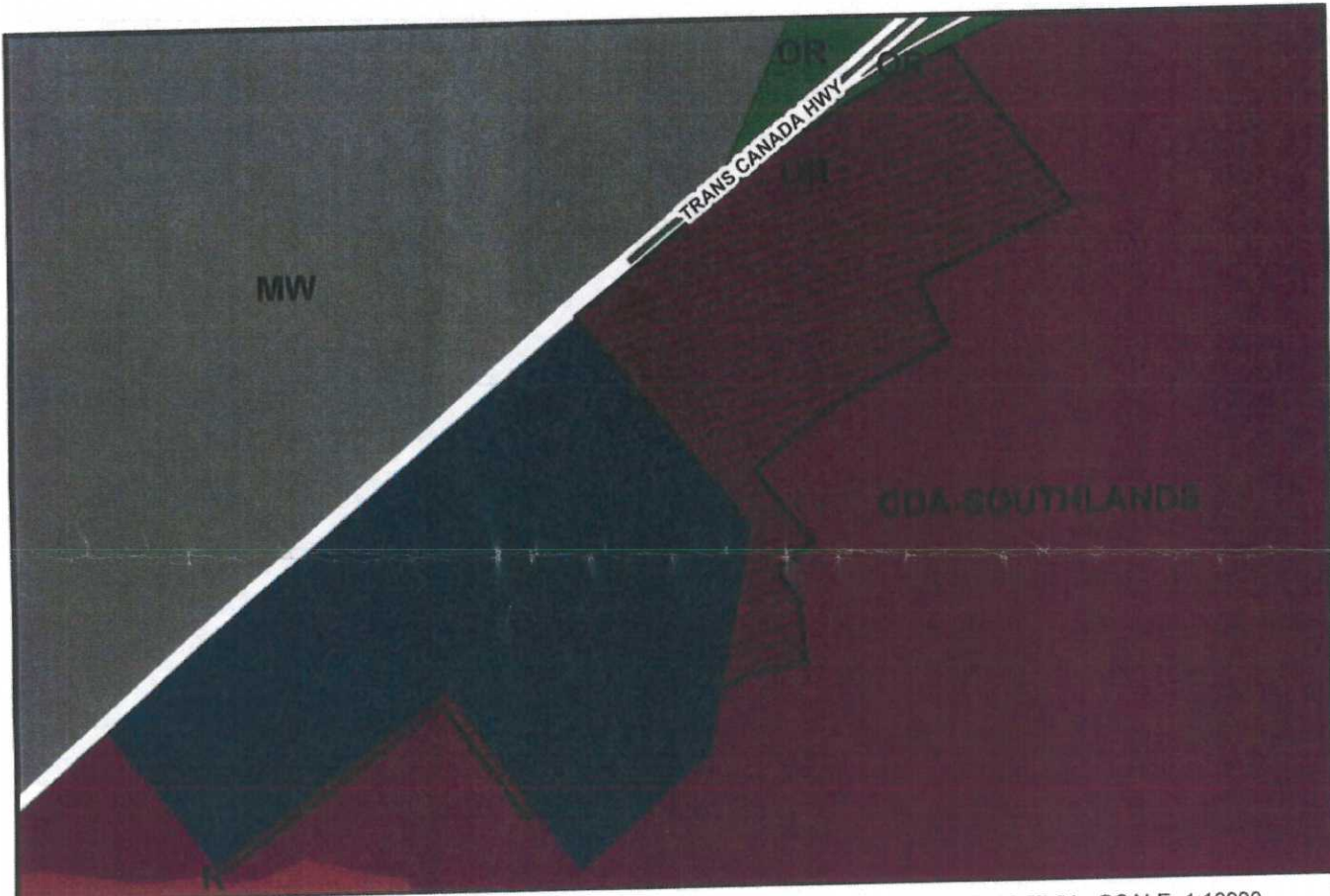



MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-2015-324</u>
Date	<u>September 4, 2015</u>
Signature	<u></u>


Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 619, 2015
[Map Z-1A]**

2015 07 31 SCALE: 1:10000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

 AREA PROPOSED TO BE REZONED FROM
CDA-SOUTHLANDS LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE



Lindsay Lyghtle Brushett
M.C.I.P. signature and seal

Dennis O'Keefe

Mayor

Carol Healey

City Clerk

August 10, 2015

Council Adoption

Development Regulations/Amendment
REGISTERED
Number *4400-2015-324*
Date *September 4, 2015*
Signature *[Signature]*

Provincial Registration

Schedule D

**Letter from Perennial Management Limited to DewCor
Outlining the City's approval of the revised Galway Protected Natural Area
Dated August 16, 2018**

August 16th 2018

Mr. Craig Hippern
10718 NFLD. Inc. (DewCor)
P.O. Box 1919
34 Harvey Road, 5th Floor
St. John's, NL, A1C 5R4

Dear Mr. Hippern:

Re: Galway Wetlands

We are writing in response to the letter you forwarded of July 20, 2018 from the City of St. John's (the "City") to DewCor in reference to the Galway Wetlands (letter attached as Schedule "A"). Specifically, we are addressing the City's position that they did not approve the land as shown for development as developable on the attached Figure 10003-F405 (see Schedule "B"). From our experience, in the City's normal practice of issuing development approvals, the City did approve the land shown in Figure 10003-F405 as developable by way of an email on July 23, 2014 from Mr. Dave Wadden of the City to Mr. Trevor Moore of Pinnacle Engineering Limited (DewCor's civil engineering firm at the time)(see Schedule "C"). This email provided approval to commence work on Stage 1 Industrial based on the CP-02 and CP-03 submissions, with no further mention of the wetlands or the Protected Natural Areas Report.

An additional point to consider with respect to the overall development approvals, and the issues surrounding the wetlands, is the Master Servicing Design Brief ("MSDB"). As a part of the approval process for the complete development, the consultants were/are required to continually revise and update the MSDB for review by the City. The MSDB provides a written description, drawings and calculations for the global design of a development and reflects everything from underground infrastructure to road layouts. This MSDB is submitted multiple times over the course of the design process for review and comment. The MSDB associated with the Glencrest/Galway Development was submitted to the City multiple times, as required.

This design brief underwent ongoing revision during the process to include multiple aspects of the development which were completed based on the Protected Natural Areas Plan that had been submitted. These aspects include the land use/staging plan, the sanitary and water infrastructure, and the road networks and traffic impact studies. All of this information was provided based on the above noted Protected Natural Areas Plan and the work was carried out. There were no comments provided by the City with respect to the MSDB that indicated the approach that was being taken was unacceptable, and indeed the development proceeded based on this understanding.

Approval Process

From our experience in various developments in the City, the process of obtaining approval for development drawings and related construction, including developable land has been as follows:

1. Drawings are submitted to the City for review and comment.
2. A list of comments come back from the City that are required to be addressed on the drawings submitted prior to being able to obtain permission to proceed; there is also a list of standard items that must be adhered to during development.
3. Drawings are resubmitted to address the City's comments.
4. Clarification meetings or correspondence may take place with the City between submissions.
5. Once all City comments have been addressed, the City will respond with approval of the plans, and to proceed to construction, but will not specifically state their previous comments have been addressed; the City will just not include them on the correspondence.

The above process can take place via couriered letters and drawings (via CD's) and/or emails. There may also be more than one resubmission of a set of drawings to ultimately address all of the City comments, obtain approval for the plan, and to proceed with construction. We have found this process has generally worked well and we have had no major issues. This is the process that was occurring with Galway approvals.

Timeline of Events for Approval of Stage 1 - Glencrest/Galway DEV1300060 and What Was Approved

To properly illustrate the sequence of events surrounding the approval being questioned by the City, please see below Table 1:

Table 1

Date	Correspondence
Jan 3 2014	Correspondence sent to City of St. John's requesting the land exchange between the Glencrest Development and the City of St. John's (see Schedule "D") Included was the Stantec report dated December 11, 2013, "Wetland Delineation and Functional Assessment Study, Glencrest Development/Wetland (Open Space) Delineation (PN 10003)", for review and approval.
Jan 14 2014	Correspondence received from City of St. John's with comments on the land exchange proposal from Mr. Dave Wadden requesting additional information (see Schedule "E")
Jan 31 2014	Response letter sent to City of St. John's to address comments received on land exchange proposal, with supplemental information from Stantec submitted to Mr. Dave Wadden (see Schedule "F"). Included was the Stantec letter dated January 31, 2014, referencing the "Wetland Delineation and Functional Assessment Study, Glencrest Development/Wetland (Open Space) Delineation (PN 10003)" report. The letter addressed the additional items requested by the City (see Schedule "F").
Apr 2 2014	Submission of design drawings for Glencrest Development - Stage 1 These design drawings referenced the land exchange

	Discussions took place with the City regarding how best to proceed with the proposed land exchange, and the wetland delineation evolved into the Protected Natural Areas Plan
Apr 17 2014	In a meeting held with the City of St. John's, Mr. Dave Blackmore (Deputy City Manager of Planning, Development and Engineering) requested the Protected Natural Area Report and figures be sent to his office for review.
Apr 21 2014	Correspondence sent to Mr. Dave Blackmore, as requested, including transmittal letter (see Schedule "G").
	Included was the Stantec report dated April 17, 2014, "Glencrest-Galway / proposed Protected Natural Areas Assessment (PN 10003)", which included Figure 1 shown above. This report was submitted as requested.
May 28 2014	Correspondence received from City of St. John's with comments on Stage 1 Industrial from Mr. Mike Cantwell, requesting final signed Protected Natural Areas Report confirming the wetland area used in Civil Engineering Design Drawings (see Schedule "H").
June 10 2014	Correspondence sent from Pinnacle Engineering Ltd. to the City of St. John's which included the signed final Protected Natural Areas Report from Stantec, dated April 17, 2014, as requested (see Schedule "I") .
July 22 2014	Meeting held with the City of St. John's to discuss Glencrest Development and industrial approvals.
July 23 2014	Correspondence received from City of St. John's with approval on Stage 1 Industrial from Mr. Dave Wadden, requesting additional information be provided (see Schedule "J").
	No reference to any further requirements regarding the Protected Natural Areas Report, which signifies acceptance of the materials submitted and that the issue has been satisfactorily addressed.
Aug 7, 2014	Correspondence sent from Pinnacle Engineering Ltd. to the City of St. John's to address the items noted in the July 23, 2014 correspondence from Dave Wadden (see Schedule "K").
Mar 29 2016	Correspondence received from City of St. John's indicating approval of the CP-03 - Industrial Park following requests for formal approval documentation (see Schedule "L").

In reviewing the above timeline, and as is clear from the attached July 20th, 2018 letter from the City, the issue of developable acreage in Galway Stage 1 was an important point of discussion, and was being dealt with by the City and DewCor's consulting team as a part of the approval to proceed with the construction of Stage 1. This was important to establish the alignment of infrastructure such as the sanitary sewer and road network, and from a financial perspective to establish what made economic sense to proceed with.

As per the above timeline, following comments issued on the Stage 1 design by the City on May 28th, 2014, Pinnacle Engineering Limited resubmitted a package on June 10, 2014, and approval to proceed was issued on July 23, 2014 by the City (see schedules "H", "I" and "J")

Specific Responses to City Letter of July 20, 2018

Our comments on certain sections of the above noted letter are as follows:

Stantec Report

1. The Developer asked if the City would consider altering the boundaries of the wetland to increase the developable acreage for Stage 1. It was proposed to provide 12.6 ha of additional area to the

wetland, with 11.9 ha being added to the developable land. The City indicated if, upon a further study by a qualified third party consultant accepted by the City, showed it would not be environmentally detrimental to alter the boundaries as being proposed by the Developer, the City would be amenable to approving.

2. Following the submission of the Wetland Delineation and the request for the land exchange, there were discussions with the City that took place regarding the proposed exchange and how best to proceed. The result of these discussions was the decision to modify the submission to the Protected Natural Areas Plan as this approach was deemed to be better suited for what the developer was trying to achieve in cooperation with the City.
3. The Stantec report was being reviewed by the City prior to a signed copy being received on June 10, 2014. The last comment received on the report was from the City on May 28, 2014 as a part of its overall comments on the design drawings for Stage 1. All that was noted is that a copy of the signed report was required.
4. The signed report was sent to the City on June 10, 2014 (see Schedule "I")

Galway CP03 Lot No. 1

1. The installation of the underground pipe the City is referring to was approved by the City as part of the approval issued for Stage 1 – CP-03, which included a berm that separated the small area (0.6685 ha) of wetland the City is referring to from the larger portion of wetland. If, at the time of approval of Stage 1 and the alignment of the subject pipe, the City wanted to preserve this area of wetland they would have requested the alignment be altered to the North slightly so as to not interfere with this wetland. The City accepted the alignment as shown the Figure 10003-F405, attached as Schedule "B".

Claims made by DewCor

1. As DewCor's consultant, we were retained to assist with financing for the Galway development. The economic feasibility and financing for the development, associated appraisals of the developable land after the revised wetland boundary was agreed with the City, and ultimately mortgages being put in place, was not completed until January 2015. The financing package did include the developable land as shown in Figure 10003-F405, attached in Schedule "B".

If you require anything further, please contact our office.

Sincerely,



Justin Ladha
Chief Executive Officer
Perennial Management Limited

SCHEDULE A

DECISION/DIRECTION NOTE

Title:	Galway Wetland Protection St. John's Development Regulations Amendment No. 684, 2018
Date Prepared:	July 20, 2018
Report To:	Committee of the Whole
Councillor & Role:	Councillor Maggie Burton, Planning and Development Lead
Ward:	5

Decision/Direction Required:

To consider proposed amendment to the St. John's Development Regulations to designate and protect the Galway wetlands.

Discussion – Background and Current Status:

The City has been dealing with rezonings and development applications in the Galway area, including the Galway industrial area (formerly called Glencrest) along the Trans-Canada Highway. The area was initially rezoned for development in 2012, allowing serviced development above 190 metres elevation, followed by rezoning to Industrial General (IG) Zone for industrial development near the Trans-Canada Highway in 2013, then a further rezoning in 2015 to expand the industrial lands.

Under the St. John's Municipal Plan, Council's policy is to protect environmentally valuable areas such as wetlands and waterways, including significant tributaries of the Waterford River, including South Brook. These policies are contained in Part III, Section 8 "Resource and Environmental Areas" of the Municipal Plan, page III-39 and following pages.

Under the St. John's Development Regulations, which implement the policies of the Municipal Plan, Section 11 "Overlay Districts" sets out the regulations to protect wetlands. Section 11.2.3 lists the specific wetlands that are protected from development, with at least a 15-metre buffer from the edge of the wetland. There are several maps associated with this section, notably map J-2 "Flood Hazard Areas, Watersheds, Waterways and Wetlands".

The Galway lands are located above 190 metres elevation. Until 2012, lands in St. John's above that elevation were reserved from development, as they were higher than the elevation planned for future servicing with municipal water and sewer. The policy change in 2012 allowed municipal services to be provided above 190 metres in select areas. In the Galway development area, this allowed for services to be extended at the developer's cost.

Going back to 1993, the City had commissioned a Significant Waterways and Wetlands Study. The area that would become Galway was not included in the study, since it was above 190 metres and therefore could not be developed as per City policy at that time. When the results of the study were incorporated into the 1993 St. John's Municipal Plan and the 1994 St. John's Development Regulations, there was no mention of the Galway wetlands.

ST. JOHN'S

When the rezonings were done for Galway, the City did not have wetland mapping in place for the area. At the direction of the City, the developer commissioned a wetland study by Stantec to map the wetlands that needed to be protected. The resulting report, showing 71.91 hectares (178 acres) of wetland (the “Wetland Delineation”), was submitted to the City but had not been finalized or accepted by the City when the most recent industrial rezoning was applied for. Prior to the City accepting the Wetland Delineation, the developer commissioned and submitted another report which they titled “Proposed Protected Natural Areas Assessment”, which proposed trimming out areas of the wetland to allow for more developable land; this report has not been accepted by the City. The rezoning was completed prior to the designation of wetland in Galway.

At the time of the rezoning application above, the City was in discussions with the developer about mapping and protecting the wetlands. The City strives to use zones to assist in identifying and protecting wetlands, such as Open Space (O) and Open Space Reserve (OR), however, the primary protection provided in the Development Regulations for wetlands is through the establishment of environmental overlays provided for in the Municipal Plan (Part III, Section 8) and the Development Regulations (Section 11). Both methods have been used in other parts of the city.

It is recommended that the Galway wetlands, as mapped in the Wetland Delineation, be added to the City’s map J-2 “Flood Hazard Areas, Watersheds, Waterways and Wetlands” of the Development Regulations, with the addition of a buffer. The boundary for the wetlands will be as shown on the Wetland Delineation, except for a very small area near the Trans-Canada Highway where the extension of water and sewage services to the area required construction at the edge of the wetland, resulting in this land no longer forming part of the wetland (the “Excepted Land”). The amount of land affected is minimal.

Also, it is also recommended that a text amendment be approved to add the Galway wetlands to the list of wetlands in Section 11.2.3 of the Development Regulations.

In the meantime, until the protection noted above is completed and gazetted, it is recommended that Council defer any applications for development of land within the Wetland Delineation, less the excepted lands, to ensure that no development proceed which might have a detrimental effect on the Galway wetlands. Deferring such applications would be in keeping with the Municipal Plan and Development Regulations and would align with the City’s legislative obligation to protect wetlands.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Property owners of the affected lands, and property owners and residents nearby and downstream.
3. Alignment with Strategic Directions/Adopted Plans:
City’s Strategic Plan 2015-18: Responsive and Progressive – Build social, *environmental* and demographic factors into decision-making.
4. Legal or Policy Implications:
Protection of wetlands is an environmental policy and legislative obligation of the St. John’s Municipal Plan.

5. Engagement and Communications Considerations:
Recommended to be advertised for public review as per Section 5.5 of the St. John's Development Regulations.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

It is recommended that Council consider the proposed amendment to the St. John's Development Regulations to set out the boundaries of the Galway wetland and to add the Galway wetland to the list of protected wetlands. A resolution is attached.

Staff recommend that the application be advertised for public review as per Section 5.5 of the St. John's Development Regulations. Following the review period, the application would be referred to a regular meeting of Council for consideration.

It is also recommended that, until the protections for the Galway wetlands are in legal effect, Council defer any applications for development of land within the Wetland Delineation, less the Excepted Lands.

This is provided for Council's consideration and direction.

Prepared by/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA – Deputy City Manager, Planning, Engineering and Regulatory Services

Signature: _____

KO'B/dlm

Attachments: Resolution and maps

SCHEDULE B

SCHEDULE C

Karen Paddock

From: Dave Wadden <DWadden@stjohns.ca>
Sent: Wednesday, July 23, 2014 11:29 AM
To: Trevor Moore
Cc: Kevin King; Justin Ladha; Keith Noseworthy; Dave Blackmore; Jason Sinyard; Lynnann Winsor; Jason Phillips; Mike Cantwell; Andrea Roberts; Govern PDE
Subject: Multi Media Mail
DEV1300060 Proposed Industrial Subdivision ? Stage 1 - Glencrest/Galway

Trevor:

Further to our meeting of July 22, 2014, approval is given to commence work on the above referenced project with the understanding that revised drawings will be submitted within the next two weeks that address the following items.

1. A Subdivision Plan must be provided containing all the required information, including Newfoundland Power easements.
2. A copy of the Federal DFO & Provincial Department of Environment approvals for the above referenced project must be forwarded.
3. We would like to reiterate that no building permits will be issued for this development until the new water pumping station and the storage reservoir have been constructed, commissioned and accepted by the City.
4. On the future local road at STA 0+800 near the intersection with future collector road *North*, the reducer, headwall and flap gate should be removed. A hydrant should be installed near the end of the water main on the future local road to allow for the system to be drained. The water main should be end capped for future connection.
5. On the future local road at STA 0+200, a water meter is required to be installed west of the proposed 600 mm x 400 mm reducer. This meter will be supplied by the City, however, the Developer should install a 2100 mm diameter manhole at this location with a pipe extending through the manhole. A spool piece 750 mm in length with two couplings should be provided within the manhole.
6. The 50 mm combination air relief and vacuum valve at STA 0+310 on collector road *North* does not appear to be sufficient for the 400 mm water distribution main. We recommend that the developer consider a direct bury AMI air valve for this application.
7. Considering that the 400 mm water main will be a distribution main with hydrants and service stubs connected to it, water main valves should not exceed a maximum spacing of 180 m. The valve spacing is exceeded in the following sections of the water distribution main:

Collector Road *North*

1. STA 0 - 020 to STA 0+220

2. STA 0 + 415 to STA 0+710

3. STA 0 +710 to 1+000

Future Local Road

1. STA 0 + 785 to 0 + 550

2. STA 0+ 550 to 0 + 325

The developer should revise their valve spacing such that the maximum spacing of 180 m is not exceeded along the above sections.

8. Emergency Access, the construction of an emergency access route from Ruth Ave to the new proposed commercial development off the Trans-Canada Highway, east of the Cochrane Pond overpass is to be constructed. The construction of the access route is acceptable by the SJRFD provided the route:

- i) Is a temporary measure during the development stage of the project
- ii) Has a minimum paved surface of 4m width and 1.5 meter gravel shoulders (details must be provided in plan & profile)
- iii) Be designed to support the expected loads imposed by firefighting equipment
- iv) Dedicated one way, west bound.
- v) Gated access for both ends to restrict traffic.
- vi) Gates would be locked in such a manner as to be accessible by emergency personnel to be cut by bolt cutter
- vii) "Emergency Vehicle Use Only" signs to be erected
- viii) shall be maintained and clear of snow year round by the area developer

Should it be decided that construction vehicles be permitted to access the road, the road shall be constructed for the purpose of two traffic as per NFPA 1141 Means of Access 5.2.3 "roadways shall have a minimum clear width of 12ft (3.7m) for each lane of travel, excluding shoulders and parking.

9. Until the water reservoir, water pump station and associated transmission mains have been constructed and tested by the Developer and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

10. Until the sanitary trunk sewer has been constructed and tested by the Developer (from the Industrial Park to the connection in Southlands Boulevard, along with the flow monitoring station) and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

11. Until all work associated with the construction of the interchange (Contract 2) from the Trans-Canada Highway has been completed and accepted by the City, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

12. Until all storm infrastructure is constructed and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

13. The 100-year floodplain for the watercourse tributary to Paddy's Pond must be delineated

and all necessary upgrades completed for existing/proposed stream crossings before building permits will be issued for Stage 1 of the Industrial Subdivision.

14. It is the applicant's responsibility to contact Canada Post regarding the installation of mailbox(es) and the delivery of mail and associated fees; contact person at Canada Post is Dave Francais 758-1001 ext. 2026. Failure to contact Canada Post may result in no mailbox installation or mail delivery service. The City of St. John's accepts no responsibility for the applicant's failure to contact Canada Post regarding these matters or failure to pay any required fee for these services.

15. All street stubs for future streets must have Jersey Barriers placed in order to prevent through traffic. Barriers must be placed at the street line of the major street and must have proper reflective signs.

16. Catchbasin leads to be constructed with PVC as per Section 222.02 of the City's Specification book.

17. Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work.

In addition to the above the following fees/securities are required and we'd like to set up a meeting next week to discuss prior to finalizing these.

18. A Subdivision application fee of \$200 per lot.

19. A 10% maintenance security for Phase 1 work once the Developer has completed and tested the work and it has been accepted by the City.

20. The Phase 2 Security.

21. A 10-year 10% maintenance security for the water reservoir to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

22. A 10% maintenance security for the water pump station and associated distribution mains to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

23. A 10% maintenance security for the trunk sanitary sewer to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

You should ensure that all necessary precautions are in place to prevent siltation of downstream watercourses and wetlands.

Dave Wadden, M.Eng., P.Eng.
Manager, Development - Engineering
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

SCHEDULE D

January 3, 2014

Mr. Gerard Doran, C.E.T.
Development Officer
Planning, Development & Engineering
City of St. John's
P.O Box 908
St. John's, NL A1C 5M2

Re: Land Exchange Proposal for City of St. John's Wetland at Glencrest Development

Dear Mr. Doran,

As you are aware our company is now in the early stages of construction for the first phases of the Glencrest Development. Glencrest's planned industrial and residential developments will be adjacent to or border the wetland in this area. Over the next two years this will be a heavy construction zone with primary road network and services being constructed. Following this, the industrial and residential areas, although having an improved aesthetic appeal, will be of a scale and proximity to these wetlands that a land exchange would be beneficial to both the development and the protection of the wetland areas.

As per a request from the City of St. John's to complete a Wetland Delineation and Functional Assessment Study for this development, Stantec was retained by our office to complete this work. The Wetland Delineation Report is attached for your review and approval. In reviewing the wetland delineation and the development plans, we felt it may be advantageous for both parties to exchange portions of this land thereby allowing the development to proceed with minimal impact on the newly delineated wetland. With this in mind, we have prepared a proposal that involves a land exchange between the Glencrest Development and the City of St. John's. This proposal would have no cost to the City of St. John's and would see a larger portion of land designated as wetland/open space than was previously allocated and shown on city mapping. It would also allow the majority of this wetland and open space to maintain its natural state as virgin land. This wetland/open space would then be available for use in a variety of capacities such as, but not limited to, recreational purposes, i.e. walking trails. We would also like to explore the possibility that a portion of this additional wetland could be used towards the allocation of open/green space required for the development.

Details of the proposal are as follows (please refer to Figure 10003-F255 and Legend):

- | | |
|--|----------|
| - Wetland as delineated by Stantec: | 57.08 ha |
| - Area to be added to Wetland: | 12.60 ha |
| - Area to be taken from Wetland: | 11.90 ha |
| - Proposed total area of Wetland after exchange: | 58.50 ha |
| • Additional Wetland provided: | 0.69 ha |
| - Land to be used for one of possibly three regional storm water detention facilities: | 5.26 ha |



40 Aberdeen Avenue, Suite 202, St. John's, NL, A1A 5T3

Tel: 709-754-2057 Fax: 709-738-0707

The proposed border on South Brook is preliminary as we recognize that a flood plain analysis has not yet been completed. Additionally, it is understood that the final location and design of the proposed regional storm water detention pond would have an impact on these borders. Once these aspects of analysis and design have been completed the development would be adjusted as necessary to ensure that all development incorporates and respects the borders of these elements.

We would welcome the opportunity to meet with you to discuss this proposal further. Please contact the undersigned to arrange a meeting or request further information.

Sincerely,

Keith Noseworthy, PTech

Project Coordinator/Technologist

KMK Capital Inc.

Mobile: 709 689 6853

Office: 709 754 2057 ext. 281

Fax: 709 738 0707

Email: keith.noseworthy@kmkcapital.ca

Suite 202 - 40 Aberdeen Avenue

St. John's, NL Canada A1A 5T3

www.kmkcapital.ca

SCHEDULE E

Keith Noseworthy

From: Keith Noseworthy
Sent: Tuesday, January 14, 2014 2:25 PM
To: Trevor Moore; Justin Ladha
Subject: FW: Land Exchange Proposal - Glencrest Wetlands

FYI

From: Dave Wadden [mailto:DWadden@stjohns.ca]
Sent: Tuesday, January 14, 2014 2:23 PM
To: Keith Noseworthy
Cc: Gerard Doran; Robert F Smart; Dave Blackmore; Jason Sinyard; Govern PDE Multi Media Mail; Ryan Crewe
Subject: Land Exchange Proposal - Glencrest Wetlands

Keith:

In response to your January 3, 2014, letter to Gerard Doran regarding a land exchange proposal for the Glencrest wetlands, the following items would have to be forwarded to the City for review in order to evaluate this proposal.

1. The Stantec report would have to be revised to individually assess in the field each parcel of the wetland that is proposed to be removed from the wetland and provide a commentary on the significance of each parcel relative to the overall function of the wetland and the impact of removal.
2. The Stantec report needs to be modified so that the recommended wetland buffer(s) are shown on Figure 5-1.
3. The 100-year floodplain and its 15m buffer must be delineated for each watercourse in the study area. This would typically be accomplished using a 2D hydraulic model in XPSWMM using a 3m grid, or smaller resolution if required, to delineate the 100-year floodplain.

The area to be protected from development would be the larger of the 100-year floodplain/buffer, the wetland/buffer or a combination of the two. The deliverables would be the following:

- a) A revised Stantec report in PDF format addressing items 1 and 2. As well, a NAD83 referenced ArcGIS polygon shape file containing the proposed wetland and its recommended buffer.
- b) A 2D XPSWMM model, with all associated files, which calculates the 100-year runoff for each watercourse and determines the 100-year floodplain. A PDF of the 100-year floodplain overlaid upon the City's aerial mapping. As well, a NAD83 referenced ArcGIS polygon shapefile containing the proposed 100-year floodplain and its 15m buffer.
- c) A PDF of the area to be protected from development overlaid on the City's aerial mapping based on the larger of the 100-year floodplain/buffer, the wetland/buffer or a combination of the two.

If you have any questions then please contact me at 576-8260 to discuss.

Dave Wadden, M.Eng., P.Eng.
Manager, Development - Engineering
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625

e-mail: dwadden@stjohns.ca

"This information is provided as a convenience to you only and is without warranty, guarantee or responsibility of any kind, either expressed or implied. The City does not guarantee that the information that is provided is current or accurate. You should verify that the information is accurate before acting on it."

SCHEDULE F



January 31, 2014

Mr. Dave Wadden, M.Eng., P.Eng.,
Manager, Development - Engineering
Planning, Development & Engineering
City of St. John's
P.O Box 908
St. John's, NL A1C 5M2

Re: Land Exchange Proposal for City of St. John's Wetland at Glencrest Development

Dear Mr. Wadden,

In response to your e-mail dated January 14, 2014, regarding the land exchange proposal for the Glencrest wetlands, please see below for the supplemental information requested. These are organized in the same sequence as they were provided.

1. As requested, Stantec was engaged to prepare a supplemental report on the areas of the wetland which have been proposed to be exchanged. They have prepared a response which addresses the significance of the proposed exchange areas and the overall effect this will have on the wetland as a whole. Please reference the attached PDF 'Glencrest response letter_fnl_31Jan2014'.
2. As requested, Stantec has modified their Figure to show the recommended wetland buffer of 15m. Please reference Figure 1 contained within the Stantec report.
3. With respect to your requests regarding the 100-year floodplain and its buffer, we understand that a 100-year floodplain analysis will be required and that the greater of the floodplain and wetland buffer, or a combination of the two, will be required to be used. However at this time it is not required for Stage 1 – Industrial as this area of the development does not impact South Brook. This will be addressed as development progresses along South .

This information and the attached response from Stantec should address the areas put forth in your e-mail. If there are any additional requirements, or any issues with the information submitted, please let us know.

Sincerely,
Keith Noseworthy, PTech
Project Coordinator/Technologist
KMK Capital Inc.

Mobile: 709 689 6853
Office: 709 754 2057 ext. 281
Fax: 709 738 0707
Email: keith.noseworthy@kmkcapital.ca
Suite 202 - 40 Aberdeen Avenue
St. John's, NL Canada A1A 5T3



Stantec Consulting Ltd.
141 Kelsey Drive, St. John's, NL A1B 0L2
Tel: (709) 576-1458 Fax: (709) 576-2126

January 31, 2014
File: 121511177

Attention: Dave Wadden, M.Eng., P.Eng.

Manager, Development – Engineering
Planning, Development & Engineering
City of St. John's
PO Box 908
St. John's, NL A1C 5M2

Dear Mr. Wadden

Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

INTRODUCTION

In response to your e-mail request dated January 14, 2014, Stantec Consulting Ltd. (Stantec) is pleased to submit the following supplemental information in support of the Glencrest Wetland Land Exchange Proposal. It is understood that the City of St. John's require individual assessment of the parcels of wetland habitat to be affected by the project, including the recommended buffer widths to protect areas of wetland habitat that are to be avoided.

BACKGROUND

In December 2013, Stantec submitted a report of the Glencrest Development / Wetland (Open Space) Delineation and Functional Assessment. The intent of the assessment and subsequent report was to:

- identify representative natural features (wetland ecosystems) to be set aside to protect identified values (e.g., water quantity, water quality, hydrologic characteristics or functions, and terrestrial and aquatic habitats);
- recommend ways to allow use of wetlands where the social and economic benefits of development are considered to be greater than the loss of wetland functions and values; and
- recommend ways to minimize, and mitigate where necessary, the adverse effects of developments in the watershed which directly and/or indirectly effected wetlands.

In Newfoundland and Labrador, effects on wetlands associated with the Project are subject to regulatory requirements under Section 48 of the provincial *Water Resources Act* (Government of Newfoundland and Labrador, 2002) and *Policy for Development in Wetlands*. Under the Policy, development activities in and affecting wetlands require a permit. The objective of the Policy is to permit developments in wetlands that do not adversely affect the water quantity, water quality, hydrologic characteristics or functions, and terrestrial and aquatic habitats of the wetlands



Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

(Government of Newfoundland and Labrador 2011a). All uses and development of wetlands that result in potentially adverse changes to water quantity or water quality, ecological or hydrologic functions of the wetlands require the implementation of mitigative measures to be specified in the terms and conditions for the environmental approval. At present, there is no specific regulation, policy or strategy that provides comprehensive legal protection for wetlands across the province or guidelines to be followed when working in and around wetlands.

On a provincial scale organic wetlands (peatlands) are ubiquitous. The region is physically heterogeneous and defined by, among other things, bedrock and surficial geology, climate, physiography, glacial history, and land use. Similarly, the Project area and surrounding landscapes are considered wetland-rich, with an abundance of forested and shrubby wetland types (i.e., bogs/fens). Generally, depressional areas, waterways (including South Brook and two unnamed streams) and drainage channels, support more wetland habitat than that of the surrounding uplands in the Project area (Figure 1 and Table 1). As a consequence, surrounding proposed development and stormwater management can have an adverse effect upon the wetland(s) – it has the potential to compromise wetland diversity, water quality and water quantity. Therefore, careful planning during project design and development is required to minimize the related loss and long-term effects to the remaining wetlands on site.

Wetland Alteration and Effect Assessment

In 2013, Stantec completed an assessment and evaluation of the Project, classifying and delineating (mapping) the predominant vegetation cover types (with focus on wetlands) within the 883 ha area that encompasses the proposed Glencrest Development (Figure 1). It was found that 15% (59.6 ha) of the land supported wetland vegetation. The most common land cover type was fen / bog vegetation, whereas marsh and shallow open water habitat were scarce (Table 1).

A direct comparison of the pre- and post-development landscapes provided the relative abundance of pre- and post-development wetland vegetation cover (Table 1) in the Project area. The size and classification of individual parcels of wetland to be affected by the Project are identified in Table 1 and Figure 1.

Table 1 Comparison of Pre- and Post-development Wetland Cover Types

Wetland ID	Wetland Type	Approximate Wetland Area (ha)				
		Pre-Development - Natural (ha)	Parcels affected by the Project (m2 / ha)	Change (ha)	Post-Development - Concept Plan1 (ha)	Change (%)
1	Domed bog	10.6	-	0.0	10.6	0.0
2	Slope Fen	17.7	-	0.0	17.7	0.0



Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

Wetland ID	Wetland Type	Approximate Wetland Area (ha)				
		Pre-Development - Natural (ha)	Parcels affected by the Project (m2 / ha)	Change (ha)	Post-Development - Concept Plan1 (ha)	Change (%)
3	(3a) String Fen – Ladder	5.9	-	0.0	5.9	0.0
	(3b) String Fen – Atlantic Ribbed Fen	6.6	1017 / 0.10	0.1	6.5	-1.0
4	(4a) Slope Bog - Shrub	6.6	950 / 0.09	0.3	6.2	-4.7
			1606 / 0.16			
			136 / 0.01			
			335 / 0.03			
			178 / 0.02			
	(4b) Slope Bog - Treed	12.2	6685 / 0.67	1.1	11.1	-9.0
			4228 / 0.42			
5	Riparian Marsh	0.0	-	0.0	0.0	0.0
6	Stream Fen	0.0	-	0.0	0.0	0.0
Total		59.6	-	1.6	58.0	-2.6
1 – Concept Plan as of January 20, 2014						

Direct wetland loss has been minimized to the extent possible while achieving Project goals. Direct loss is estimated to be less than 2% of the total wetland area on site. Although we cannot quantify changes to land cover across the entire region, we can make generalizations about vegetation changes with some confidence. Net change in wetland vegetation cover types in the region, based on results of the Wetland Delineation and Functional Assessment Study report prepared for the Project area, is negligible.

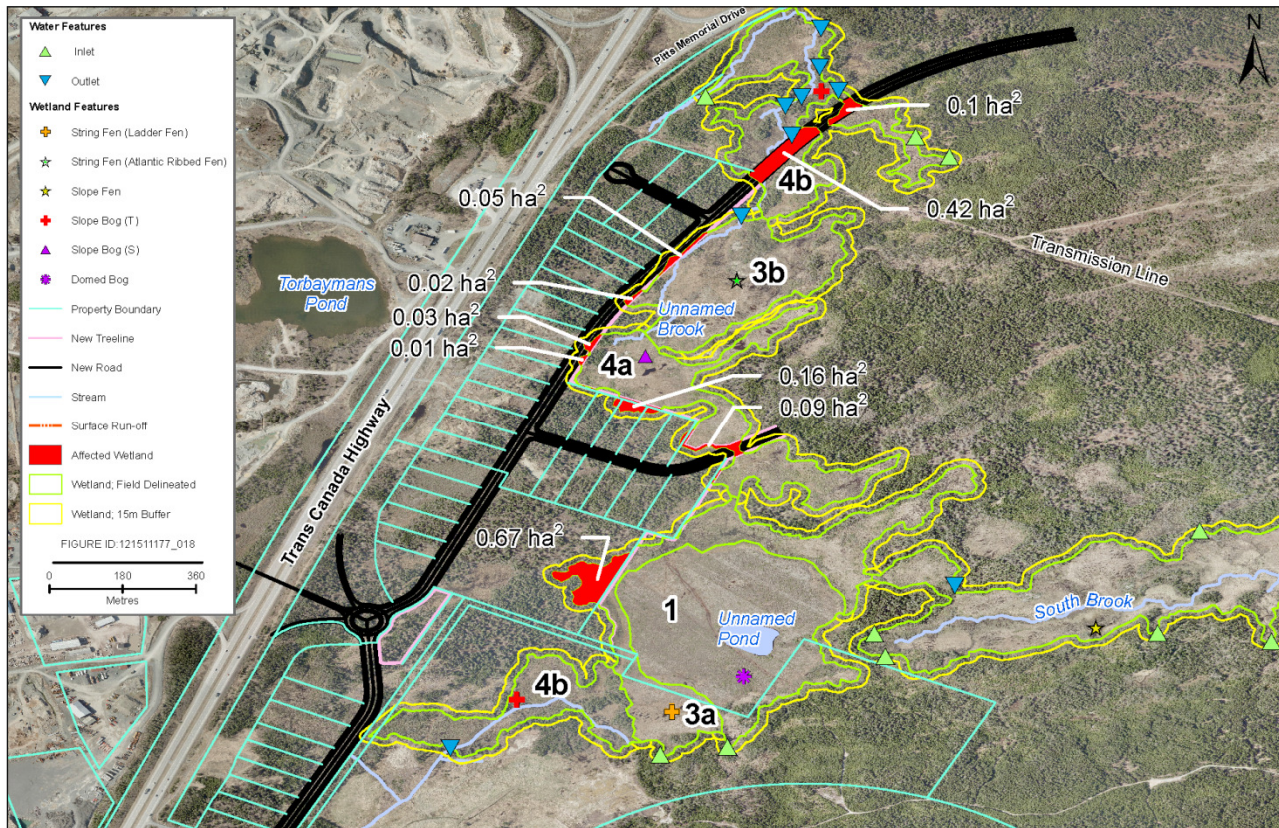
The function of the individual parcels of wetland to be altered function together with the greater wetland that they comprise, and cannot be assessed on an individual basis. It can be confirmed that in each case where direct loss was unavoidable, the parcel affected is considered to be marginal, is not integral to the continued function or viability of the wetland complex, and was confirmed to be free of species of conservation concern. For a summary of the function assessment of wetlands found on site, please refer to the Glencrest Development / Wetland (Open Space) Delineation and Functional Assessment Report (December, 2013)



Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

Indirect wetland loss will be minimized through the implementation of both general and site specific mitigation. General mitigation is outlined in Stantec 2013. For example, the development should be designed to eliminate erosion and sedimentation into the wetland complex during construction, and be buffered from indirect effects by controlling water quality and quantity generated from this residential, commercial and industrial zone to protect those resources for the life of the Project (post-construction). In addition to general mitigation measures identified in Stantec 2013, site specific mitigation, including a Project Environmental Protection Plan and Erosion and Sediment Control Plan, will be prepared in advance of construction. Many of these specific measures are required in order to comply with federal, provincial, and/or municipal regulations, regardless of whether they are specifically identified above or in the Wetland Delineation and Functional Assessment Study report.

Figure 1 Aerial Extent of Affected Wetland Parcels – Glencrest Development



Temporarily altered or degraded wetlands and their habitats and processes will be actively rehabilitated (progressive rehabilitation), to the extent that is practical. Unintended / unplanned or indirect effects to wetlands will be rehabilitated, where possible. Furthermore, while it is almost impossible to fully replicate the complexity of a natural wetland ecosystem, properly designed,



Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

sited, or maintained storm water ponds identified for incorporation in the development have the potential to make positive contributions to down-gradient waterbodies and wetlands, providing both retention and treatment of contaminated storm water runoff. Although, they are fundamentally different from natural wetland systems, a variety of storm water wetlands design considerations have been shown to improve water quality, protect downstream channels, reduce flooding, effects on fisheries and provide habitat for select wildlife (i.e., songbirds, waterfowl). As these areas become naturalized, their potential use may increase.

In accordance with that stated above, the success of applicable mitigation alternatives is based on the ability of the Project to identify and implement effective mitigation measures. If no alternative exists to disturbing the wetland for development, alternative strategies over and above those outlined in the aforementioned document must be evaluated.

To this end, KMK Capital and their client, through negotiations with the City of St. John's, have suggested that a portion of those wetlands permanently lost or altered as a result of development maybe offset through the conversion of ownership of the affected wetland, to be addressed through a land exchange. The exchange would transfer 1.6 ha of adjacent private property, comprised primarily of upland, transitional habitats to the City in exchange for 1.6 ha of wetland area required under the current concept plan. Typically, when implementing compensatory wetland mitigation, there is a strong preference for the compensatory wetland should be an equivalent type of wetland, located in a landscape that is equally or less impacted, offer the same degree of permanency as that of the effected wetland and as near to the development site as possible, though this may not always be possible. At present, however, there exists no regulatory requirement for this type of mitigation in Newfoundland and Labrador, nor any guidance on the mitigation area required to offset wetland losses, adding an additional layer of uncertainty to mitigation based on such a compensatory approach. Alternatively, the proposed land exchange can be viewed as a voluntary measure, would provide increased protection (i.e., buffering) of wetland-riparian areas and associated uplands, and is anticipated to maintain a level of connectivity with that of the adjacent wetland, thereby providing *in situ* opportunities for the maintenance of ecological and hydrologic function.

Buffers & Setbacks

The amount of natural habitat that is located adjacent to wetlands can be important to the maintenance of wetland functions and attributes, particularly for wetland-dependent species that rely on these adjacent natural areas for portions of their life cycle (Environment Canada 2013). The diversity of habitat types found within and adjacent to wetlands makes them attractive to more species of wildlife than any other ecosystem type. In cases where these adjacent natural areas form an intrinsic part of the wetland ecosystem - providing a variety of ecosystem functions, changes made to, or adjacent to, a watercourse or wetland may result in adverse effects. These activities, if not carried out properly, may diminish the quality of our water, and could place aquatic and wildlife resources at risk. An effective way to protect and enhance existing wetlands is to ensure there is an adequate development setback, wetland buffer zone, and other development constraints or environmental protection opportunities placed upon the wetland to provide adequate protection.



January 31, 2014

Dave Wadden, M.Eng., P.Eng.

Page 6 of 7

Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

Requiring buffers or setbacks of a specific width has been one of the primary methods by which various jurisdictions use to protect the functions and values of wetlands. Generally, buffers are the uplands adjacent to an aquatic resource that can, through various physical, chemical, and biological processes, reduce impacts to wetlands from adjacent land uses. The amount of wetland buffer or setback required for adequate protection however depends upon the wetland. Because of site-specific differences, a one-size-fits-all buffer width is not recommended, and flexibility in width may be warranted on a site-by-site basis. The physical characteristics of buffers (e.g., slope, soils, vegetation, and width) determine how well buffers reduce the adverse impacts of human development. Typically, the most effective buffer for both water quality protection and wildlife is a diverse, multi-layered, undisturbed vegetation community. A strip of native trees, shrubs and grasses will increase the effectiveness of the buffer and enhance attractiveness to wildlife. The buffer needs to be wide enough to slow and reduce surface runoff and provide wildlife habitat. As a result, minimum buffer widths may depend on a variety of factors, including purpose of the buffer, slope (increased slope = increased buffer), soil type (low permeability clays require greater buffer widths), adjacent landuse, wetland size and function.

In its response to a Land Exchange proposal submitted by KMK Capital, the City of St. John's has recommended the application of a 15 metre buffer on each watercourse in the Project area, with the area to be protected from development to be considered the larger of the 100-year floodplain/buffer, the wetland/buffer or a combination of the two. As reference, the Government of Prince Edward Island Prince Edward Island Watercourse, Wetland and Buffer Zone Activity Guidelines define buffer zones as "*the 15 metre area surrounding all watercourses and wetlands on PEI*" (Government of Prince Edward Island. 2012). A 15 metre buffer would be effective for sediment and nutrient removal, except where steep slopes are present. Alternatively, buffers in excess of 30 metres may be warranted to protect environmentally sensitive wetlands, in particular those wetlands harbouring locally, regionally, or provincially significant species (flora or fauna). Based on current knowledge, the literature increasingly indicates that larger buffer requirements tend to be associated with the habitat requirements for wildlife, especially those species inhabiting marshes (Environment Canada 2013). Therefore, minimum buffer widths based on water quality parameters alone are unlikely to be sufficient for wildlife protection. Established buffers should be monitored and maintained to ensure they sustain their maximum benefit for wildlife and water quality.

Within the prescribed buffer there will be no removal of vegetation, excavation, in-filling, or placement of any building or structure (except as permitted [e.g., watercourse / wetland crossing (bridge, culvert, etc.), or other earthen storm water treatment devices (i.e., berms) as necessary for storm water management) for a minimum of 15 m from any bank, bog, fen, marsh, bordering vegetated wetland, isolated vegetated wetland, vernal pool, pond, creek, river or stream. Encroachment and/or stockpiling of natural materials such as brush, grubblings, soil, or other manmade objects or materials is also prohibited within 15 m of the edge of a wetland.

Conclusion

According to Stantec's analysis, the objectives of preserving natural features (i.e., wetlands) value and function may not be fully achieved as a result of development, however, based on the type,



January 31, 2014
Dave Wadden, M.Eng., P.Eng.
Page 7 of 7

Reference: Wetland Delineation and Functional Assessment Study, Glencrest Development /Wetland (Open Space) Delineation (PN 10003).

size and limited scale of development or encroachment, it is anticipated to have little significance on the overall wetland complex or its function. Furthermore, wetlands are not considered limiting in the region. The application of proposed mitigation / monitoring strategies and accepted Best Management Practices (BMPs), if followed, should allow KMK Capital and its client to meet the required standard(s) or achieve the desired objective(s) and could prove to be a model for other developments within the City of St. John's. This information will help to ensure that the proposed development activities are planned and carried out in compliance with the various legislation, regulations, and policies that may apply.

References

- Environment Canada. 2013. How Much Habitat is Enough? Third Edition. Environment Canada, Toronto, Ontario.
- Government of Newfoundland and Labrador. 2002. Water Resources Act, SNL 2002 cW-4.01. Available at: <http://assembly.nl.ca/Legislation/sr/statutes/w04-01.htm>.
- Government of Newfoundland and Labrador. 2011a. Policy for Development in Wetlands. Department of Environment and Conservation. Available at: <http://www.env.gov.nl.ca/env/waterres/regulations/policies/wetlands.html>.
- Government of Prince Edward Island. 2012 Prince Edward Island Watercourse, Wetland and Buffer Zone Activity Guidelines. Available at: http://www.gov.pe.ca/photos/original/elj_webpkg.pdf
- NWWG (National Wetlands Working Group). 1997. The Canadian Wetland Classification System. Second Edition. B.G. Warner and C.D.A Rubec (eds.), Wetlands Research Centre, University of Waterloo.

Regards,

STANTEC CONSULTING LTD.

Sean Bennett
Senior Terrestrial Ecologist, Project Manager
Phone: 709.690.4324
sean.bennett@stantec.com

Attachment: Pinnacle Engineering Ltd. Figure 10003-F292

c. Keith Noseworthy, KMK Capital
Trevor Moore, Pinnacle Engineering Ltd.

SCHEDULE G

SCHEDULE H

Keith Noseworthy

From: Mike Cantwell <MCantwell@stjohns.ca>
Sent: Wednesday, May 28, 2014 9:48 AM
To: Trevor Moore; Gerard Doran
Cc: Dave Wadden; Jason Sinyard; Govern PDE Multi Media Mail; Keith Noseworthy; justin.lahda@kmkcaptive.ca
Subject: Proposed Industrial Subdivision ? Stage 1 - Glencrest Pinnacle Engineering 15 Duffett's Road Decision Application #DEV1300060

Date: May 28, 2014

To: Gerard Doran, CET
Development Officer

From: Mike Cantwell, P. Eng.,
Development Engineer

**Re: Proposed Industrial Subdivision – Stage 1 - Glencrest
Pinnacle Engineering
15 Duffett's Road
Decision Application #DEV1300060**

Further to your Referral Form regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book.
- 2) A Subdivision Plan must be provided containing all the required information, including Newfoundland Power easements.
- 3) A copy of the DFO & Department of Environment approval for the proposed works must be forwarded.
- 4) The City's Traffic Division is requesting more details concerning the Glencrest development. While requesting this material please note that in general a layout of the road network and property uses would greatly benefit the City. As it currently stands, the concept plan for Glencrest has changed immensely, by having information available on the anticipated road network (including street classifications) and the projected property uses, the City will be better capable to determine if there are any potential issues as developments increase in the area.
- 5) The protected natural area (wetland) layout used in drawings is not a City approved layout. Please submit a signed wetland study report which confirms the reduced wetland area.
- 6) The proponent must submit a floodplain analysis for South Brook, and two tributaries near the industrial lands.
- 7) For the stormwater discharging to Paddy's pond for the Stage 1 industrial development, the City requires a report stating the effects of water level increase in Paddy's pond due to proposed development. The report

needs to show the net increase in runoff from the outlet of Paddy's pond and show the existing culverts have the capacity to carry post development flow for the development. The City believes that NL Power has a control structure on Paddy's Pond. The proponent must obtain approval from NL Power concerning any increases to water levels in the pond.

8) The proponent must submit a NAD83 referenced ArcGIS polygon for the storm drainage pervious and impervious areas.

9) The proponent must submit a impervious area calculation for pre-development XPSWMM model associated with NAD83 referenced drawings.

10) The proponent must submit a impervious area calculation for post-development XPSWMM model associated with NAD83 referenced drawings.

11) It is not clear from the drawing (F-359) the proposed outfall of the 7.25 hectare development. If it is discharging to South Brook a detention pond design is required to achieve net zero increase of flow.

12) Sanitary pipe profile is only shown only up to manhole number 7222S. The City requires a profile to the existing manhole connection in Southlands Boulevard in order to complete the review of the sanitary sewer computation spreadsheet.

13) The proponent must submit a NAD83 referenced ArcGIS polygon for the sanitary drainage areas.

14) Glencrest sanitary trunk sewer – Option no 1 - Stage 1 in spread sheet from MH5758S to MH5831S increased tributary area 2.51ha was added in calculation but drawing 10003-F366 does not reflect this area. Please revised and resubmit.

15) MH5514S does not correspond with drawing 10003-F362.

16) Details are required for the proposed temporary sanitary connection from 9063S to existing manhole.

17) In the vicinity of Southland Blvd and Great Western Drive a permanent flow monitoring station must be installed according to the City's current standards with all electrical and mechanical devices.

18) The City needs confirmations from the Southlands developer (below 190m) that the proposed trunk sewer route is acceptable. The current drawings, submitted by the Southlands Developer, do not show any of the proposed infrastructure from the Glencrest development.

19) The developer should provide a copy of the conceptual water distribution layout for the entire development. This conceptual layout should show the location of the pump station, water storage reservoir(s), pressure reducing stations and all water mains equal to or greater than 300 mm in diameter. To effectively pass comment on the water main layout proposed for CP-02, an overall understanding of the developer's future servicing intentions is required.

20) The developer should provide a copy of a working hydraulic water model for the entire development area. The water model shall be in the latest version of Innowye Infowater.

21) Currently, a 500 mm water main is proposed with services and hydrant leads connected to the main. In areas where services will be stubbed off for future lots, a water transmission main in parallel with a smaller distribution main should be specified. All future services should be connected to the water distribution main.

- 22) The road crossing culvert at STA 1+125 on future collector road North and the culvert crossing the sanitary trunk sewer at STA 0+300 should have concrete headwalls specified at the inlet and outlet rather than flat stones and sod.
- 23) On the future local road at STA 0+800 near the intersection with future collector road North, the headwall and reducer on the 500 mm water main must be removed. This water main should be end capped for future connection (see drawings C10 and C11).
- 24) A permanent drain should be provided for the water main near STA 1+050 on the collector road north. Drainage should be directed to the neighboring watercourse. Consideration should be given to providing a second permanent drain near the southwestern extents of the project.
- 25) A third water main valve should be provided east of the 500 mm tee at STA 0+790 on the future 15.0 m wide road near the intersection with future collector road North (see drawings C10 and C11).
- 26) Within the limits of the industrial development, hydrants must be provided on **both** sides of the street and spaced a maximum of 140 m on either side. Hydrants on opposite sides of the street must be staggered so that a hydrant on one side will fall at the midpoint of two hydrants on the opposite side of the street. The proponent has indicated that they propose to place hydrants at 90m intervals (staged on both sides of the street). This spacing will be adequate for the development.
- 27) In any location where there is a local distribution main then the hydrants should be connected to the local main. In any areas where the transmission main is not twinned we will permit fire hydrants to be connected to the transmission main.
- 28) The service easement width for the sanitary trunk sewer should be increased in the following areas based on the proposed depth of the sewer:
- i) Drawings C13 (starting at STA 0+465), C14 and C18: a 9.0 m wide easement is required.
 - ii) Drawings C15 and C19: a 10.0 m wide easement is required.
 - iii) Please note the developer may specify a consistent easement width of 10.0 m if they wish to avoid the sanitary sewer easement jogging in and out.
- 29) The proponent must provide test pit data for the entire area of development.
- 30) The proponent must provide an access control plan for the properties to ensure adequate left turn storage availability. It was noted in previous reviews that the properties with access to the "future primary collector road" will require shared access points do to the limited storage. It is suggested that these items be considered at this point in to time eliminate any issues with access control as the properties are sold off to various developers.
- 31) The plans indicate a 15 meter right of way travelling east from the "future primary collector road" towards the cemetery sites. We will require clarification on the intended purpose of this right of way and any proposed development that will have access to the right of way. Based on the 15 meter available width this would allow for the installation of a local street which would connect the upper and lower end of the main collector. Consideration needs to be given to the possible connections and properties accessing this right of way to better determine if a collector as opposed to local would be required, should the intention be for the installation of a future street.

32) Emergency Access, the construction of an emergency access route from Ruth Ave to the new proposed commercial development off the Trans-Canada Highway, east of the Cochrane Pond overpass is to be constructed. The construction of the access route is acceptable by the SJRFD provided the route:

- i) Is a temporary measure during the development stage of the project
- ii) Has a minimum paved surface of 4m width and 1.5 meter gravel shoulders (details must be provided in plan & profile)
- iii) Be designed to support the expected loads imposed by firefighting equipment
- iv) Dedicated one way, west bound.
- v) Gated access for both ends to restrict traffic.
- vi) Gates would be locked in such a manner as to be accessible by emergency personnel to be cut by bolt cutter
- vii) “Emergency Vehicle Use Only” signs to be erected
- viii) shall be maintained and clear of snow year round by the area developer

Should it be decided that construction vehicles be permitted to access the road, the road shall be constructed for the purpose of two traffic as per NFPA 1141 Means of Access 5.2.3 “roadways shall have a minimum clear width of 12ft (3.7m) for each lane of travel, excluding shoulders and parking.

33) Until the water reservoir, water pump station and transmission mains are in place and all testing and acceptance by the City of St. John’s, no Building Permits will be issued for proposed industrial buildings within this stage of development.

34) Until the sanitary trunk sewer is constructed to the connection in Southlands Boulevard, along with the installation of the required flow monitoring no Building Permits will be issued for proposed industrial buildings within this stage of development.

35) Until all work associated with the construction of the interchange (Contract 2) from the Trans-Canada Highway has been completed and accepted by the City, no Building Permits will be issued for proposed industrial buildings within this stage of development.

36) Until all storm infrastructure is constructed and accepted by the City of St. John’s, no Building Permits will be issued for proposed industrial buildings within this stage of development.

37) It is the applicant’s responsibility to contact Canada Post regarding the installation of mailbox(es) and the delivery of mail and associated fees; contact person at Canada Post is Dave Francois 758-1001 ext. 2026. Failure to contact Canada Post may result in no mailbox installation or mail delivery service. The City of St. John’s accepts no responsibility for the applicant’s failure to contact Canada Post regarding these matters or failure to pay any required fee for these services.

38) All street stubs for future streets must have Jersey Barriers placed in order to prevent through traffic. Barriers must be placed at the street line of the major street and must have proper reflective signs.

39) Catchbasin leads to be constructed with PVC as per Section 222.02 of the City’s Specification book.

40) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work.

41) A note must be added to the plans. - All work on existing water mains must be performed by City Forces.

- 42) A note must be added to the plans - The applicant must obtain a Street excavation Permit from the City streets Inspector prior to performing any excavation work within the street right-of-way.
- 43) The applicant must complete a Permit to Connect prior to performing any servicing work.

In addition to the foregoing, the following assessments and/or fees must be paid, and the following securities provided:

1. Development & Application Fee

To be calculated.

2. Phase 1 Security

Phase 1 Security as per Section 6.2 of the City of St. John's Development Regulations has been calculated to be: **To be calculated once revised drawings are submitted.**

Security in this amount will be required if Building Permits are needed prior to City acceptance of Phase 1 work.

3. Phase 2 Security

Phase 2 Security as per Section 6.3 of the City of St. John's Development Regulations has been calculated to be: **To be calculated once revised drawings are submitted.**

The purpose of Phase 2 Security is to provide a source of funding that will enable the City to complete the Phase 2 works in a subdivision should the original developer become unable to do so. If such circumstances develop, the City would proceed to tender to have the necessary work performed, using the Phase 2 Security to pay for the work.

The amount of Phase 2 Security requested by the City is based on an estimate of the value of Phase 2 work using historical pricing information from contracts for similar type work. It is assumed that should the City be required to call a tender for completion of a subdivision, the bid prices would reflect historical pricing trends for projects that have been tendered by the City.

The required securities must be in a form acceptable to the Director of Finance (certified cheque or letter of credit).

The foregoing items must be addressed and revised plans submitted for review.

I am available at your convenience should you wish to discuss this matter.

Mike Cantwell, P.Eng.,

Development Engineer

Department of Planning, Development & Engineering

City of St. John's

T 709.576.8722

F 709.576.8625

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

SCHEDULE I

10 June 2014

PN 10003

Mr. Gerard Doran, C.E.T.
Development Officer
Dept. of Planning, Development and Engineering
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Dear Mr. Doran,

**Re: Glencrest Development
CP03 / Stage 1 Industrial
(City File No. DEV1300060)**

Enclosed please find a complete set of revised design drawings based on the comments in your Mr. Mike Cantwell's email dated 28 May 2014. We offer the following comments using the same numbering system noted in Mr. Cantwell's email.

1. All work will be in accordance with the City of St. John's Specification Book and was noted on the previous submission.
2. A subdivision plan will be submitted under separate cover.
3. Approvals from Fisheries & Oceans Canada and the Department of Environment and Conservation will be forwarded upon receipt.
4. As requested, please see Figure 10003-F405 for a preliminary road network.
5. Enclosed please see the signed Protected Natural Area Report prepared by Stantec Consulting Limited (File No. 121511177), dated April 17, 2014.
6. The floodplain for South Brook will be submitted under separate cover.
7. All correspondence, including reports and acceptance, sent to Newfoundland Power and Department of Transportation and Works are enclosed for your reference.
8. Enclosed please find the NAD83 referenced ArcGIS polygons for the storm drainage areas.
9. Enclosed please find the NAD83 referenced ArcGIS polygons for the pre-development storm drainage areas, broken into pervious and impervious areas for

each drainage area. The area of each drainage shape file was directly entered into XP SWMM as an input, no calculation necessary.

10. Enclosed please find the NAD83 referenced ArcGIS polygons for the post-development storm drainage areas, broken into pervious and imperious areas for each drainage area. The area of each drainage shape file was directly entered into XP SWMM as an input, no calculation necessary. Please note, for the industrial lots, as we currently do not know what size building or parking configuration will be used, a maximum of 80% impervious was used and a minimum of 20% imperviousness was used for each lot as the XP SWMM inputs.
11. Enclosed, please refer to Drawings C25 (Plan and Profile, Primary Collector Road South Drainage Ditch – 01) and C26 (Plan and Profile, Primary Collector Road South Drainage Ditch – 02) which delineates the proposed ditch from the headwall on Figure 10003-F359. The drainage from CP02 and CP03 will be directed to Paddy's Pond.
12. We are currently working with Fairview Investments on the design of the sanitary trunk sewer. Please refer to Figure 10003-F340 for the proposed trunk sewer route. This will be submitted under separate cover.
13. ArcGIS polygons for the sanitary drainage areas are enclosed.
14. The additional 2.51 ha has been removed from the Stage 1 computations.
15. The manhole number on Figure 10003-F362 has been updated.
16. Details of the sanitary connection to the existing trunk sewer will be provided along with the trunk sewer design as noted in Point 12.
17. A permanent flow monitoring station will be incorporated into the design as noted in Point 12.
18. Please refer to Point 12.
19. The Master Servicing Design Brief has been submitted.
20. The InfoWater model was submitted with the Master Servicing Design Brief.
21. The watermain size has been revised from 500 mm to 400 mm.
22. Headwalls have been added.

23. As discussed with your Mr. Jason Philips we have not revised the drain detail at this time. We understand the City is reviewing the detail again and will advise once this review is completed.
24. Please refer to Point 23.
25. A valve has been added.
26. Hydrants are now spaced at 90 m.
27. Services and hydrants are connected to the 400 mm main.
28. A constant easement width of 10 m is provided.
29. The following geotechnical reports are enclosed (electronic pdf copies only).
 - Glencrest Development – Industrial Area Mass Earthworks Program
 - Glencrest Development – Stage 1, Proposed Watermain Area G
 - Glencrest Development – Stage 1, Proposed Right In/Right Out Roadworks Area I
 - Glencrest Development – Stage 1, Proposed Collector Road, Area H
30. Please refer to Figure 10003-F401 attached for the access control plan.
31. This roadway is an emergency access road. Labelling has been removed.
32. The emergency access road has been revised to a 4.0 m wide asphalt surface and will have gates at both ends complete with lock and signage.

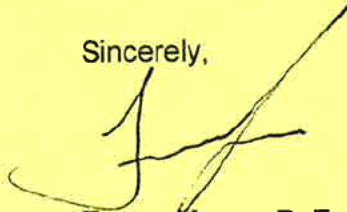
The developer will be responsible for snow clearing.
33. Understood.
34. Understood.
35. Understood.
36. Understood.
37. It is understood that we must contact Canada Post.
38. Jersey Barriers will be added to street stubs.
39. Catchbasin lead material is noted on the drawings.
40. As-builts will be submitted to the City.

41. This note was on the previous submission.
42. This note was on the previous submission.
43. This note was on the previous submission.

We understand fees and security will be calculated based on this submission.

If you have any questions regarding the above, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be 'Trevor Moore', written over a horizontal line.

Trevor Moore, P. Eng.
Project Engineer

TM/aw
Enclosures
Via courier

CC: Mr. Justin Ladha, KMK Capital Inc. (letter only)
Mr. Keith Noseworthy, KMK Capital Inc. (letter only)

SCHEDULE J

Karen Paddock

From: Dave Wadden <DWadden@stjohns.ca>
Sent: Wednesday, July 23, 2014 11:29 AM
To: Trevor Moore
Cc: Kevin King; Justin Ladha; Keith Noseworthy; Dave Blackmore; Jason Sinyard; Lynnann Winsor; Jason Phillips; Mike Cantwell; Andrea Roberts; Govern PDE
Subject: Multi Media Mail
DEV1300060 Proposed Industrial Subdivision ? Stage 1 - Glencrest/Galway

Trevor:

Further to our meeting of July 22, 2014, approval is given to commence work on the above referenced project with the understanding that revised drawings will be submitted within the next two weeks that address the following items.

1. A Subdivision Plan must be provided containing all the required information, including Newfoundland Power easements.
2. A copy of the Federal DFO & Provincial Department of Environment approvals for the above referenced project must be forwarded.
3. We would like to reiterate that no building permits will be issued for this development until the new water pumping station and the storage reservoir have been constructed, commissioned and accepted by the City.
4. On the future local road at STA 0+800 near the intersection with future collector road *North*, the reducer, headwall and flap gate should be removed. A hydrant should be installed near the end of the water main on the future local road to allow for the system to be drained. The water main should be end capped for future connection.
5. On the future local road at STA 0+200, a water meter is required to be installed west of the proposed 600 mm x 400 mm reducer. This meter will be supplied by the City, however, the Developer should install a 2100 mm diameter manhole at this location with a pipe extending through the manhole. A spool piece 750 mm in length with two couplings should be provided within the manhole.
6. The 50 mm combination air relief and vacuum valve at STA 0+310 on collector road *North* does not appear to be sufficient for the 400 mm water distribution main. We recommend that the developer consider a direct bury AMI air valve for this application.
7. Considering that the 400 mm water main will be a distribution main with hydrants and service stubs connected to it, water main valves should not exceed a maximum spacing of 180 m. The valve spacing is exceeded in the following sections of the water distribution main:

Collector Road *North*

1. STA 0 - 020 to STA 0+220

2. STA 0 + 415 to STA 0+710

3. STA 0 +710 to 1+000

Future Local Road

1. STA 0 + 785 to 0 + 550

2. STA 0+ 550 to 0 + 325

The developer should revise their valve spacing such that the maximum spacing of 180 m is not exceeded along the above sections.

8. Emergency Access, the construction of an emergency access route from Ruth Ave to the new proposed commercial development off the Trans-Canada Highway, east of the Cochrane Pond overpass is to be constructed. The construction of the access route is acceptable by the SJRFD provided the route:

- i) Is a temporary measure during the development stage of the project
- ii) Has a minimum paved surface of 4m width and 1.5 meter gravel shoulders (details must be provided in plan & profile)
- iii) Be designed to support the expected loads imposed by firefighting equipment
- iv) Dedicated one way, west bound.
- v) Gated access for both ends to restrict traffic.
- vi) Gates would be locked in such a manner as to be accessible by emergency personnel to be cut by bolt cutter
- vii) "Emergency Vehicle Use Only" signs to be erected
- viii) shall be maintained and clear of snow year round by the area developer

Should it be decided that construction vehicles be permitted to access the road, the road shall be constructed for the purpose of two traffic as per NFPA 1141 Means of Access 5.2.3 "roadways shall have a minimum clear width of 12ft (3.7m) for each lane of travel, excluding shoulders and parking.

9. Until the water reservoir, water pump station and associated transmission mains have been constructed and tested by the Developer and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

10. Until the sanitary trunk sewer has been constructed and tested by the Developer (from the Industrial Park to the connection in Southlands Boulevard, along with the flow monitoring station) and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

11. Until all work associated with the construction of the interchange (Contract 2) from the Trans-Canada Highway has been completed and accepted by the City, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

12. Until all storm infrastructure is constructed and accepted by the City of St. John's, no Building Permits will be issued for Stage 1 of the Industrial Subdivision.

13. The 100-year floodplain for the watercourse tributary to Paddy's Pond must be delineated

and all necessary upgrades completed for existing/proposed stream crossings before building permits will be issued for Stage 1 of the Industrial Subdivision.

14. It is the applicant's responsibility to contact Canada Post regarding the installation of mailbox(es) and the delivery of mail and associated fees; contact person at Canada Post is Dave Francais 758-1001 ext. 2026. Failure to contact Canada Post may result in no mailbox installation or mail delivery service. The City of St. John's accepts no responsibility for the applicant's failure to contact Canada Post regarding these matters or failure to pay any required fee for these services.

15. All street stubs for future streets must have Jersey Barriers placed in order to prevent through traffic. Barriers must be placed at the street line of the major street and must have proper reflective signs.

16. Catchbasin leads to be constructed with PVC as per Section 222.02 of the City's Specification book.

17. Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work.

In addition to the above the following fees/securities are required and we'd like to set up a meeting next week to discuss prior to finalizing these.

18. A Subdivision application fee of \$200 per lot.

19. A 10% maintenance security for Phase 1 work once the Developer has completed and tested the work and it has been accepted by the City.

20. The Phase 2 Security.

21. A 10-year 10% maintenance security for the water reservoir to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

22. A 10% maintenance security for the water pump station and associated distribution mains to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

23. A 10% maintenance security for the trunk sanitary sewer to be paid after this item has been constructed, tested, and accepted by the City. This would be required before any Building Permits were issued.

You should ensure that all necessary precautions are in place to prevent siltation of downstream watercourses and wetlands.

Dave Wadden, M.Eng., P.Eng.
Manager, Development - Engineering
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

SCHEDULE K

1 August 2014

PN 10003

Ms. Andrea Roberts
Dept. of Planning, Development and Engineering
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Roberts,

**Re: Glencrest CP02 – TCH Access
(City File No. DEV1400066)**

Further to your Mr. Dave Wadden's email of 23 July 2014 we provide the following response (using the same numbering system as referenced in the email):

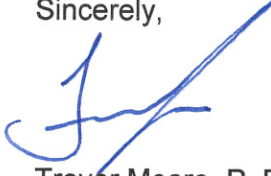
1. Please see attached copies of approval letters from DFO, DOEC and DTW.
 2. As requested the flap gate valve has been removed and a temporary hydrant has been added.
 3. A valve has been added as requested.
 4. The number of bends has not changed, however the degree of deflection of the bends has been reduced.
 5. A water meter chamber is now provided. Based on correspondence with the City the spool piece is now 550 mm long to accommodate a 300 mm water meter. As well we have added a bypass around the chamber for the future installation/maintenance of the water meter.
- 6 & 7. Understood. As requested, we submitted our preliminary construction cost estimates to Mr. Wadden on 30 July 2014.

If you require any clarification or additional information please advise.

Ms. Andrea Roberts
City of St. John's
(*Glencrest Development – CP02*)

PN 10003
1 August 2014
Page 2 of 2

Sincerely,



Trevor Moore, P. Eng.
Project Engineer

TM/ah
Enclosures
Via courier

cc: Justin Ladha, KMK Capital Inc. (letter only)
Keith Noseworthy, KMK Capital Inc. (letter only)

1 August 2014

PN 10003

Ms. Andrea Roberts
Dept. of Planning, Development and Engineering
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Roberts

**Re: Glencrest CP03 – Stage 1 Industrial
(City File No. DEV1300060)**

Further to your Mr. Dave Wadden's email of 23 July 2014 we provide the following response (using the same numbering system as referenced in the email):

1. A subdivision plan with NL Power easements will be provided under separate cover.
2. Please see attached copies of approval letters from DFO and DOEC
3. Understood.
4. As requested the flap gate valve has been removed and a temporary hydrant has been added.
5. A water meter chamber is now provided. Based on correspondence with the City the spool piece is now 550mm long to accommodate a 300mm water meter. As well we have added a bypass around the chamber for the future installation/maintenance of the water meter.
6. We have revised the air release valve to be a 75mm ARI valve.
7. The valve and hydrant spacing is now in line with City requirements.
8. The emergency access road is a temporary measure. The paved surface is 4.0m wide and will be constructed to the same standard as any City street. The access road will also be a dedicated one way road. Gates will be provided on both ends along with Emergency Vehicles Use Only signs. The access road will be maintained and clear of snow at the Developers cost.
9. Understood.
10. Understood.

11. Understood.

12. Understood.

13. Please see 100yr. floodplain for Stream 'A' to Paddy's Pond. The following information is attached.

- XP SWMM Model
- Computations
- Drainage Area Plan (Figure 10003 – F422)
- 100yr. Floodplain Plan (Figure 10003 – F440)
- Shape files of floodplain, buffer and Drainage Area

14. Understood.

15. Understood.

16. Understood.

17. Understood.

18-23. Understood. As requested, we submitted our preliminary construction cost estimates to Mr. Wadden on 30 July 2014.

Also enclosed please find new sanitary drainage area plans and computations for Full build out and Stage 1.

- Figure 10003 – F362 Rev. C (Full Build Out)
- Full Build Out Computations Rev. C
- Figure 10003 – F366 Rev. A (Stage 1)
- Stage 1 Computations Rev. C

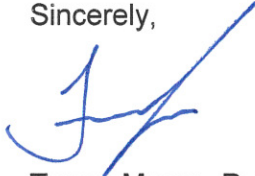
Please note the reason for this revision to the sanitary is due to a change in how/when the land will be developed. It is thought that land around the Golf course would be developed sooner which requires lift stations so the plan is to service the majority of the land across South brook to Manhole 7032S.

If you require any clarification or additional information please advise.

Ms. Andrea Roberts
City of St. John's
(Glencrest Development – CP03)

PN 10003
1 August 2014
Page 3 of 3

Sincerely,

A handwritten signature in blue ink, appearing to be 'T. Moore', with a long, sweeping horizontal stroke extending to the right.

Trevor Moore, P. Eng.
Project Engineer

TM/ah
Enclosures
Via courier

cc: Justin Ladha, KMK Capital Inc. (letter only)
Keith Noseworthy, KMK Capital Inc. (letter only)

SCHEDULE L

March 29, 2016

REVISED

Justin Ladha
KMK Capital Inc.
40 Aberdeen Avenue, Suite 202
St. John's, NL A1A 5T3

Dear Mr. Ladha:

**Re: Planning, Development & Engineering File No. DEV1300060
Proposed Galway / Glencrest - Contract 03 - Industrial Park
Applicant: Pinnacle Engineering
15 Duffett's Road- Ward 5
Comprehensive Development Area- Southlands (CDA- Southlands) Zone**

Please be advised that the above-referenced application was approved by the undersigned for the City of St. John's on **March 22, 2016**, and will appear on the agenda of the Regular Meeting of Council on **March 28, 2016**, for the information of Council.

Also, please note the following Development requirements:

1. A Subdivision Plan which is acceptable to the City must be provided containing all the required information, including Newfoundland Power easements.
2. No building permits will be issued for this development until the new water pumping station, the storage reservoir and associated watermains have been constructed, commissioned and accepted by the City.
3. The developer is responsible for sediment and erosion control for the interim of the CP03 construction. The developer must ensure that sediment and erosion control measures are put in place during the CP03 construction and ensure that no sediment enters into the streams or roadside ditch construction.
4. A full Phase 1 Acceptance Package, including accurate as-built drawings, must be submitted to the City for review and acceptance before the City will accept ownership of any of the municipal infrastructure. Once Phase 1 work has been accepted by the City then we will take ownership of the underground infrastructure and require the submission of a Phase 1 Maintenance Security. The Phase 2 Security is due now but as per previous discussions we've agreed that the Developer can submit this when the Phase 1 Maintenance Security is provided.

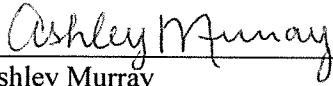
If you have not already done so, you should now make application and submit all required plans and information to Access St. John's (first floor, City Hall) for processing and permits. As well, you need to make sure all other required approvals are in place and any applicable fees paid prior to the commencement of any development on the site. Please allow adequate time for processing of your application by the appropriate City staff.

You should take note that the St. John's Development Regulations (the "*Development Regulations*") provide that any person may appeal the decision of the Development Officer to approve the application to the St. John's Local Board of Appeal (the "*Appeal Board*"), provided that **an appeal is filed with the Secretary of the Appeal Board within fourteen (14) days of the date the Development Officer's decision appears in the agenda for a Regular Meeting of the St. John's Municipal Council.** The Development Regulations provide that where an appeal is filed, the Development concerned shall not proceed pending a decision of the appeal and the subsequent issue of all required permits.

ST. JOHN'S

If you have any questions pertaining to your application, please do not hesitate to contact the undersigned at (709) 576-8380, fax: (709) 576-8625, or by e-mail at amurray@stjohns.ca.

Yours truly,



Ashley Murray
Assistant Development Officer
Department of Planning, Development and Engineering

AAM/dlm

pc Dave Wadden, M.Eng., P.Eng., Manager of Development Engineering
Gerard Doran, CET, Development Supervisor
Gareth Griffiths, Manager of Assessment
Lynn Cooper, Office Services Supervisor (Assessment)
Greg Keating, Manager of LIS
Michelle Devine, Administrative Coordinator
Keith Noseworthy, KMK Capital Inc.
Andy Carew, Dewcor

Schedule F

**Letter from Sikumiut Environmental Ltd. (SEM) and Boreal Environmental
Independent Wetland Assessment Review
Dated August 31, 2018**

Independent Wetland Assessment Review

Prepared For:

10718 NFLD. Inc.
P.O. Box 1919, Station 'C'
St. John's, NL
A1C 5R4

Prepared By:

Sikumiut Environmental Management Ltd.



2ndFloor 79 Mews Place
St. John's, NL
A1B 4N2

And

Boreal Environmental



August 31, 2013

Upon completing a review of the reports for the Glencrest-Galway development, it was found that Stantec had employed a rigorous wetland assessment protocol which exceeded all requirements by the province of Newfoundland and Labrador and the City of St. John's.

There are few examples of incorporating Protected Natural Areas (PNA) into development in Atlantic Canada. This innovative approach to development, also referred to as Sustainable Community Design or Conservation Design, reduces the impact on the environment while balancing the needs of the community for housing and amenities.

Wetland Delineation and Functional Analysis

Wetlands were identified and mapped based on the techniques outlined in the US Army Corps of Engineers Wetlands Delineation Manual (Environmental Technical Services Co. 1995). This is the standard methodology used throughout North America wetland delineation and is consistent with methods used in other Atlantic Canadian jurisdictions, namely, Nova Scotia and New Brunswick. However, these provinces have specific regulatory requirements with respect to wetland protection which Newfoundland and Labrador currently does not have in place. Nova Scotia currently has the most stringent regulatory requirements in Atlantic Canada in terms of wetland delineation and functional analysis. All wetlands greater than 100 m² in size require delineation and characterization. As stated, in the Stantec's Wetland delineation and Functional Analysis report (PN 10003) they appear to use the NS standard as their reference when determining the size threshold for wetland delineation and functional analysis.

The wetland functional assessment of delineated wetlands was conducted using both empirical field data and desktop analyses to assess wetland ecological functions described in the Wetland Evaluation Guide (Bond et al. [1992]). This was a commonly used method for assessing wetland functions in Maritimes (NS and NB) until recently. Since 2016, wetland consultants in Atlantic Canada have been encouraged to use the Wetland Ecosystem Service Protocol – Atlantic Canada or WESP-AC (mandated in NS) which was developed and calibrated using empirical data from a variety of wetland types for each province. However, both of these wetland functional assessment methods are acceptable for assessing the function of wetlands.

Protected Natural Areas Plan (PNA)

Habitat fragmentation is caused from the destruction of large contiguous patches of forested landscapes. In Newfoundland and Labrador, forested landscapes include a complex of different habitats including various types of wetland, riparian areas, forest and barrens. Habitat fragmentation results from the inability of small disconnected habitat fragments to support viable populations of plant and animal species which can lead to their extirpation (i.e., local extinction). For instance, if contiguous habitat fragmented and converted to a subdivision the remaining forest fragments and the plants and animals that reside in them become isolated. The size of isolated habitat fragments determines how fast it will lose species. In general, smaller isolated

habitat fragments tend to lose plant and animal species faster than larger less isolated habitat fragments.

Edge effects from surrounding developed areas can alter the conditions within outer areas of a habitat fragment and reduce the amount of interior habitat (i.e., un-fragment habitat). Natural transitional areas or buffers between habitats lessen the impact of development on species that require large contiguous patches of interior forest.

The PNA plan outlines measures that will mitigate the effects of habitat fragmentation from development by preserving contiguous patches of habitat. Buffering of riparian and wetland create corridors for the migration of plants and animal and allow for the filtering of runoff from adjacent developed lands. The creation of stormwater runoff ponds at peripheral areas of the delineated wetland will help to preserve natural drainage patterns and overtime create open water habitat.

Examples of Developments Incorporating PNA's

There are examples of Protected Natural Areas (PNA), called Sustainable Community Design or Conservation Design in other jurisdictions, that have been incorporated development projects successfully in the New Brunswick and Nova Scotia. Le Village En Haut Du Ruisseau in Dieppe, NB and Seven Lakes in Porters Lake, NS are both examples where this development concept was implemented.

Example 1:

Le Village En Haut Du Ruisseau

Le Village En Haut Du Ruisseau incorporated the Sustainable Community Design (SCD) concept into their development and were able to address most environmental, social and economic challenges that developers face.

The developers also successfully implemented mitigations similar to those proposed for the Glencrest – Galway project using best management practices for stormwater management (constructed wetlands, swales, natural percolation).

Additional benefits realized from this approach to development included;

- Increased revenues for the developer;
- Increased tax revenues for the City of Dieppe, and;
- Reduced annual operation costs for the City.

Example 2

Seven Lakes

Seven Lakes is located in Porters Lake, NS near Halifax and is the largest development of its kind in Atlantic Canada to employ conservation design principles.

As stated on their website the Seven Lakes Project was able to;

- Preserve over 60% of the existing habitat and significant natural features;
- Protect water sources, and;
- Allow access to surrounding natural landscapes.

Mitigations

The proposed mitigation strategies outlined in the Stantec Wetland delineation and Functional Analysis Report and PNA Plan are comprehensive and incorporate strategies used in other jurisdictions with respect to impact avoidance and minimization. The scope of the mitigation strategy outlined by Stantec considers a full range of ecosystem functions. Mitigations including the;

- Creation of stormwater retention ponds to lessen the potential changes in wetland hydrology;
- Buffering wetlands and riparian areas to reduce the edge effect and create corridors for the movement of plants and animals between habitats;
- Creation of natural upland habitat reserves to preserve the integrity of the entire ecosystem, and;
- Creation of trail and bike paths for people to enjoy natural areas.

These will serve to increase biodiversity and increase the resilience of the ecosystem to stressors associated with development. Stantec and KMK Capital & Pinnacle Engineering Limited have strived to maintain the integrity of the ecosystems through careful planning and design.

References

Bond, W.K., K.W. Cox, T. Heberlein, E.W. Manning, D.R. Witty and D.A. Young. 1992. "Wetland Evaluation Guide: Final Report of the Wetlands are not Wastelands Project." *Sustaining Wetland Issues Paper 1992-1*. North American Wetlands Conservation Council (Canada). Ottawa, ON 121 p.

Signature

A handwritten signature in blue ink that reads "Derrick Mitchell".

Derrick Mitchell, B.Sc.F, R.P.F.
Wetland Specialist
August 31, 2018

Resume



Derrick Mitchell, *B.Sc.F., R.P.F*
T | (506) 651-1346
derrick@borealenvironmental.com

Professional Affiliations

Association of Registered Professional Foresters of New Brunswick
New Brunswick Wetland Delineators Association
Recognized Wetland Delineator New Brunswick Department of Environment and Local Government
Qualified Wetland Delineator Nova Scotia Department of Environment

Formal Education

2003 Bachelor of Science in Forestry and Environmental Management - University of New Brunswick, Fredericton, NB

Continuing Education

2006 Wetland Delineation Certification Course, Humboldt Field Research Institute (Stueben, Me)
2008 Sedge and Grass identification workshop UNB Department of Biology (Fredericton, NB)
2008 Watercourse Alteration Certification Course, Maritime College of Forest Technology (Fredericton, NB)
2009 Willow and Aquatic plant identification workshop UNB Department of Biology (Fredericton, NB)
2010 Water Management and Wetland Restoration Training Course, University of Guelph (Kemptville, ON)
2011 Electro-fishing online training and field practicum (Fredericton, NB)
2014 Seabird observer workshop (Dartmouth, NS)
2016 Wetland Ecosystem System Protocol Atlantic Canada (WESPAC) workshop (Fredericton, NB)

Conferences

2009 NBEIA Wetlands Forum (Fredericton, NB)
2010 NBEIA Wetlands Forum (Moncton, NB)
2010 Atlantic Land Reclamation conference (Halifax, NS)
2011 Advances in Ecological Restoration (CFB Gagetown, Oromocto, NB)
2012 Nova Scotia Wetland Forum (Halifax, NS)
2013 Atlantic Land Reclamation Conference (Sackville, NS)
2015 Atlantic Land Reclamation Conference (Fredericton, NB)

Volunteer Activities

City of Saint John Planning and Advisory Committee (Committee member)
Canadian Land Reclamation Association (Board member)
Hammond River Angling Association (Past President)
New Brunswick Wetland Delineators Association (Vice chair)

Publications

Betts, M.G., **Mitchell, D.**, Diamond, A.W. and Bety, J. Uneven rates of landscape change as a source of bias in roadside wildlife surveys. *Journal of Wildlife Management*. 2007

Summary of Qualifications

Mr. Mitchell is a terrestrial ecologist, registered professional forester (R.P.F) and principal of Boreal Environmental. With 16 years of experience working in the environmental industry, his expertise includes; environmental permitting, environmental compliance, habitat mapping, remote sensing/photo interpretation, ecological restoration, natural resource management and Geographic Information Systems (GIS).

Mr. Mitchell has 10 years of experience delineating wetlands throughout Atlantic Canada. He is a recognized wetland delineator and vice chair of the Wetland Delineators Association in New Brunswick and listed as a qualified/recognized wetland professional in New Brunswick and Nova Scotia. He received formal wetland delineation training in 2006 at the Humboldt Field Research Institute in Stueben, Me. He has worked on many large scale industrial projects and developments including; pipelines, transmission line corridors, highways, mining projects in New Brunswick, Newfoundland and Labrador and Nova Scotia.

Beyond his focus on wetland related projects, Mr. Mitchell has a broad range of experience in conducting biophysical surveys and analysis including; watercourse assessments, avifauna surveys, species at risk assessments, and geospatial analysis for various commercial and residential developments throughout the Atlantic provinces. His clients include; NB Department of Transportation and Infrastructure, Fredericton International Airport Authority, Saint John Industrial Parks, Defense Construction Canada, Gulf Operators, OSCO Construction Group, Ducks Unlimited, Dexter Construction, Maritime Hydroseed, Gemtec Limited, Stantec, WSP, McCallum Environmental, CBCL, Dillon Consulting, EXP Services, GHD, Integrated Informatics, Strum Environmental, Sikumiut Environmental and Roy Consultants.

Project Work

Current Projects

Gold Mining Project - Gemtec - plant and wildlife species at risk assessment and wetland delineation/functional assessment (Goldboro, NS).

Past Projects

Bat Species at Risk assessment - CBCL Limited - Inspection of buildings scheduled for demolition on the Gagetown military base for use by bat species at risk (Gagetown, NB 2016).

Bat echolocation analysis - McCallum Environmental Ltd. - Identification of bat species through echolocation analysis. Analysis and report conducted in support of Environmental Assessment for several proposed wind farms in Alberta (AB 2016).

Wetland Compensation Plan - Fredericton International Airport Authority - Wetland delineation/functional assessment, species at risk assessment. Wetland Compensation Plan development (Fredericton, NB 2016)

Route 11 Wetland Monitoring Project - New Brunswick Department of Transportation and Infrastructure (NB DTI) - Wetland, rare plant monitoring. Comparative analysis of hydrological and vegetative conditions at periodic intervals (Tracadie, NB).

Gold Mining Project - McCallum Environmental - Wetland delineation/functional assessment, species at risk assessment (Moose River, NS 2015).

Gold Mining Project - McCallum Environmental - Wetland delineation/functional assessment, species at risk assessment (Beaver Dam, NS 2015).

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Forest Lakes Country Club - McCallum Environmental - Wetland delineation/functional assessment, species at risk assessment, (Touquoy, NS 2013).

Energy East Pipeline Project (NB) - Stantec - Rare plant, wetland delineation, functional assessment, species at risk assessments (plants, birds, amphibians/reptiles) and wetland inventory geodatabase development (NB 2015).

Caraquet Bypass Route 11 - NBDTI - Migratory bird nesting survey and reporting focusing on common nighthawk (SARA listed species) (Caraquet, NB 2015).

Wetland Predictive Model Validation Project (NB) - LiDAR based wetland predictive model validation partnership with University of New Brunswick Forestry Dept., Cities of New Brunswick Association, and New Brunswick Department of Environment and Local Government (NB 2015).

Port Wallace, NS Environmental Constraints Analysis - WSP - Forest ecosystem classification, wetland delineation and rare plant survey (Port Wallace, NS 2014).

Route 11 Wetland Monitoring Project - Roy Consultants - Wetland and rare plant monitoring. Comparative analysis of hydrological and vegetative conditions at periodic intervals (Tracadie, NB 2013).

Gold Mining Project - McCallum Environmental - Wetland delineation/functional assessments, species at risk assessment, breeding bird and bat hibernacula surveys (Goldenville, NS 2013).

Labrador West Transmission Line Project - Integrated Informatics - Ecological Land Classification (ELC). Habitat mapping using PurVIEW (3D geodatabase mapping extension) and high resolution stereo imagery to interpret vegetation community types along a 276 km transmission line route. Developed GIS database for interpreted upland and wetland community types (NL 2013).

Evaluation of Wetland Restoration Potential - Armco/Ramar - Developed LiDAR based wetland predictive model that incorporated vegetation and landform parameters. Predictive model used to prioritize potential wetland restoration opportunities for the Sackville River watershed. Partnership with McCallum Environmental (Bedford, NS 2013).

Hammond River Restoration Project (Scoodic Brook) - Hammond River Angling Association - Supervised the re-alignment and buffer re-vegetation of a 200 meter section of the Hammond River. Regulatory compliance monitoring included water quality monitoring (i.e., TSS sampling), maintaining and installing erosion and sedimentation control/prevention structures (Upham, NB 2012).

Hazen Brook Restoration Project - Hammond River Angling Association - Restoration plan, restoration supervision, and environmental compliance monitoring (Saint John, NB 2012).

Natural Resources Management Plan - Defense Construction Canada (DCC) - species at risk assessment, wetland delineation, forest characterization, habitat assessment and associated reporting. (Canadian Forces Arms Depot Bedford, NS 2012).

Sustainable Development Strategic Science (SDSS) Woodland Caribou Project - Sikumiut Environmental Management/Integrated Informatics - Satellite imagery (i.e., Landsat, SPOT 5) and high resolution aerial photography to interpret vegetation communities for the entire island of Newfoundland (NL, 2012).

Bat echolocation analysis - Strum Environmental - Identification of bat species through echolocation analysis. Analysis and reporting conducted in support of Environmental Impact Assessment registration for several proposed wind farm developments in Nova Scotia (February 2012).

Bat echolocation analysis - McCallum Environmental Ltd. - Identification of bat species through echolocation analysis. Analysis and report conducted in support of Environmental Impact Assessment registration for a proposed wind farm in central Nova Scotia (February 2012).

New Canaan Breeding Bird Monitoring - McCallum Environmental Ltd. - Breeding bird survey proposed wind farm in New Canaan, NS (May to July 2012).

Iron Ore Canada Mining Project - Integrated Informatics – Used Landsat, SPOT 5, and high resolution aerial photography to interpret vegetation communities (NL, 2012).

CFB Gagetown Land Reclamation Project - Defense Construction Canada - Surface water hydrology mapping and erosion control/prevention planning (Oromocto, NB 2012).

Damage Control Division Fire training School Wind Energy Project - Defense Construction Canada - Passage migration and over-wintering bird surveys and associated reporting. Habitat mapping and geo-database development (Halifax, NS 2012).

14 Wing Greenwood Wetland Study - Defense Construction Canada - Wetland delineation, functional analysis, species at risk assessment, and breeding bird survey (Greenwood, NS 2011).

Route 1 Gateway Project - Dexter Construction - Migratory bird nesting surveys and associated reporting (Saint John, NB 2011).

Conservation Design Project - Saint John Industrial Parks - Environmental constraints mapping, wetland delineation, watercourse mapping, forest inventory, and site selection (Saint John, NB 2011).

Wetland Compensation Projects - CanaportTM LNG_{LP} - Project manager and technical lead for wetland compensation projects responsible for all aspects of the restoration process. Design criteria, remediation sewage sludge, environmental compliance monitoring, soil and water quality monitoring, erosion sedimentation control/prevention, re-vegetation species selection, environmental compliance reporting, and post restoration monitoring. (Saint John, NB 2009 - 2011).

Summerside Wind Farm Project - City of Summerside - Migratory bird surveys, bird/bat carcass monitoring, searcher bias trails and associated reporting (2010).

Water treatment facility site selection project - City of Saint John - Wetland delineation, functional analysis, watercourse mapping and habitat assessment (2010).

Route 1 Gateway Project - Dexter Construction - Breeding bird and species at risk assessment (Saint John, NB 2010).

Eider Rock Project - Irving Oil Ltd. - Technical lead for wetland field assessments, watershed level wetland functional analysis, watercourse mapping, species at risk assessment, habitat assessments and author of the terrestrial habitat chapter of the Project Eider Rock EIA (Saint John, NB 2007 – 2009).

Uranium Mine Project- Aurora Energy Resources - Ecological Land Classification (ELC) for a proposed uranium mine. Conducted supplementary breeding bird surveys (Postville, NL 2008).

Lameque transmission line and wind farm - Acciona - Technical lead for wetland assessments, watershed level wetland, Species at Risk assessments, watershed level wetland functional analysis and associated reporting. (Lameque, NB 2008).

Route 11 Wetland Monitoring Project - New Brunswick Department of Transportation - Designed and implemented wetland monitoring plan (Tracadie, NB 2008).

Lower Churchill Falls Hydro-electric Dam Project - Nalcor - Technical lead for ELC assessment. Conducted

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supplementary breeding bird surveys (Goose Bay, NL 2007).

Brunswick Pipeline Project - Emera - Technical lead for wetland assessments, watershed level wetland functional analysis and author of terrestrial habitat chapter for the Brunswick Pipeline EIA (Saint John, NB 2007).

Route 7 Bypass Project - New Brunswick Department of Transportation - Technical lead for wetland assessments, watershed level wetland functional analysis and author of the wetland VEC for the EIA (Welsford, NB 2007).

Route 1 Gateway Project - New Brunswick Department of Transportation - Technical lead for wetland assessments and co-author of the wetland VEC for the EIA (New Brunswick, 2006).

Kent Hills Transmission Line and Wind Farm - TransAlta - Technical lead for wetland delineation, watershed level wetland functional analysis and migratory bird surveys (Kent Hills, NB 2006).

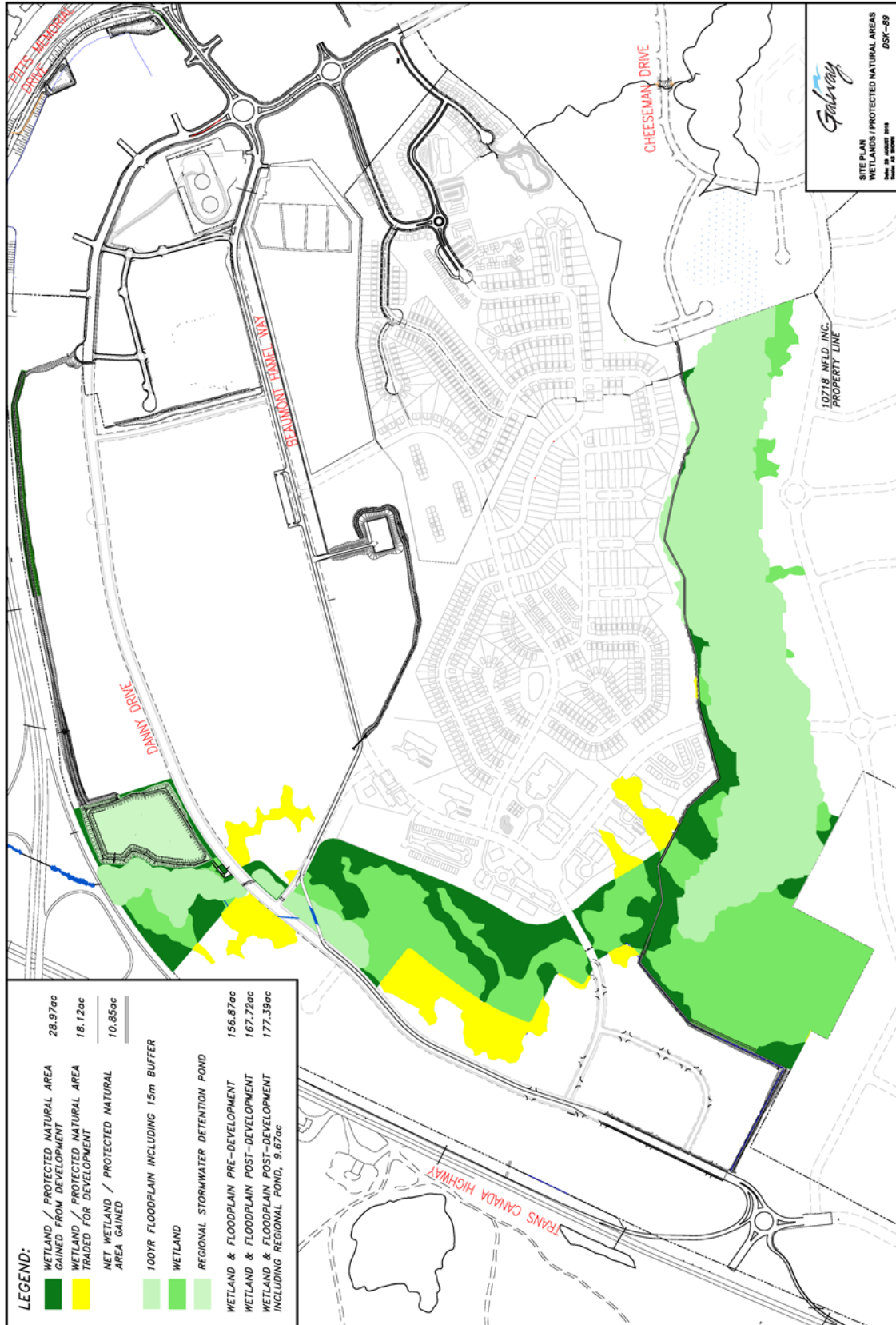
References

Greg Quinn
New Brunswick Department of Transportation and Infrastructure
greg.quinn@gnb.ca
(506) 461-0443

Brian Irving
City of Saint John
General Manager of Real estate services
brian.irving@saintjohn.ca
(506) 658-4418

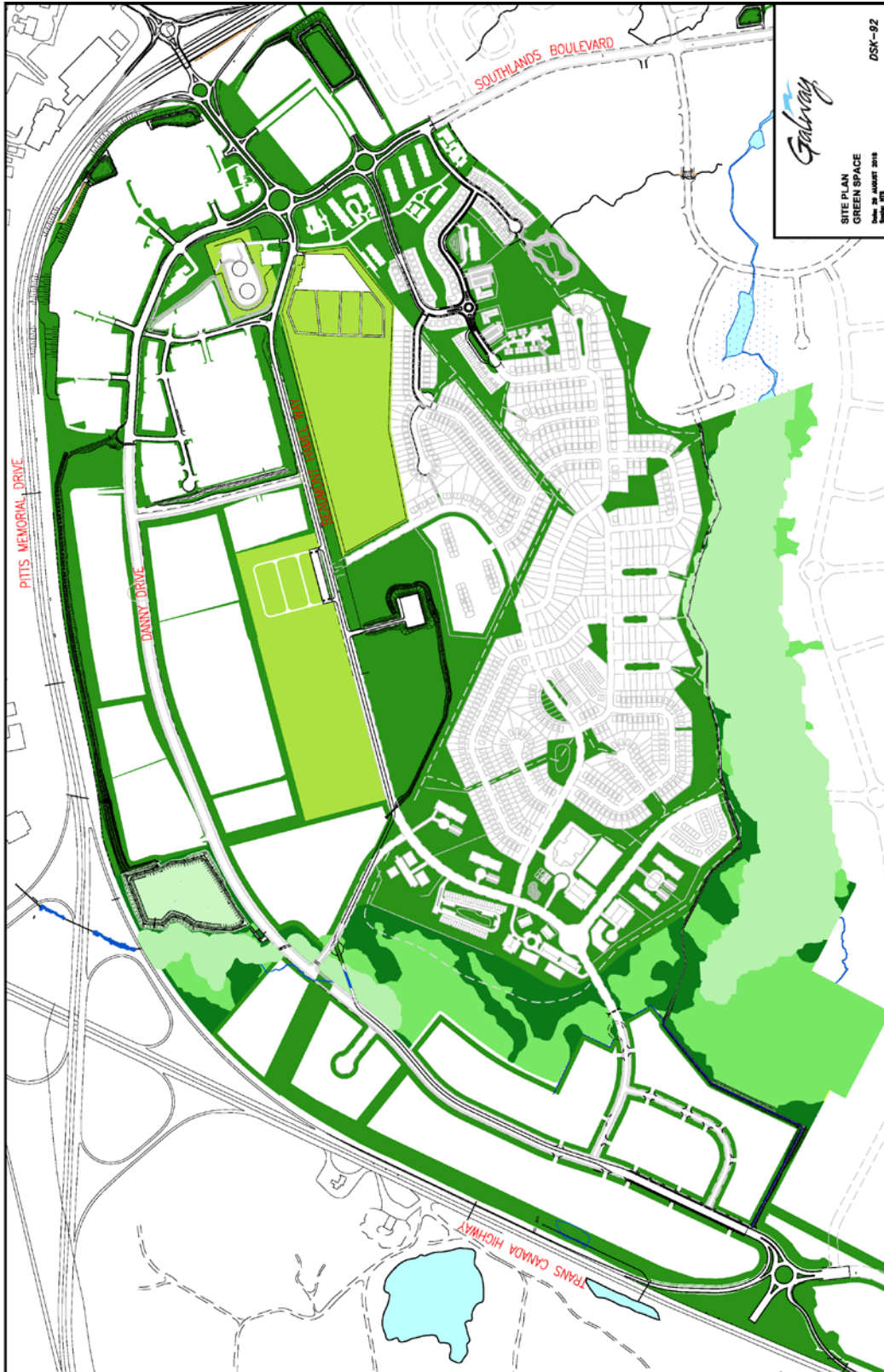
Robert McCallum
McCallum Environmental
robert@mccallumenvironmental.com
(902) 292-0514

Schedule G
Net increase of 11 acres of Protected Natural Areas



Schedule H
Galway Green Space

Protected natural areas, wetlands, floodplains, cemeteries, parklands, trails, landscaped roadside medians and boulevards, residential rear lot tree retention and professionally landscaped areas





City of St. John's
P.O. Box 908,
St. John's, NL
A1C 5M2

August 30, 2018

Re: Galway Wetlands Protection

Ducks Unlimited Canada would like to commend the City of St. John's in taking the initiative to protect the significant wetlands within the Galway Development. The fact that the City is recognizing the risks of development around these areas and incorporating them into its inventory of wetlands demonstrates leadership with a renewed commitment to environmental planning.

Ducks Unlimited Canada has been very aware and interested in the Galway development for the past five years. It is important due to its size and the critical location at the headwaters of a major stem of the Waterford River system. Loss of wetlands in this area will influence everything that happens downstream.

It is also noteworthy that other substantial developments have occurred throughout the Waterford River Valley thereby exacerbating the cumulative effects. Area downstream of the Galway Development include considerable industrial, residential and park areas that are already being impacted by extreme runoffs during ever more frequent major rain events. Recent research by the University of Waterloo has found that leaving wetlands intact can reduce financial costs to municipalities by 38% from severe flooding events.

We note in the documentation made available through this public engagement process that a 15-metre buffer has been identified for protection. Ducks Unlimited consider this to be "an absolute minimum" where many jurisdictions have adopted 30-metre buffers to better accommodate a range of topography conditions, particularly in highly developed areas. In addition to protecting the existing wetland within the Galway development, the planners should incorporate the use of "naturalized storm-water retention ponds". These are being introduced in many new residential developments across Canada as a means of integrating the benefits of wetlands (cleaning the water, erosion mitigation, flood storage, carbon storage, wildlife habitat, and recreational use) into urban neighbourhoods. Developers have found that these building lots adjacent to the wetland ponds are the most desirable.

Ducks Unlimited Canada has a permanent, staffed office in St. John's with expertise available to support the City and developers in efforts to undertake responsible projects that will minimize the potential damage to important wetlands and waterways. It is located at 28 Cochrane Street, St. John's and can be reached at (709) 237-3825 or d_fequet@ducks.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Comerford".

Rick Comerford,
Senior NL Policy Advisor, Ducks Unlimited Canada

Ducks Unlimited Canada, 28 Cochran Street, St. John's, NL, A1C 3L3

Karen Chafe

From: CityClerk
Sent: Thursday, August 30, 2018 12:25 PM
To: Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning
Cc: Karen Chafe
Subject: FW: Galway Wetlands Amendment
Attachments: DUC CSJ Signed.pdf

FYI

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: Richard Comerford <rcomerfordnl@gmail.com>
Sent: Thursday, August 30, 2018 11:13 AM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Geoffrey Harding <g_harding@ducks.ca>; Adam Campbell <a_campbell@ducks.ca>; Danielle Fequet <d_fequet@ducks.ca>
Subject: Galway Wetlands Amendment

Please find attached a submission from Ducks Unlimited Canada with respect to the to the St. John's Development Regulations to include the Galway Wetland in the list of protected wetlands.

We are pleased to make this part of the public record.

Please confirm that this has been received and that it is in the proper form. If required, we will deliver an original to City Hall.

Thank You

Rick Comerford
(on behalf of Ducks Unlimited Canada)

(709) 745-1277
(709) 691-5957

September 3rd, 2018

Office of the City Clerk
City of St. John's,
P.O. Box 908
St. John's, NL, A1C 5M2

Re: Galway Wetland Protection, Galway Living

It has been brought to our attention, in a letter received on August 15th, 2018, that the City of St. John's is considering an amendment to the St. John's Development Regulations to establish a Galway Wetland area and to add them to the protected wetland list, per section 11.2.3 of the Development Regulations.

The purpose of this letter is not to engage in a debate on whether or not the wetland existed in some shape or form prior to the rezoning approvals, but rather, to request that it be excluded from the Galway wetland mapping. This exclusion request is based on the overall significance of the low-grade sloped bog in relation to the watershed now that the trunk sanitary sewer was approved and installed in 2016 (Figure 1).

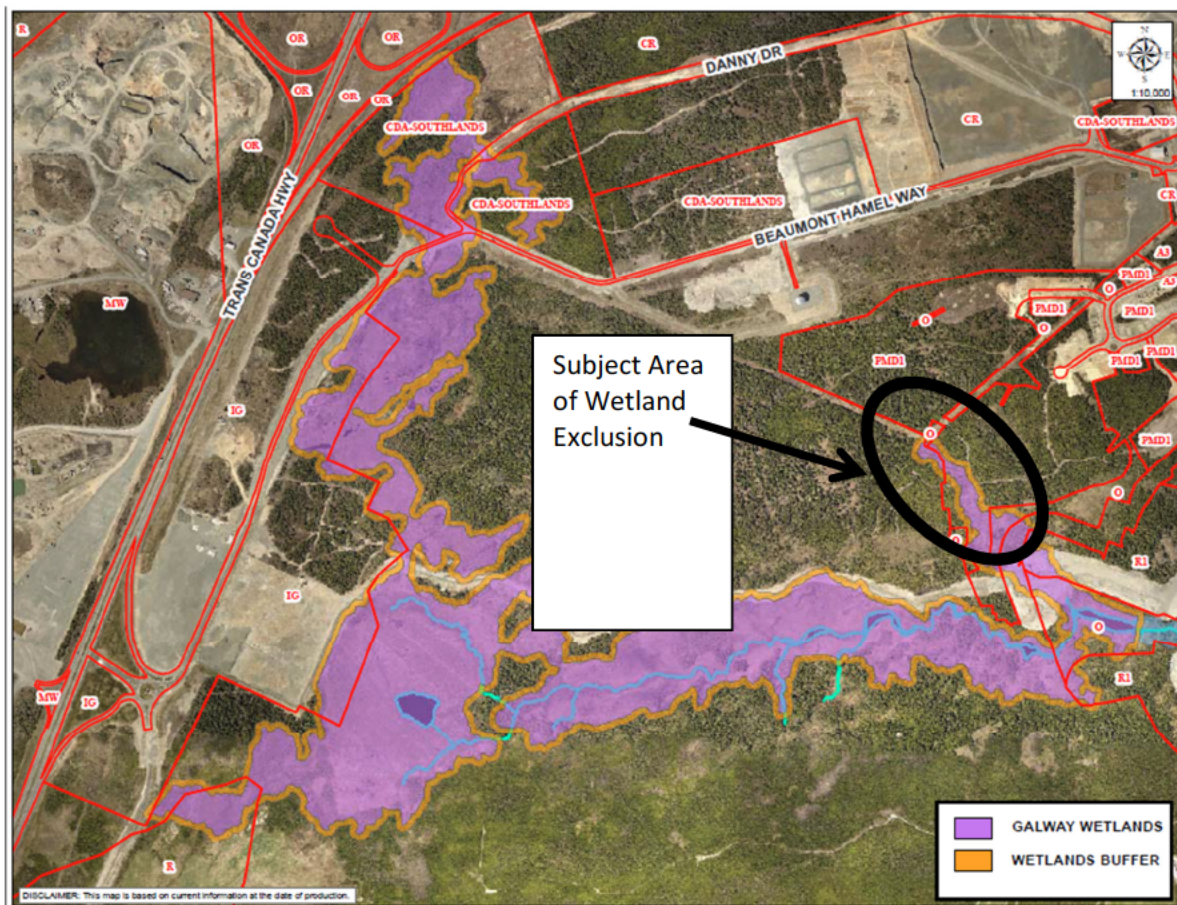


Figure 1. Wetland Mapping per City of St. John's

Galway Living formally known as Galway CP-11 was presented to the Planning and Development Committee on July 2, 2015. The Rezoning to PMD-1 was approved by Council on September 8, 2015. (See Schedule B) It should be noted that the presence of any wetlands within the approved rezoning area was not raised by Municipal Staff or Council. Decisions on land-use with regards to development areas, preserved open space, parks and storm water management areas were established (Figure 2).



Figure 2. Galway Land Use Plan

The Sanitary Trunk Sewer running parallel to South Brook known as CP-03& CP-08 was accepted by the City of St. John’s in March of 2016. Adjacent land-owners in Southlands have also completed extensive infilling in the area adjacent to the sanitary trunk sewer. (See Schedule A)

Galway Living’s sustainability initiatives:

- Integrated storm water management that uses a combination of water conservation, water retention, flood management and pollution control strategies. This is evidenced by the construction of a naturalized storm water detention area in stage 1. The primary goal of these non-fenced aesthetically pleasing naturalized storm water management facilities is to balance pre-post storm water quantities while enhancing the watershed with the removal of nutrients like Total Phosphorus, Nitrates and Total Suspended solids. A

secondary benefit to this type of storm water facility is to replicate the existing hydrologic cycle prior to development, the recharge of the aquifer coupled with the use native plantings ensure that the low the maintenance facility is a success into the future.

- Community solutions include the landscaping within the road right-of-way and the planting of street trees. Outside the public realm, Galway Living requires that each home owner plant front-yard native trees. Native plants provide a host of aesthetic, social, economic and health benefits that are key to Galway Living's sustainability initiatives. Through the collective action of leaves and the anchoring and absorbing effects of roots, street trees and other native plantings contribute to soil stabilization, cleaner water and the recharge of groundwater supply.
- The preservation of existing trees at the rear of each lot further differentiates the Galway Living master plan. The application and use of native plant materials are not just an environmentally preferred alternative to the wholesale use of non-native plants or fences commonly used in residential landscaping, they are typically hardier and better adapted to thrive in this region. Consequently, native plants require less water, fertilizer and pesticides. Eliminating the need to fertilize or apply pesticides helps protect our groundwater, nearby ponds and waterways. Native plants have the added advantage of providing important wildlife habitat for a host of birds and other wildlife species.
- Rear yard tree retention provides nesting sites for birds and may support a wide range of insects that are an important food source for birds and other wildlife. Trees that bear berries are also a direct source of food for many bird species in the region. In an urban setting, linear green-corridors of native habitat are among the most important, connecting otherwise isolated areas to each other and to rural surroundings. Trees and other vegetation along waterways and adjacent wetlands are particularly important to wildlife in this respect.

All of this translates into a healthy, beautiful landscape that also low maintenance for the city of St. John's. The goal of this development is to not only plan and design a world-class residential community that is responsible, sustainable and functional, but to inspire homeowners in the community with the hope that they may learn from their decisions and develop a greater appreciation for the environment and the sensitive watershed in which it is built within.

The protected natural areas master plan below in Figure 3 represents 24.5 Acres of land that will be preserved in perpetuity within the Galway Living master plan. The protected areas are a combination of public open spaces/parks and private tree retention areas within the community. Further to this each of the open space planned park areas will be connected by a series of paved trails and ancillary walking paths.



Figure 3 Protected Natural Area Plan:

It is our hope that the city of St. John’s acknowledges the sustainability initiatives and environment best practices in place within Galway Living as exemplified by what has been constructed in stage 1 and 2 of the community thus far.

We formally request that the 1.8 hectares of sloped bog as identified in Figure 1 be excluded from the Galway Wetland amendment being referred to council on September 10th, 2018.

Yours truly,

Scott MacCallum

Scott MacCallum
Galway Residential Development Partnership Limited

Schedule A

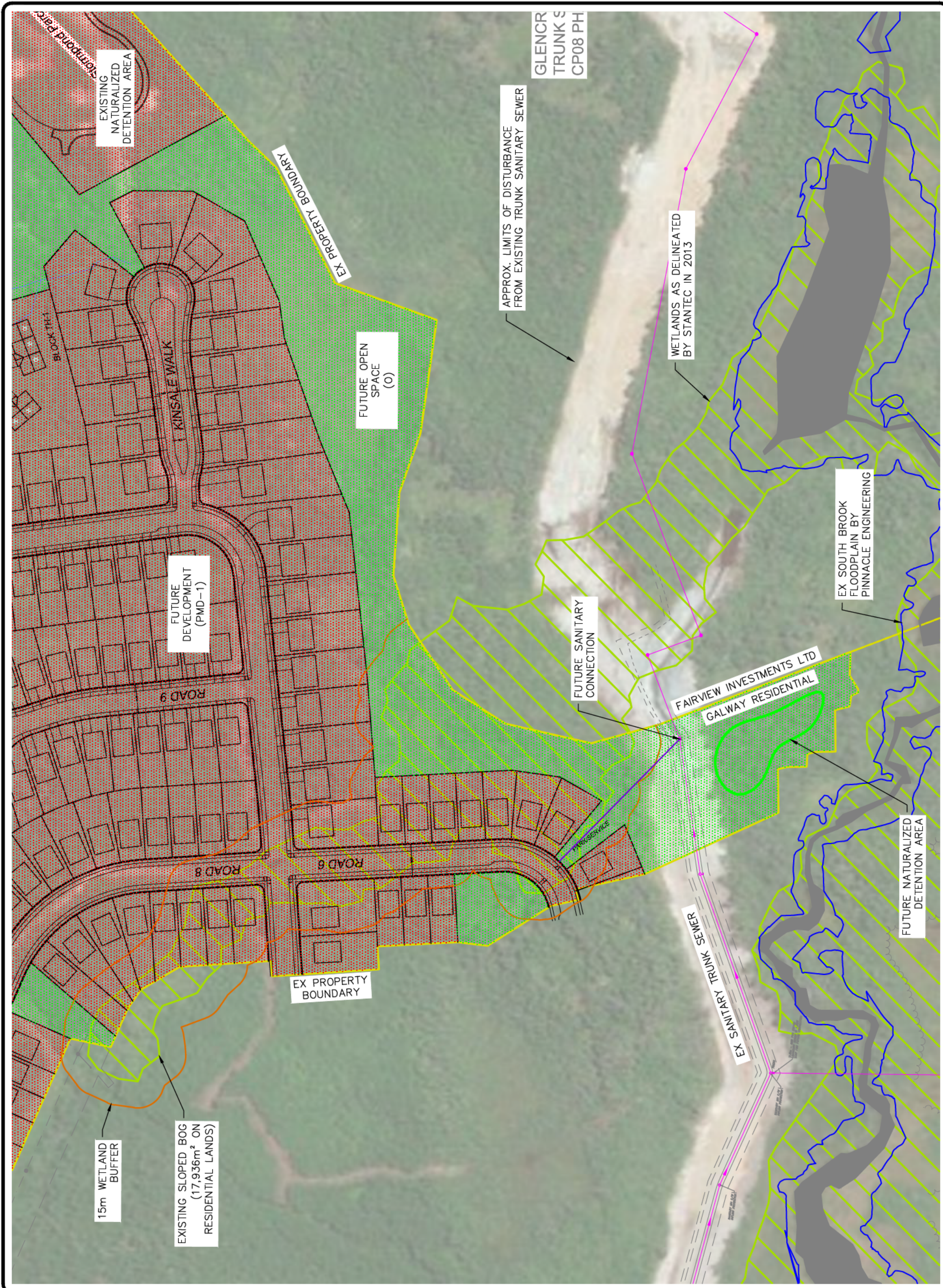
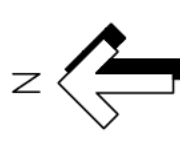
SCHEDULE A

DATE

AUG 30, 2018

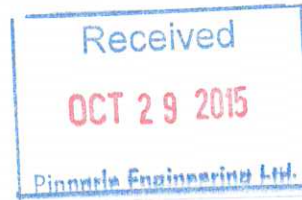
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Schedule B

November 22, 2015



KMK Capital Inc.
c/o Mr. Keith Noseworthy, PTEch
40 Aberdeen Avenue
St. John's NL A1A 5T3

Dear Mr. Noseworthy:

**Re: St. John's Development Regulations Amendment Number 616, 2015
Proposed Rezoning of land to the Planned Mixed Development -1 (PMD-1) and Open
Space (O) Zones – REZ1400022
725 Southlands Boulevard – Galway Development**

At the Regular Meeting of Council held on September 8, 2015, Council adopted St. John's Development Regulations Amendment Number 616, 2015, with regards to 725 Southlands Boulevard – Galway Development. The amendment would have the effect of rezoning land from the Comprehensive Development Area – Southlands and Residential Low Density (R1) Zones to the Planned Mixed Development -1 (PMD-1) and Open Space (O) Zones for the purpose of allowing the development of a master planning community, which is part of the Galway development.

The amendment has now received Provincial registration from the Department of Municipal and Intergovernmental Affairs. The amendment came into legal effect on Friday, October 16, 2015, the date on which the notice of the Provincial registration for the amendment was printed in The Newfoundland and Labrador Gazette. A copy of the registered amendment is enclosed for your file.

Please note that Council's approval of the amendment does not yet constitute final development approval. Should you have any further questions please do not hesitate to contact our department.

Yours truly,

A handwritten signature in black ink, appearing to read "Lindsay Lyghtle Brushett".

Lindsay Lyghtle Brushett, MCIP
Planner III
Department of Planning, Development & Engineering

LLB/dlm

Enclosure

cc. Craig Hippen, DEWCORP
Michael Hanusiak, Clayton Development Ltd.

G:\Planning and Development\Planning\2015\Correspondence\725 Southlands Blvd Galway PMD1ltr Oct 22 2015(1lb).docx

ST. JOHN'S

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 616, 2015

WHEREAS the City of St. John's wishes to allow the development of a residential, mixed-use neighbourhood, which is part of the Galway development at 725 Southlands Boulevard.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

- 1. Amend Section 2 Definitions by repealing the following definitions and substituting the following:**

APARTMENT BUILDING means a Multiple Dwelling but does not include Townhousing, Stacked Townhouses, and Infill Housing.

TOWNHOUSING means a Multiple Dwelling where the Building does not exceed a height of three (3) Storeys, and where each Dwelling Unit is separated vertically from an adjoining unit by a common wall and situated on a separate Lot.

- 2. Amend Section 2 Definitions by adding the following:**

HEALTH AND WELLNESS CENTRE means an establishment providing health, fitness, and recreation activities, such as, but not limited to basketball, boxing, dancing, floor hockey, gymnastics, martial arts, weightlifting, yoga, or other forms of physical exercise. This use may also include the incidental sale of health and fitness merchandise.

STACKED TOWNHOUSE means a Multiple Dwelling on a Lot, with four (4) Dwelling Units, where two (2) Dwelling Units are located on the top floor and two (2) Dwelling Units are located on the bottom floor, each separated from the other.

TOWNHOUSE CLUSTER means a Multiple Dwelling on a Lot, where each Dwelling Unit is separated vertically from an adjoining unit by a common wall.

- 3. Add Section 10.52 Planned Mixed Development - 1 (PMD-1) Zone by adding the following:**

10.52 Planned Mixed Development Zone -1 (PMD – 1)

Galway Master Planned Community

(Subject to Section 5.1.4 Development Above the 190 Metre Contour)

10.52.1 Permitted Uses

Residential:

Accessory Building (Subject to Section 8.3.6)

Apartment Building

Home Office (Subject to Section 7.9)

Home Occupation (Subject to Section 7.8)

Dwelling Unit in the second and/or higher Storeys of a Building

Semi-Detached Dwelling
Single Detached Dwelling
Stacked Townhouse
Townhousing
Townhouse Cluster

Commercial:

Bakery
Bank (Subject to Section 7.30)
Clinic
Convenience Store
Daycare Centre (Subject to Section 7.6)
Dry Cleaning Establishment
Eating Establishment (Subject to Section 7.21 and Section 7.30)
Health and Wellness Centre
Office
Parking Area
Private School
Retail Store
Take-Out Food Service (Subject to Section 7.30)
Service Shop
Veterinary Clinic

Other:

Private Park
Public Use
Public Utility

10.52.2 Discretionary Uses (Subject to Section 5.8)

Club
Institution
Lounge (Subject to Section 7.21)
Place of Amusement

10.52.3 Zone Requirements:

(Subject to Section 8.7 Snow Storage)

The following requirements shall apply:

(1) Single Detached Dwelling

(a) Lot Area (minimum)	335 m ²
(b) Lot Frontage (minimum)	11m
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1.8m
	1.5m where attached garage has no second storey or habitable room
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(2) Semi-Detached Dwelling

(a) Lot Area (minimum)	164 m ² per dwelling unit
(b) Lot Frontage (minimum)	6m per dwelling unit
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1.8m
	0m common lot line
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(3) Townhousing

(a) Lot Area (minimum)	164 m ² per dwelling unit
(b) Lot Frontage (minimum)	6m per dwelling unit
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	One of 1.8m
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(4) Townhouse Cluster

(a) Lot Area (minimum)	554 m ²
(b) Lot Frontage (minimum)	18.2m
(c) Building Line (minimum)	7.5m
(d) Rear Yard as oriented from the Public Street (minimum)	6m
(e) Side Yard as oriented from the Public Street (minimum)	4.5m
(f) Side Yard for End Unit (minimum)	1.8m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(5) Stacked Townhouse

(a) Lot Area (minimum)	182 m ² per building
(b) Lot Frontage (minimum)	12m per building
(c) Building Line (minimum)	7.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	2.4m
(f) Side Yard on flanking road (minimum)	6m
(g) Building Height (maximum)	12.2m
(h) Lot Coverage (maximum)	45%

(6) Apartment Building

(a) Lot Area (minimum)	554 m ²
(b) Lot Frontage (minimum)	18.2m
(c) Building Line (minimum)	4.5m
(d) Rear Yard (minimum)	6m
(e) Side Yard (minimum)	1 metre per storey
(f) Building Height (maximum)	7 storeys
(g) Lot Coverage (maximum)	50%
(h) Density	60 Dwelling Units per building

(7) Commercial Use

(b) Lot Area (minimum)	277m ²
(a) Lot Frontage (minimum)	9m
(c) Building Line (minimum)	0m
(d) Rear Yard (minimum)	4.5m
(e) Side Yard (minimum)	4.5m
(f) Side Yard on flanking road (minimum)	4.5m
(g) Lot Coverage (maximum)	45%
(h) Building Height (maximum)	2 storeys

10.52.4 Off-Street Parking Requirements

Notwithstanding Section 9 the following off-street parking requirements shall apply:

Type of Nature of Building	Minimum Required Parking
Commercial	1 space per 23m ² of Net Floor Area
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhousing	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Stacked Townhouse	1 space per Dwelling Unit

10.52.5 Landscaping Requirements

One tree shall be planted not less than every 18m (60ft)(maximum) on both side of all Streets. Exact tree location within the Street cross section shall be determined by the City prior to final development approval being issued.

Landscaping and Screening shall be provided as identified on the attached schedules and in accordance with Section 8.5 Landscaping and Screening.

10.52.6 Schedules Attached (Appendix PMD-1)

The following documents shall form part of the Zone Requirements and Development Regulations for the Planned Mixed Development -1 Zone.

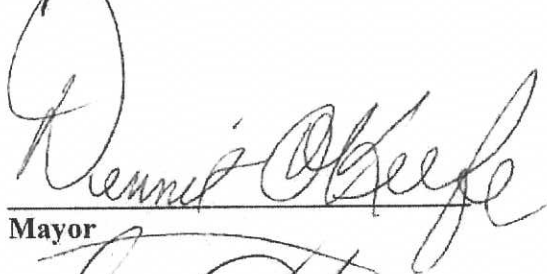
- A – Design Plan
- B – Land Use Plan
- C – Galway Road Cross Sections / Transportation Plan
- D – Parkland & Pedestrian Trail Plan

BE IT ALSO RESOLVED that the City of St. John’s hereby adopts the following map amendment to the St. John’s Development Regulations:

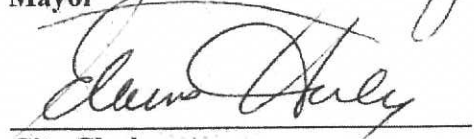
Rezone land at 725 Southlands Boulevard [Parcel ID# 401371] from the Comprehensive Development Area – Southlands (CDA Southlands) Zone and the Residential Low Density (R1) Zone to the Planned Mixed Development-1 (PMD-1) Zone and the Open Space (O) Zone as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John’s requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 9 day of September, 2015.

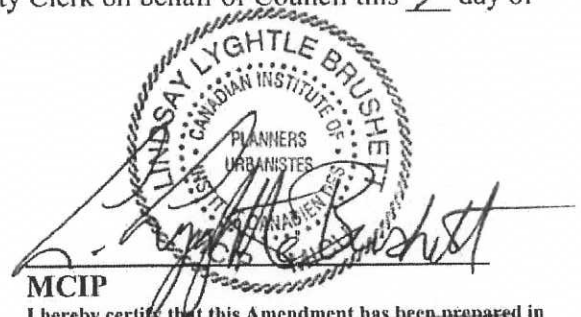


Mayor



City Clerk

September 8, 2015
Council Adoption

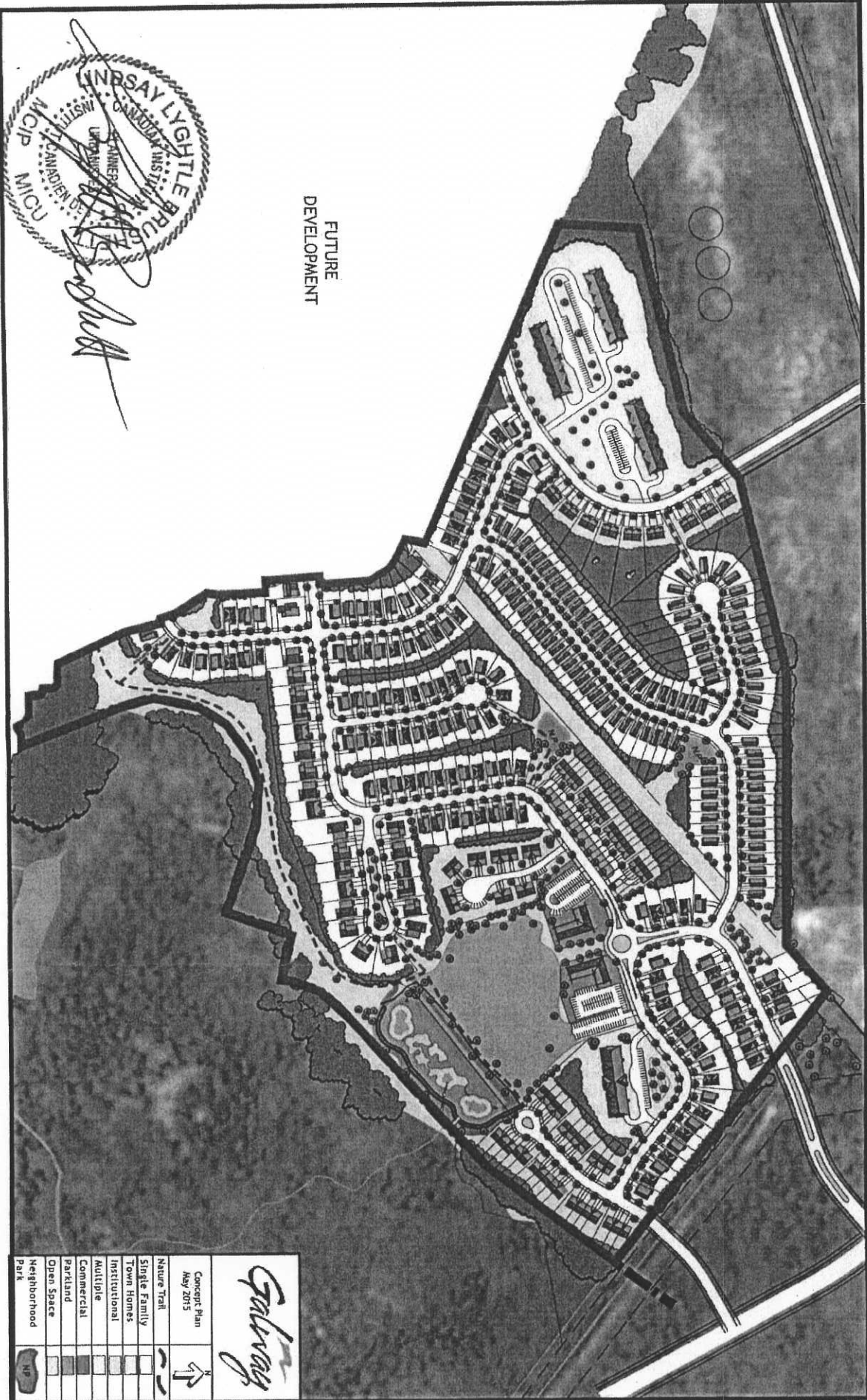


MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

REGISTERED
Number <u>4400-2015-325</u>
Date <u>October 8, 2015</u>
Signature <u>[Signature]</u>

Provincial Registration

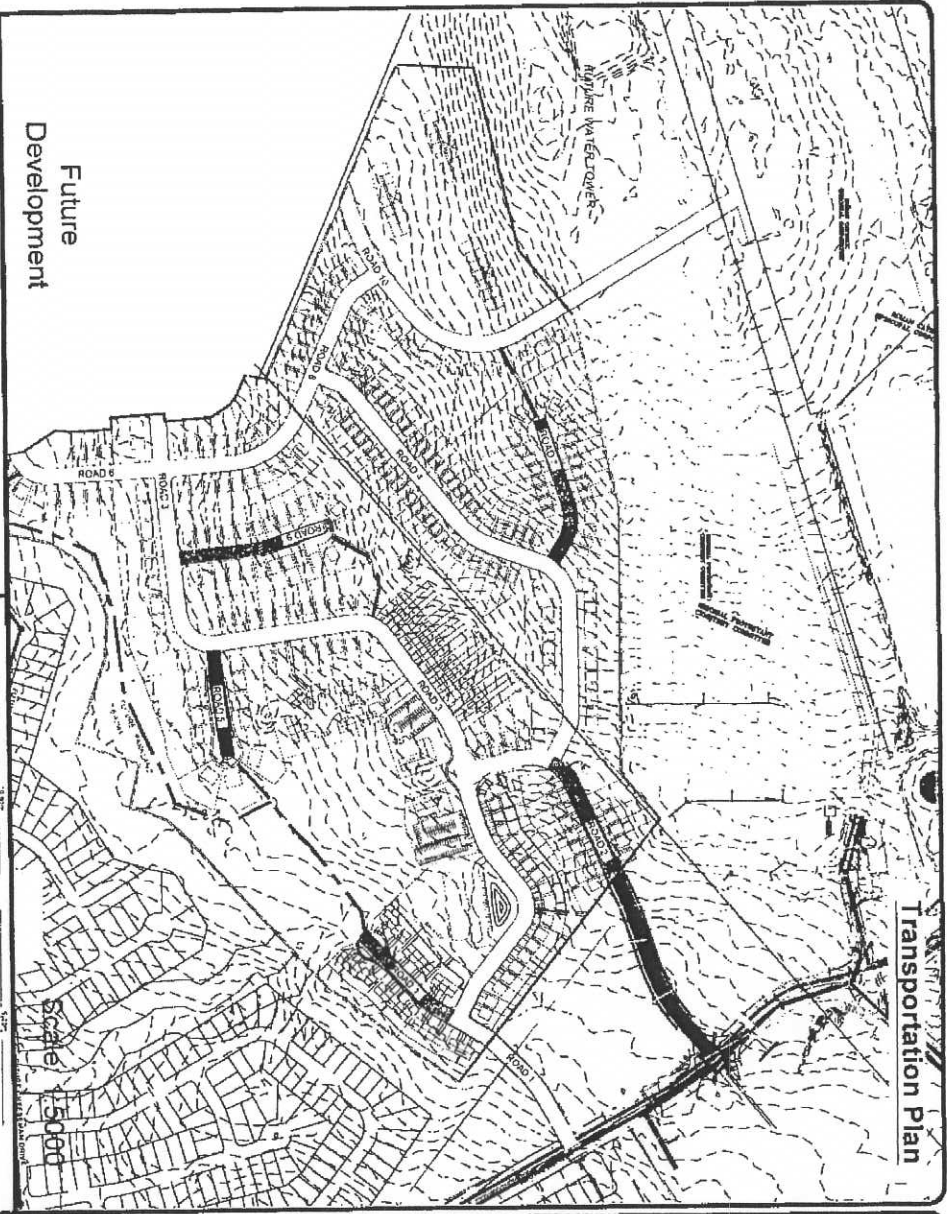


FUTURE
DEVELOPMENT

<i>Galviny</i>	
Concept Plan May 2015	↑
Nature Trail	~
Single Family	□
Town Homes	□
Institutional	□
Multifamily	□
Commercial	□
Parkland	□
Open Space	□
Neighborhood Park	□

Schedule "A"

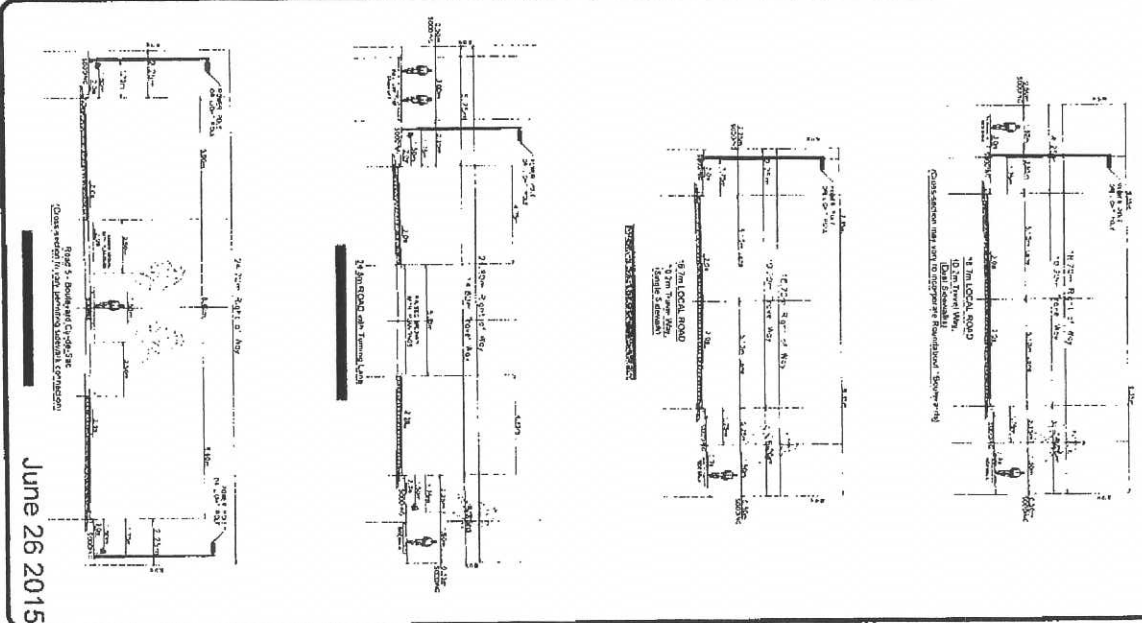
Transportation Plan



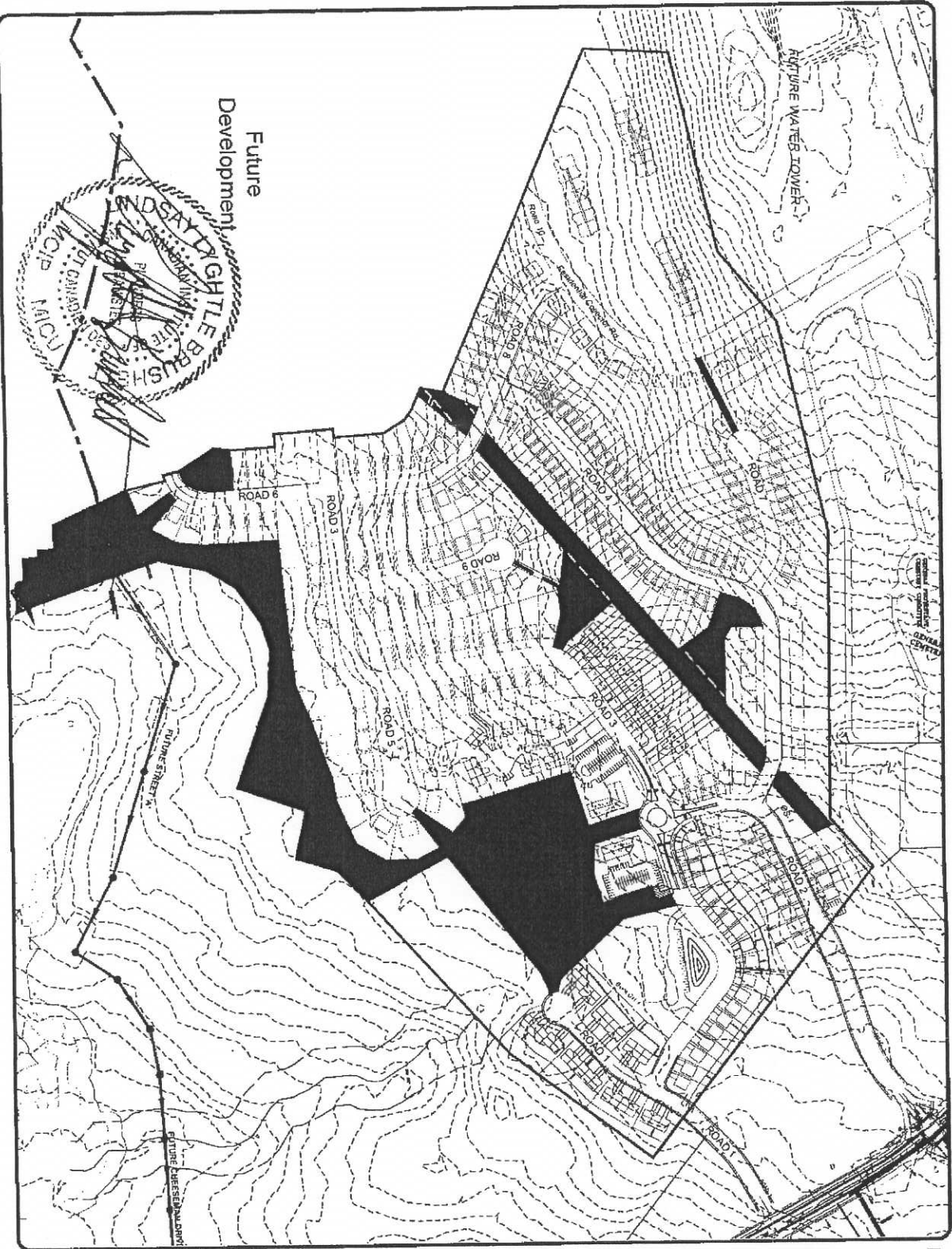
Note: Location of street trees within ROW to be determined



GALWAY ROAD CROSS SECTIONS



Schedule "C"



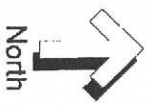
Schedule "D"

Parkland
&
Pedestrian
Trail Plan

■ Parkland

Multi-use Trail
(3m wide
Crusher-dust)

Pedestrian
Connection
(2m wide asphalt)



North

N.T.S.
June, 2015

Office of the City Clerk
City of St. John's
P.O.Box 908
St.John's, NL.
A1C 5M2

P.O.Box 541
St.John's, NL.
A1S 1G6

Sept. 4, 2018

Dear Sirs:

Re: Proposed Amendment – Galway Wetlands

Attached is a copy of my letter dated August 15,2018 which was sent to the chief municipal planner and was copied to Mayor Breen, the City solicitor, the City manager and all City councilors. You will see from this that I have a significant interest in the proposed amendment to the City Development Regulations as they relate to the "Galway Wetlands".

It was not until August 24, 2018 that I was provided with a copy of the 2013 report of Stantec which apparently the City's Department of Planning is relying upon to suggest to Council the boundaries for the proposed Galway wetlands. I would note that the Stantec report was commissioned by the proponent, not by the City, and is not therefore a report by an independent party. It is apparent also from a cursory review of the report that it was done without regard to my property interests.

The Stantec report is a lengthy, technical report and is not one I can respond to without technical assistance of my own. It is therefore requested that the time for written submissions (and Council's decision) regarding the proposed amendment be postponed so that I can have the Stantec report reviewed by independent experts . Only in this way can I make a full and reasoned response to the proposed amendment. The postponement I am requesting is necessary if the City's process is to be a fair one, considering the interests of all those affected by this proposed amendment.

Yours truly,

John A. McDonald

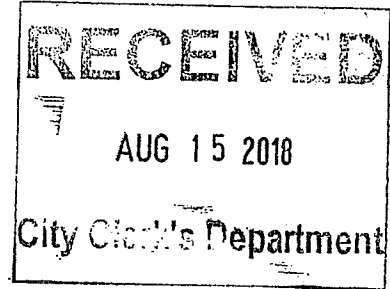
c.c. Mayor Danny Breen
c.c . Ms. Linda Bishop, Q.C., City Solicitor
c.c. Mr. Ken O'Brien, Chief Municipal Planner
c.c. City Manager
c.c. All City Councilors



City of St. John's
P.O. Box 908
St. John's, NL.
A1C 5M2

August 15, 2018

Attention: Mr. Ken O'Brien, chief municipal planner
Dept. of Planning, Engineering and Regulatory Services



Dear Sirs:

Re: Amendment – Galway Wetlands

I am writing concerning the public notice issued by the City of St. John's on August 9, 2018 as it relates to "an amendment to the City of St. John's Development Regulations to set out the boundaries of the Galway wetland and to add the Galway wetland to the list of proposed wetlands" ("the proposed amendment").

Through my company, McDonald Stables Ltd., I own a substantial parcel of land (in excess of 100 acres) the boundaries of which are contiguous to those of the Galway development but which is in no way part of that development.

I have three concerns relating to the proposed amendment. First, the boundaries of the proposed wetland may include a portion of my land. Second, if a portion of my land is included in the boundaries of the proposed wetland, that land may not, in fact, be "wetland" as the term is defined in the St. John's Development Regulations. Third, if a portion of my land is included in the boundaries of the proposed wetland, access to the remainder of my land may be lost completely.

With respect to access, my land can currently be accessed through Duffett's Road. However, it is my understanding that Duffett's Road is slated for closure. In that event the only access to and from my land will be via the Galway development. If the boundaries of the proposed wetland were to block access to my land via the Galway development it would render the value of my land worthless. This, in my view, would be tantamount to expropriation without compensation.

The above-mentioned public notice stated that interested parties could view information regarding the proposed amendment at the Planning Department at the City Hall Annex. When I attended there for that purpose on August 14 there was no staff member available to meet with me or to show me anything regarding the proposed amendment.

In order to make a fully-informed submission regarding the proposed amendment I will need copies of the following materials:

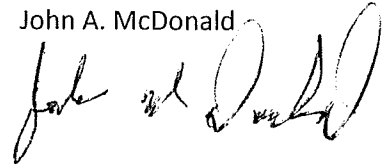
1. Mapping showing the precise boundaries of the proposed wetland area; and
2. All reports, studies or other documents (whether commissioned by the City or by a third party) which were considered by City staff in formulating the proposed boundaries for the "Galway wetland".

As submissions to Council must be received in the City Clerk's office by 9:30 am on September 4th, I will need to receive the above materials by Monday, August 20th. When they are ready to be picked up I can be reached at 743-0283.

I trust this matter will receive the urgent attention it requires.

Yours Truly,

John A. McDonald

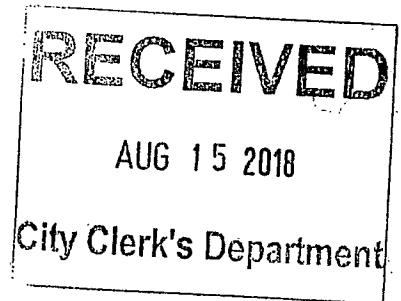
A handwritten signature in black ink, appearing to read "John A. McDonald", written in a cursive style.

c.c. Mayor Danny Breen

c.c. Ms. Linda Bishop Q.C., City Solicitor

c.c. All City Councillors

c.c. City Manager



Maureen Harvey

From: Newsom, Kaylene [REDACTED]
Sent: Sunday, September 2, 2018 11:11 AM
To: CityClerk
Subject: Galway Wetland

Hello,

In response to the Galway Wetland ammendment, the area around this wetland should be extended further then what the city has decided upon.

Regards,
Kaylene
[REDACTED] Terra Nova RD
A1B 1G1
St. John's, Newfoundland

Maureen Harvey

From: Maria Lear [REDACTED]
Sent: Tuesday, September 4, 2018 9:41 AM
To: CityClerk
Subject: Amendment Number 684, 2018

Good morning,

I am writing in support of the inclusion of the Galway wetland into the list of protected wetlands as part of an amendment to the *St. John's Development Regulations, Urban and Rural Planning Act, 2000*.

Inclusion of this wetland is important to the overall health of the environment as well as mitigation towards flooding, increased water run-off & over-capacity of surrounding and downstream watersheds created by the severe upland vegetation clearance above the 190m contour. I am aware & supportive of the municipal policy regarding stormwater detention (*2013 Stormwater Detention Policy*) & believe this strategy was used within the new development. However, I feel that the increased measure of protecting the natural wetland should be added as well. I also refer to the 2012 municipal document *Development of Lands Above the 190 Metre Contour* by City Commissioner Christopher Sharpe which delves into these issues at length.

Best,
Maria Lear
St. John's, NL

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on September 4, 2018.**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	176 Freshwater Road Residential High Density (R3) Zone	2	<p>A Discretionary Use (Change of Non-Conforming Use) application has been submitted requesting permission to change and increase the occupancy at 176 Freshwater Road. The main floor (total 89m²) will be converted from a salon to a yoga studio (39m²) with the existing offices remaining (24.5m²). The occupancy will be expanded by 41% into the second floor, where 36.4m² will be converted into offices for counselling services related to the yoga studio.</p> <p>The business will occupy a total floor area of 125.4 m² and will operate Monday – Saturday 9a.m. – 9p.m., with a maximum of 8 students per class. The business will employ a total of 3 employees, typically instructing at different times. On-site parking is provided.</p>	125.4 m ²			one submission received (attached)	<p>The Planning and Development Division recommends rejection. There site provides insufficient on-site parking, as well it is not deemed appropriate because it is more intense than the existing use of a hair salon.</p>

The Office of the City Clerk and the Department of Planning, Engineering and Regulatory Services, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.

G:\Planning and Development\Planning\ARCHIVED-NoticesPublishedLists\2018\21 - September 4 2018.docx

Jason Sinyard, P. Eng, MBA
Deputy City Manager, Planning, Engineering and Regulatory Services

To whom it may concern,

As residents and home-owners of Hamel Street and those in the closest proximity to the proposed new business location, let us first say that we welcome innovative and appropriate opportunities for business growth in our immediate area. Most recently, we were pleased to see the opening of the St. John's Farmers Market in the former Metrobus Depot on Freshwater Road, as it helped fill a need within our community and provided an awesome opportunity to repurpose a space that may have otherwise been sold for other non-community related purposes. We are also eagerly anticipating a public announcement of the plans for the former educational spaces of Booth Memorial High School and Bishop's College after its recent sale to a private developer. We wait in interest to see any proposed further rezoning of the area.

To that end, while our initial reaction to this proposal may be positive, as home owners and tax payers of the City, we feel additional questions need to be asked and clarification offered by the City and the proponent. In recent years and months, actions have been taken by businesses and temporary liviers in the area (renters) that have had an effect on noise and pollution levels, exposure to crime and the criminal element, the security of our homes and vehicles and even access to our homes and property. While some of us have been successful in getting some action from City staff and council (restrictions on parking near the entrance of Hamel Street were added and adopted in 2014 to ensure residents had the ability to snow clear properly as well as access their property safely, while also ensuring proper access for city snow clearing and garbage collection staff at all times and seasons), many of our concerns have gone unanswered. Our area is one of much foot traffic, with many residential and family walkers and numerous people frequenting the 24 hour convenience store in the area. Additional concerns aside, we feel clarification of this proposal will be necessary before, as neighbours, we can be satisfied that the new business will not compound current concerns nor adversely impact our enjoyment of the properties each of us have spent years tending, improving and paying our hard earned money to call our own. Most notably, these include area parking and the map used in public communications.

1) **Parking**

The property in question currently appears to have dedicated parking for approximately 5 vehicles. As it currently stands, due to the addition of parking restrictions enacted most recently, there is 'no parking' on the street from a poll on Hamel approximately 30 feet to the intersection of Hamel/Freshwater (southbound) and the Hamel/Freshwater intersection to the edge of property of 6 Hamel Street (northbound). Also, as there is a cross walk adjacent to the business on Freshwater Road, there is no opportunity to park on Freshwater either to provide immediate access to the proposed business though as we understand it, parking is prohibited on Freshwater Road proper. However, there are no signs to indicate such and we have seen people in the same general area park on Freshwater near the crosswalk and impact on area traffic flow because of the lack of signage. We also understand this issue (with parking on Freshwater Road) recently caused traffic flow issues for the City during the recent opening of the new Farmers Market, though the rumoured issued did not directly impact on our area.

In the proposal shared publicly, it was indicated the business would have 'onsite parking'. We are concerned that customers of the new business may find limited opportunity to park on site, as the proposal suggests, and will instead park along our street and again potentially limit access, this time to different houses further down our street. This is of particular concern further down our street, whereas we are A1C downtown parking zoned, on-street parking is always permitted because some of our liviers do not have private driveways and must avail of onstreet parking. As the City, we feel you must ensure that priority in the area is given to current property owners to be able to access available space. This issue becomes a particular concern and potential hazard in winter, when our

road becomes particularly narrow.

- How many employees are anticipated to be on site daily, assumably with their vehicles?
- What is the proponent anticipating to be the average attendance to a fitness class?
- Is it anticipated the current parking onsite will be expected to accommodate augmented traffic levels?
- Are there plans to pave the currently exposed back lawn and trees to provide additional parking? And, if so, how many additional spaces will be anticipated to be added?
- Does the city anticipate any planned changes or to do away with current parking restrictions in the area?
- Does the city plan to post 'no parking' restrictions on both sides of Freshwater Road from Empire Avenue to Adams avenue/Merrymeeting intersection in ADVANCE of the business opening, so as to be proactive as oppose to reactive?
- Will there still be rental units upstairs as part of the new business model and if so, does the proponent also propose to provide on site parking for tenants as well?
- What does the proponent expect to be the potential for maximum potential occupancy within the building at the peak of an optimally successful business day?
- Has the proponent opened discussions with other area business owners to potentially offer customers additional parking options in available parking lots?
- Is the city exploring introducing parking permits and zoned parking, with priority permits for residents and resident visitors, as is enacted in other A1C downtown parking locations?

2) Outdated Map used in public communications document

The satellite map being used in the public communications documents to represent the site and area is outdated by at least some 7 years and we feel does not fairly represent the area for residents. It is believed these maps are those pulled from Google resources. In particular, the maps do not accurately depict the parking space and number of taxis and driver-vehicles now parked and occupying cleared space behind the service station.

One of our additional issues in recent years has been the continued expansion of taxi operations at the Ultramar service station on Freshwater Road. In previous communications with former councillors and city staff, we have been told that the service station is not required to conform to any conditions which may impact a 'taxi dispatch' station, as technically no dispatch occurs from this location. As such, it has allowed operations to expand at this location absent any regulation beyond those required for gas station operations and general noise- by law requirements. At any given time, between 25-35 taxis or associated vehicles have been known to be in the area as a result of current operations. As residents, our only recourse has been to have discussions with the business owners about acute issues that may be able to be addressed (ie. use of the high powered vacuum cleaner during early morning hours - the business since has shut off the power to the unit at midnight and resumes access at 6am) and petitioning the city to enact the recent parking restrictions at the top of Hamel street (as we had issues with drivers parking personal vehicles all up and down the top of the street, blocking access to property, littering from personal vehicles and even dumping potentially hazardous materials into the street, generally creating an unacceptable situation for those nearest the epicentre).

It concerns us that by using such data, not only in its own internal deliberations but by also pushing that outdated information out to residents and members of the general public, a wholesome understanding of the true current reality faced by those closest to the proposed business is impossible, particularly by residents not familiar with the specifics and for new councillors holding decision-making power.

- **Given its use at city events and in promoting recent festivities at the 200 anniversary of the Royal St. John's Regatta, does the City currently own any drone technology in any of its departments (emergency measures, fire department, depots, infrastructure, communications, etc)?**
- **If not, does the city currently have a standing offer for a relevant company able to provide drone footage (pictures and or video) to the city?**
- **How many times has the City used the services of a drone for any purpose since 2016?**
- **Has drone technology been explored to populate important information for inclusion in proposals of this type, to ensure accurate and current depictions of areas up for zonal changes or other changes with potential impact on residents?**
- **What is the date/year represented by the map used in recent communications on this proposal to residents, if aware, and what resource was used to supply?**

In conclusion, please accept this correspondence on behalf of the undersigned with intent to air these concerns at the public meeting to be held in September on this matter.

Sincerely,

Cheryl A. Gullage - 8 Hamel Street [REDACTED]

Wayne Stoyles and Christine McGrath - 6 Hamel Street [REDACTED]

Paul and Carmel St. Croix - 5 Hamel Street [REDACTED] t)

Mel Hanlon - 7 Hamel Street ([REDACTED])

Desmond Jones - 9 Hamel Street ([REDACTED])

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF August 30, 2018 TO September 5, 2018

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Demo/Rebuild for Single Family Dwelling	19 Larch Place	4	Approved	18-09-05

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

Gerard Doran
Development Supervisor
Planning, Engineering and
Regulatory Services

Building Permits List

Council's September 10, 2018 Regular Meeting

Permits Issued: 2018/08/30 to 2018/09/05

Class: Commercial

163 Doyle's Rd	Co	Agriculture		
207a Kenmount Rd	Co	Commercial School		
355b Main Rd	Co	Service Shop		
240 Waterford Bridge Rd/Zed-It	Co	Office		
172 Freshwater Rd	Sn	Service Station		
52 Kenmount Rd	Sn	Service Station		
300 Kenmount Rd	Ms	Office		
78 O'leary Ave	Ms	Retail Store		
279 Portugal Cove Rd	Sn	Service Station		
75 Airport Heights Dr	Ms	Office		
320 Torbay Rd, Pet Zone	Sn	Retail Store		
350 Torbay Rd - Dollarama	Sn	Retail Store		
680 Torbay Rd	Ms	Commercial Garage		
8-10 Rowan St	Cr	Retail Store		
354 Water St	Rn	Mixed Use		
66 Boulevard	Co	Place Of Assembly		
66 Boulevard	Co	Place Of Assembly		
146-152 Water St, 3rd Floor	Cr	Place Of Amusement		
14-20 Roberts Rd	Nc	Accessory Building		
179 Elizabeth Ave - Tea Shop	Rn	Eating Establishment		
50 New Gower St	Rn	Recreational Use		
			This Week \$	582,800.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

34 Cape Pine St	Nc	Fence		
27 Carmanville St	Nc	Fence		
1 Creston Pl	Nc	Patio Deck		
27 Ennis Ave	Nc	Fence		
62 Galway Blvd	Nc	Fence		
34 Ladysmith Dr	Nc	Accessory Building		
84 Maurice Putt Cres	Nc	Patio Deck		
137 Old Petty Harbour Rd	Nc	Accessory Building		
7 Ozark Pl	Nc	Fence		
7 Ozark Pl	Nc	Accessory Building		
47 Parade St	Nc	Accessory Building		
26 Pepperwood Dr - Lot 339	Nc	Single Detached Dwelling		
343 Thorburn Rd	Nc	Swimming Pool		
34 Willenhall Pl - Lot 27	Nc	Single Detached & Sub.Apt		
4 Nerissa Pl	Co	Day Care Centre		
119 Watson St	Co	Home Office		
35 Green Acre Dr	Ex	Single Detached & Sub.Apt		

27 Downing St	Rn	Single Detached & Sub.Apt	
8 Fredericton Pl	Rn	Single Detached Dwelling	
180 Great Eastern Ave	Rn	Patio Deck	
28 Harrington Dr	Rn	Single Detached Dwelling	
7 Lawlor Pl	Rn	Single Detached Dwelling	
36 Point Leamington St	Rn	Fence	
453 Newfoundland Dr	Sw	Single Detached & Sub.Apt	
			This Week \$ 480,243.00

Class: Demolition

275 Boulevard	Dm	Public Utility	
			This Week \$ 5,000.00

This Week's Total: \$ 1,068,043.00

Repair Permits Issued: 2018/08/30 To 2018/09/05 \$ 38,200.00

Legend

Co	Change Of Occupancy	Sw	Site Work
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Sn	Sign
Nc	New Construction	Cc	Chimney Construction
Oc	Occupant Change	Dm	Demolition
Rn	Renovations		

YEAR TO DATE COMPARISONS			
September 10, 2018			
TYPE	2017	2018	% VARIANCE (+/-)
Commercial	\$107,329,265.00	\$160,168,598.00	49
Industrial	\$5,000,000.00	\$5,000.00	n/a
Government/Institutional	\$1,336,000.00	\$2,496,132.00	87
Residential	\$56,051,838.00	\$52,134,715.00	-7
Repairs	\$2,487,500.00	\$1,956,000.00	-21
Housing Units (1 & 2 Family Dwelling)	136	99	
TOTAL	\$172,204,603.00	\$216,760,445.00	26

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
Deputy City Manager
Planning, Engineering & Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending September 5, 2018

Payroll

Public Works	\$ 500,118.49
Bi-Weekly Administration	\$ 958,680.19
Bi-Weekly Management	\$ 872,941.05
Bi-Weekly Fire Department	\$ 911,284.15
Accounts Payable	\$ 1,409,810.74

Total: \$ 4,652,834.62

ST. JOHN'S

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TRANSPORTATION ASSOC OF CANADA (TAC)	117955	CONFERENCE FEE	1,257.90
DESERT DIAMOND INDUSTRIES	1430	REPAIR PARTS	1,028.67
EDWARD SPIRN	117956	REFUND SECURITY DEPOSIT	300.00
CITY OF ST. JOHN'S	117957	REPLENISH PETTY CASH	224.92
NEWFOUNDLAND EXCHEQUER ACCOUNT	117958	REGISTRATION OF EASEMENT	100.00
SUSAN DAWE	117959	INSTRUCTOR FEE	75.00
BELL ALIANT	117960	TELEPHONE SERVICES	25,338.09
BELL MOBILITY INC.	117961	CELLULAR PHONE USAGE	90.55
APPRAISAL INSTITUTE OF CANADA	117962	MEMBERSHIP FEES	7,288.75
CANADIAN BROADCASTING CORP.	117963	RENTAL OF TOWER SPACE	471.32
MARITIME GREEN PRODUCTS	117964	REPAIR PARTS	859.02
BROWNE FITZGERALD MORGAN AVIS	117965	PROFESSIONAL SERVICES	2,782.94
SOBEY'S INC	117966	PET SUPPLIES	277.47
NORTRAX CANADA INC.,	117967	REPAIR PARTS	8,558.55
CLEARWATER POOLS LTD.	117968	POOL SUPPLIES	146.63
CANCELLED	117969	CANCELLED	0.00
UNIVERSAL CORPORATE WEAR	117970	CLOTHING ALLOWANCES	11.50
WAJAX POWER SYSTEMS	117971	REPAIR PARTS	2,408.82
SIGMA ALDRICH	117972	CHEMICALS	334.08
BOULDER PUBLICATIONS	117973	PROMOTIONAL ITEMS	166.61
CANADIAN TIRE CORP.-HEBRON WAY	117974	MISCELLANEOUS SUPPLIES	730.44
CANADIAN TIRE CORP.-MERCHANT DR.	117975	MISCELLANEOUS SUPPLIES	44.77
ENCON GROUP INC.	117976	HEALTH PREMIUMS	333.08
CRUISE NEWFOUNDLAND AND LABRADOR	117977	FAM EXPENSES (50%)	9,030.24
TYCO INTEGRATED FIRE & SECURITY	117978	PROFESSIONAL SERVICES	494.50
THE WORKS	117979	MEMBERSHIP FEES	169.60
BRANDT POSITIONING TECHNOLOGY	117980	REPAIR PARTS	1,589.30
NATIONAL PROCESS EQUIPMENT	117981	REPAIR PARTS	11,673.11
KANSTOR INC.	117982	REPAIR PARTS	903.90
DON CLARKE'S HYDROSEEDING	117983	PROFESSIONAL SERVICES	1,121.25
BELFOR PROPERTY RESTORATION	117984	PROFESSIONAL SERVICES	862.50
NORATEK SOLUTIONS INC.,	117985	ANNUAL LICENSE RENEWAL	14,605.00
CON-TEST	117986	PROFESSIONAL SERVICES	2,813.35
GLOBAL INDUSTRIAL CANADA, INC.	117987	REPAIR PARTS	371.04
ON POWER SYSTEMS INC.,	117988	PROFESSIONAL SERVICES	3,645.50
ATLANTIC OVERHEAD DOOR & DOCK	117989	PROFESSIONAL SERVICES	1,120.91
CANADIAN NUCLEAR SAFETY SERVICES INC.,	117990	PROFESSIONAL SERVICES	1,794.00
EXTREME FABRICATORS LIMITED	117991	LEGAL CLAIM	8,625.00
DR. JAMISEN MERCER	117992	MEDICAL EXAMINATION FEE	20.00
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADC	117993	PROFESSIONAL SERVICES	243.80
PARAGON SYSTEMS	117994	PROFESSIONAL SERVICES	26,227.30
DR. LISA KIELEY	117995	MEDICAL EXAMINATION FEE	40.00
BELL ALIANT	117996	TELEPHONE SERVICES	731.92
QUALITY CARE HEARING	117997	NOISE PROTECTION PLUGS	201.25
SPORTSCRAFT 1990 LTD.	117998	SPORTING EQUIPMENT	333.49

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANCELLED	117999	CANCELLED	0.00
SIEMENS CANADA LIMITED	118000	MOTOR/REPAIRS	8,021.25
NORTHEAST AVALON JOINT COUNCIL	118001	LUNCHEON	2,000.00
MUNICIPAL SERVICE DELIVERY OFFICIALS	118002	MEMBERSHIP FEES	75.00
KROWN PROPERTY INVESTMENTS INC.	118003	PROFESSIONAL SERVICES	103.50
GERRY SMITH	118004	HONORARIUM	200.00
PAUL DUNNE CONTRACTING	118005	REFUND SECURITY DEPOSIT	2,000.00
JASON & ALLISON HIGGINS	118006	REFUND OVERPAYMENT OF TAXES	290.00
JAMES & VIOLA FOLLETT	118007	REFUND OVERPAYMENT OF TAXES	962.09
ADAM RAVALIA	118008	PERFORMANCE FEE	800.00
MARK KINNIN	118009	REFUND OVERPAYMENT OF TAXES	11.02
PAUL MERCER	118010	REFUND OVERPAYMENT OF TAXES	1,160.00
SHERRY-LYNN ASH	118011	REFUND SECURITY DEPOSIT	100.00
CANCELLED	118012	CANCELLED	0.00
KATHY NOSEWORTHY	118013	INSTRUCTOR FEE	80.00
ETCHEGARY, JACK	118014	PERFORMANCE FEE	800.00
GOSSE, BRIANNA	118015	PERFORMANCE FEE	800.00
SNC LAVALIN O & M SOLUTIONS INC.	118016	PROFESSIONAL SERVICES	22,615.39
OUROBOROS	118017	PERFORMANCE FEE	800.00
BUSSEY HORWOOD LAW GROUP	118018	LEGAL CLAIM	345.00
COX & PALMER IN TRUST	118019	LEGAL CLAIM	1,000.00
GARY WHITE	118020	REFUND SECURITY DEPOSIT	3,000.00
KINNEY, JEANETTE	118021	HONORARIUM	200.00
CAROLA KERN	118022	TRANSLATOR SERVICES	75.00
SUSAN DAWE	118023	INSTRUCTOR FEE	75.00
AVALON TRIMLINE SIGNS	118024	PROFESSIONAL SERVICES	521.41
PAYBYPHONE TECHNOLOGIES INC.	118025	PROFESSIONAL SERVICES	1,391.04
INDEPENDENT ARMORED TRANSPORT ATLANTIC INC.	118026	COURIER SERVICES	805.00
DR. DEANNE LEONARD	118027	MEDICAL EXAMINATION FEE	20.00
DEXTER CONSTRUCTION	118028	LEGAL CLAIM	100.00
REHRIG PACIFIC COMPANY	118029	REPAIR PARTS	89,144.55
STANLEY FLOWERS LTD.	118030	FLOWERS	14,990.63
MARTIN EDWARDS	118031	REFUND SECURITY DEPOSIT	1,274.00
CONSTANTINE'S ENGINE & PERFORMANCE LTD.	118032	REPAIR PARTS	1,101.59
DIANE EUSTACE	118033	REFUND SECURITY DEPOSIT	7,500.00
SANDRA CURNEW	118034	EDUCATION INCENTIVE	600.00
HISCOCK RENTALS & SALES INC.	118035	HARDWARE SUPPLIES	1,216.01
MARTIN EDWARDS	118036	REFUND SECURITY DEPOSIT	226.00
CONSTANTINE'S ENGINE & PERFORMANCE LTD.	118037	REPAIR PARTS	1,807.91
STANLEY FLOWERS LTD.	118038	FLOWERS	805.77
NEWFOUNDLAND POWER	EFT000000009734	ELECTRICAL SERVICES	115,415.04
PARTS FOR TRUCKS INC.	EFT000000009735	REPAIR PARTS	3,733.86
UNIVERSITY OF GUELPH	EFT000000009736	TUITION	1,090.00
ANNETTE OLDFORD	EFT000000009737	TRAVEL REIMBURSEMENT	44.75
NEWFOUNDLAND POWER	EFT000000009738	ELECTRICAL SERVICES	1,170.94

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PAJ CANADA COMPANY	EFT000000009739	PROMOTIONAL ITEMS	542.54
CARRIGAN, JEANETTE	EFT000000009740	EMPLOYMENT RELATED EXPENSES	661.25
PUBLIC SERVICE CREDIT UNION	EFT000000009741	PAYROLL DEDUCTIONS	3,466.39
ELIZABETH JULIA VON RHEDEY	EFT000000009742	TRAVEL ADVANCE	1,508.75
WEIRS CONSTRUCTION LTD.	EFT000000009743	PROGRESS PAYMENT	178,694.31
CAPITAL READY MIX	EFT000000009744	PROGRESS PAYMENT	7,683.79
INFINITY CONSTRUCTION	EFT000000009745	PROGRESS PAYMENT	167,084.40
MODERN PAVING LTD.	EFT000000009746	PROGRESS PAYMENT	54,530.53
ACKLANDS-GRAINGER	EFT000000009747	INDUSTRIAL SUPPLIES	18.38
ADT SECURITY SERVICES CANADA	EFT000000009748	MONITORING AND/OR MAINTENANCE CHARGES	139.55
APEX CONSTRUCTION SPECIALTIES INC.	EFT000000009749	REPAIR PARTS	1,717.59
ASHFORD SALES LTD.	EFT000000009750	REPAIR PARTS	28.52
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000009751	MEDICAL SERVICES	9,527.53
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000009752	WATER PURIFICATION SUPPLIES	2,042.77
RDM INDUSTRIAL LTD.	EFT000000009753	INDUSTRIAL SUPPLIES	810.74
ROBERT BAIRD EQUIPMENT LTD.	EFT000000009754	RENTAL OF EQUIPMENT	1,974.78
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000009755	CERTIFICATES RENEWALS	1,897.50
DF BARNES SERVICES LIMITED	EFT000000009756	PROFESSIONAL SERVICES	4,193.59
HERCULES SLR INC.	EFT000000009757	REPAIR PARTS	53.88
JENKINS POWER SHEET METALS INC	EFT000000009758	PROFESSIONAL SERVICES	1,127.00
CABOT PEST CONTROL	EFT000000009759	PEST CONTROL	981.36
ROCKWATER PROFESSIONAL PRODUCT	EFT000000009760	CHEMICALS	848.70
FARRELL'S EXCAVATING LTD.	EFT000000009761	ROAD GRAVEL	18,888.45
WESTERN HYDRAULIC 2000 LTD	EFT000000009762	REPAIR PARTS	3,905.63
BDI CANADA INC	EFT000000009763	CHEMICALS	323.20
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS	EFT000000009764	PROFESSIONAL SERVICES	11,442.50
ATLANTIC TRAILER & EQUIPMENT	EFT000000009765	REPAIR PARTS	224.24
CABOT BUSINESS FORMS AND PROMOTIONS	EFT000000009766	OFFICE SUPPLIES	1,160.06
SKYHIGH AMUSEMENTS ENT. SERVICES	EFT000000009767	ENTERTAINMENT	690.00
CANADIAN CORPS COMMISSIONAIRES	EFT000000009768	SECURITY SERVICES	60,460.20
AIR LIQUIDE CANADA INC.	EFT000000009769	CHEMICALS AND WELDING PRODUCTS	23,222.12
CAPITAL READY MIX	EFT000000009770	PROGRESS PAYMENT	34,919.87
CANADA CLEAN GLASS	EFT000000009771	CLEANING OF WINDOWS	805.00
LAT49 ARCHITECTURE INC.	EFT000000009772	PROFESSIONAL SERVICES	13,943.75
KENT	EFT000000009773	BUILDING SUPPLIES	1,665.99
ATLANTIC HOME FURNISHINGS LTD	EFT000000009774	APPLIANCES	1,821.60
DULUX PAINTS	EFT000000009775	PAINT SUPPLIES	1,823.41
COLONIAL GARAGE & DIST. LTD.	EFT000000009776	AUTO PARTS	1,349.28
CONSTRUCTION SIGNS LTD.	EFT000000009777	SIGNAGE	12,721.90
CRANE SUPPLY LTD.	EFT000000009778	PLUMBING SUPPLIES	394.99
ECONOMY GLASS	EFT000000009779	PROFESSIONAL SERVICES	362.08
ROGERS ENTERPRISES LTD	EFT000000009780	TRAINING PROGRAM	224.25
CRAWFORD & COMPANY CANADA INC	EFT000000009781	ADJUSTING FEES	1,463.00
DICKS & COMPANY LIMITED	EFT000000009782	OFFICE SUPPLIES	2,152.21
EAST COAST HYDRAULICS	EFT000000009783	REPAIR PARTS	351.67

NAME	CHEQUE #	DESCRIPTION	AMOUNT
VOKEY'S JANITORIAL SERVICE	EFT000000009784	JANITORIAL SERVICES	539.35
HITECH COMMUNICATIONS LIMITED	EFT000000009785	REPAIRS TO EQUIPMENT	14,356.60
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000009786	REPAIR PARTS	97.45
THYSSENKRUPP ELEVATOR	EFT000000009787	ELEVATOR MAINTENANCE	2,187.22
CAHILL TECHNICAL SERVICES	EFT000000009788	PROFESSIONAL SERVICES	2,912.11
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000009789	MISCELLANEOUS SUPPLIES	545.99
EAST CHEM INC.	EFT000000009790	CHEMICALS	1,099.67
EASTERN MEDICAL SUPPLIES	EFT000000009791	MEDICAL SUPPLIES	1,203.65
DOMINION STORE 935	EFT000000009792	MISCELLANEOUS SUPPLIES	784.93
FASTSIGNS	EFT000000009793	SIGNAGE	36.69
BASIL FEARN 93 LTD.	EFT000000009794	REPAIR PARTS	948.75
FRESHWATER AUTO CENTRE LTD.	EFT000000009795	AUTO PARTS/MAINTENANCE	184.26
GAZE SEED 2015 INCORPORATED	EFT000000009796	GARDEN SUPPLIES	720.36
PRINCESS AUTO	EFT000000009797	MISCELLANEOUS ITEMS	218.49
BURSEY CLEANERS LIMITED	EFT000000009798	CLEANING SERVICES	22,626.64
GLOBALSTAR CANADA SATELLITE CO	EFT000000009799	SATELLITE PHONES	336.80
PROVINCIAL FENCE PRODUCTS	EFT000000009800	FENCING MATERIALS	8,339.80
WOLSELEY CANADA INC.	EFT000000009801	REPAIR PARTS	814.21
HARVEY & COMPANY LIMITED	EFT000000009802	REPAIR PARTS	3,908.57
BRENNTAG CANADA INC	EFT000000009803	CHLORINE	54,266.13
CENTSIBLE CAR & TRUCK RENTALS	EFT000000009804	RENTAL OF VEHICLES	2,663.40
RONA	EFT000000009805	BUILDING SUPPLIES	4,273.42
HICKMAN MOTORS LIMITED	EFT000000009806	AUTO PARTS	226.04
HONDA ONE	EFT000000009807	REPAIR PARTS	134.96
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000009808	REPAIR PARTS	126.35
UNIVAR CANADA	EFT000000009809	CHEMICALS	10,939.63
TOTAL CANADA INC.	EFT000000009810	CHEMICALS	2,092.08
INFINITY CONSTRUCTION	EFT000000009811	TOPSOIL	966.00
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000009812	PROMOTIONAL ITEMS	2,808.71
PINNACLE ENGINEERING LTD.	EFT000000009813	PROFESSIONAL SERVICES	2,616.25
PRINTER TECH SOLUTIONS INC.,	EFT000000009814	REPAIRS TO EQUIPMENT	138.00
CDMV	EFT000000009815	VETERINARY SUPPLIES	549.31
BOSCH REXROTH CANADA CORP.	EFT000000009816	REPAIR PARTS	2,925.58
KING PROCESS TECHNOLOGY	EFT000000009817	PROFESSIONAL SERVICES	1,150.00
ROWSELL APPLEBY NEWTOWN ENGINEERING INC.,	EFT000000009818	PROFESSIONAL SERVICES	782.00
MACKAY COMMUNICATIONS - CANADA, INC.	EFT000000009819	PROFESSIONAL SERVICES	314.18
MCLOUGHLAN SUPPLIES LTD.	EFT000000009820	ELECTRICAL SUPPLIES	1,451.94
MIKAN SCIENTIFIC INC.	EFT000000009821	CHEMICALS	770.33
CENTRAL REHAB INC.,	EFT000000009822	PROFESSIONAL SERVICES	1,250.00
SUMMIT PLUMBING & HEATING LTD.	EFT000000009823	PROFESSIONAL SERVICES	173.93
PRINTERS PLUS	EFT000000009824	TONER CARTRIDGE	972.90
DEL EQUIPMENT - MONCTON	EFT000000009825	SNOW PLOW	36,731.00
WAJAX INDUSTRIAL COMPONENTS	EFT000000009826	REPAIR PARTS	1,110.34
NU-WAY EQUIPMENT RENTALS	EFT000000009827	RENTAL OF EQUIPMENT	1,196.00
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000009828	INDUSTRIAL SUPPLIES	32.14

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NL KUBOTA LIMITED	EFT000000009829	REPAIR PARTS	323.09
TOROMONT CAT	EFT000000009830	AUTO PARTS	406.78
NORTH ATLANTIC PETROLEUM	EFT000000009831	PETROLEUM PRODUCTS	86,551.60
ORKIN CANADA	EFT000000009832	PEST CONTROL	690.00
THE HUB	EFT000000009833	LUNCHEON	2,150.50
K & D PRATT LTD.	EFT000000009834	REPAIR PARTS AND CHEMICALS	461.19
NAPA ST. JOHN'S 371	EFT000000009835	AUTO PARTS	257.87
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000009836	REPAIR PARTS	1,680.04
BIG ERICS INC	EFT000000009837	SANITARY SUPPLIES	807.88
SAUNDERS EQUIPMENT LIMITED	EFT000000009838	REPAIR PARTS	4,717.71
SMITH STOCKLEY LTD.	EFT000000009839	PLUMBING SUPPLIES	2,306.42
CHANDLER	EFT000000009840	PROMOTIONAL ITEMS	75.86
SPEEDY AUTOMOTIVE LTD.	EFT000000009841	AUTOMOTIVE SUPPLIES	130.18
TRACTION DIV OF UAP	EFT000000009842	REPAIR PARTS	12,372.29
TRICO LIMITED	EFT000000009843	REPAIR PARTS	1,722.15
URBAN CONTRACTING JJ WALSH LTD	EFT000000009844	PROPERTY REPAIRS	2,892.25
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000009845	REPAIR PARTS	590.99
WEIRS CONSTRUCTION LTD.	EFT000000009846	REFUND SECURITY DEPOSIT	30,155.90
WINDCO ENTERPRISES LTD.	EFT000000009847	FLAGS	136.82
SOBEYS ROPEWALK LANE	EFT000000009848	MISCELLANEOUS SUPPLIES	34.81
GRIFFITHS, GARETH	EFT000000009849	VEHICLE BUSINESS INSURANCE	71.30
JONES, CHRISTINA	EFT000000009850	EMPLOYMENT RELATED EXPENSES	166.90
WALSH, MARY	EFT000000009851	EMPLOYMENT RELATED EXPENSES	500.00
SMALL, MAXINE	EFT000000009852	EMPLOYMENT RELATED EXPENSES	230.00
NADINE MARTIN	EFT000000009853	EMPLOYMENT RELATED EXPENSES	80.60
WINDSOR, JOSEPH	EFT000000009854	VEHICLE BUSINESS INSURANCE	35.65
MAHER, TRAVIS	EFT000000009855	MILEAGE	46.73
DAPHNE SULLIVAN	EFT000000009856	MILEAGE	302.67
VICTORIA ETCHEGARY	EFT000000009857	EMPLOYMENT RELATED EXPENSES	121.52
VICTORIA LARKIN	EFT000000009858	PERFORMANCE FEE	600.00
VALLEN	EFT000000009859	REPAIR PARTS	2,082.01
TELUS	EFT000000009860	CELLULAR PHONES	2,599.00
JAMES MOORE	EFT000000009861	VEHICLE BUSINESS INSURANCE	220.80
Total:			\$ 1,409,810.74

DECISION/DIRECTION NOTE

Title: Advertising and Printing Agreement, City Guide

Date Prepared: September 4, 2018

Report To: Kevin Breen, City Manager

Councillor and Role: Dave Lane, lead Councillor, Finance and Administration

Ward: N/A

Decision/Direction Required: Approve the proposed agreement between the City of St. John's and Saltwire Network (The Telegram) regarding the City guide for the sale of advertising and print production for a two-year period, with the possibility of extension. As per the outlined agreement, the cost to the City for the production of the City Guide will be \$10,000 per edition.

Discussion – Background and Current Status:

The City Guide is produced internally through the Marketing and Communications Division of the City of St. John's and distributed four times a year to households via home delivery. It is the City's primary means of communications with residents via print format. The content includes all Recreation Division course offerings and opportunities as well as waste and recycling guides, special event promotion, information on current programs and profiles of interesting City initiatives.

In the spring, the City issued an RFP for an advertising and print agent for the City Guide but no proposals were submitted. On advice of the Purchasing Department, our Marketing Associate met with potential partners and Saltwire Network are interested in this work

Key Considerations/Implications:

1. Budget/Financial Implications

This contract will cost the City \$10,000 per quarter, or \$40,000 annually, to print 52,000 copies of the City Guide (which equates to 14 pages of advertising in a 56 page publication). These funds are already allocated as part of the Corporate Communications budget (1270.52210) for advertising.

2. Partners or Other Stakeholders NIL

3. Alignment with Strategic Directions/Adopted Plans

In line with previously presented Advertising Strategy for 2018 and ongoing continuous improvement/ operational strategies.

ST. JOHN'S

4. Legal or Policy Implications

If approved, Marketing and Communications will work with Legal and Purchasing to draft a contract with standard protections and agreements for ongoing interactions, the potential to end the contract and the possibility of extension.

5. Engagement and Communications Considerations NIL

6. Human Resource Implications NIL

7. Procurement Implications

All actions are in line with approved procurement protocols for professional services agreements and the Provincial Tendering Act.

8. Information Technology Implications NIL

9. Other Implications

Recommendation: Enter into an agreement with Saltwire Network, beginning fall 2018, for a two-year period (with possibility of extension) in which Saltwire will be paid \$10,000 to produce and impose for mail distribution 52,000 copies of the City Guide perquarter.

Prepared by/Signature: Susan Bonnell (Manager, Communications and Office Services)

Approved by/Date/Signature: Kevin Breen (City Manager), August 16, 2018

Economic Update **September 2018**



The **New Housing Price Index** for St. John's Metro was 98.7 in June 2018 down 0.7%*

The **Consumer Price Index** for St. John's Metro was 138.5 in July 2018 up 2.4%*

Retail trade for Newfoundland and Labrador was \$737 million in June 2018 down 2.8%*

* same month in the previous year



... as of July 2018

Labour Force	121 700 (up 2.5%)
Unemployment Rate	9.0% (up 0.7 ppts)
Employment	110 800 (down 1.7 ppts)
Participation Rate	65.6% (up 1.2 ppts)

St. John's CMA, seasonally adjusted, three-month moving average. Percentage change reflects the same month previous year.

Business Briefs



New call centre to create up to 500 Jobs in St. John's

S&P Data contact centre is expanding to St. John's and has signed a five-year lease to operate at the Village Shopping Centre at a cost close to \$3 million. The Governments of Newfoundland and Labrador and Canada are teaming up to provide a \$1.725 million investment to S&P Data which will support the establishment of a 500-person in-bound contact centre. Over the next five years, it is expected that the S&P Data contact centre will generate up to \$131 million in economic activity. With the St. John's location scheduled to open in November 2018, the company is presently recruiting employees. For information on recruitment visit <http://spdatainc.com>.

Economic growth is expected to increase in 2018

According to the Conference Board of Canada, the St. John's economy is expected to grow by 1.9% this year, down slightly from the 2.1% increase posted last year. Once again, the economy will be led by oil and gas sector thanks to the indirect benefits of rising oil production at the new Hebron offshore oil field, as many corporate offices and supply and services firms for the province's offshore oil industry are in St. John's. However, other sectors will struggle. Construction output is forecast to contract for the third time in four years in 2018, the result of a stalled housing market and the winding down of some non-residential projects. In addition, several services sectors are forecast to post modest declines this year, held back in part by provincial government fiscal austerity measures. A reaction to significant declines in offshore royalty revenues. The local job market also remains weak. Employment is on track to fall for the second straight year this year, pushing the unemployment rate up to a 12-year high of 8.6%.

C-NLOPB Calls for Nominations for Southeastern and Jeanne d'Arc Regions Offshore

The Canada Newfoundland and Labrador Offshore Petroleum Board (C-NLOPB) has issued a call for nominations for parcels of land in the Southeastern and Jeanne d'Arc regions of the Newfoundland offshore. Assessments of regional and site-specific issues will be completed before any work can begin in the licence area according to the offshore regulator.

www.cnlopb.ca



City Building Permits (year to date)

As of September 4 2018 the value of

- **Commercial** perm ts were up 50% to \$159 580 798 for 2018 over \$106 671 565 for 2017
- **Industrial** perm ts were valued at \$5 000 for 2018 and \$5 000 000 for 2017
- **Government/Institutional** perm ts were up from \$436 000 n 2017 to \$2 496 132 n 2018*
- **Residential** perm ts are down th s year 5% over 2017 \$51 654 472 for 2018 over \$54 581 798 for 2017
- **Repair** perm ts were down 20% from \$2 405 000 n 2017 to \$1 917 800 n 2018
- **Total** value of all perm ts was up 28% to \$215 654 202 for 2018 over \$134 277 981 for 2017

* Note that this data doe not include the full range of permit activity undertaken by the provincial government and Memorial University



Business Approvals

Green K tchen 47 Harvey Rd
Lemon and L me Health Shoppe 655 Topsa l Rd
Masterm nd Toys 50 Wh te Rose Dr
Ne ghourhood 36 Pearson St
Clean ng bus ness 414 Blackmarsh Rd
G Salon 15 Lemarchant Rd
Conven ence store 643 649 Ma n Rd
F re Hall brewey 90 Duckworth St
Tattoo shop 110 Duckworth St
Art stud o 29 Rowan St
Relat onsh ft Fam ly Law 93 Torbay Rd
Mad Catter Café 124 Duckworth St
Bodh Hot Yoga 25 Kenmount Rd
Mob le Kl n k Avalon Mall
Canopy Growth 193 Kenmount Rd
Canopy Growth/Tweed 187 Water St

Home-based Businesses

Commun cat ons Strateg st & Wr ter 24
Cambr dge Ave
Fam ly home ch Idcare 14 Howley Ave Ext
Fam ly home ch Idcare 25 Royal Oak Dr
Fam ly home ch Idcare 4 Ner ssa Pl
Clean ng serv ce 119 Watson St
Onl ne food product bus ness 293 Freshwater Rd

Year to Date 118

- Regular 82
- Home based 36

City Initiatives



St. John's Bound

The post secondary student commu ty n St John's san mmense source of talent and contr butes to the cultural soc al sc ent f c and econom c r chness of the c ty add ng youth and v brancy to all aspects of c ty l fe The C ty a ms to connect w th students over the course of the r stud es as a fr st step n encourag ng them to choose St John's as a place to l ve and work after graduat on Th s s mportant consider ng the ag ng populat on n St John's and the C ty's strateg c d rect ons around creat ng a culture of cooperat on through effect ve c ty educat on collaborat ons and be ng respons ve and progress ve by becom ng a welcom ng and nclus ve c ty Over the last several years the C ty has partnered w th Memor al Un versity and the College of the North Atlant c on welcom ng c ty n t at ves and have developed a student spec f c brand and webste stjohns.ca/bound w th key nformat on that students would be lookng for l nks to c ty apps what to do n St John's and c ty programs and serv ces

Upcoming Events

- Sept 11 [Export ng for Craft Bus nesses Gett ng Export Ready](#)
Sept 13 [Metro Bus ness Opportun t es Small Bus ness Dreams nfo sess on](#)
Sept 16-18 [Canad an Healthcare Eng neer ng Soc ety conference](#)
Sept 18 [Do ng Bus ness w th the Government of Canada](#)
Sept 19 [How to use census data workshop](#)
Sept 23-26 [R MS Canada conference](#)
Sept 25 [#th nkB G Atlant c Bus ness magaz ne leadersh p workshop](#)
Oct 10-11 [Newleaf green economy conference](#)



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