

Limited Environmental Impact Assessment

Glen View Trailer Park Lease Community

Registration Document – 2014 11 01

1.0 THE PROPONENT:

(i) Name of Proponent: 632504 NB Limited represented by Brunswick Engineering & Consulting Inc., 40 Ashburn Lake Road, Saint John, NB, Stephen Perry, P.Eng. Phone 506-696-9155. The subject land is owned by 632504 NB Limited

2.0 THE UNDERTAKING

(i) Name of the undertaking: Glen View Trailer Park located in Saint John, N.B. proposes to undergo an expansion with 81 additional lots (spaces) for lease and an upgrading of the community water supply.

(ii) Project overview: The project consists in the development of 81 additional lease lots in the Glen View Trailer Park which is located in the City of Saint John. In addition, the water supply will be upgraded. The existing portion of the trailer park is currently obtaining water from the City of Saint John municipal water supply; however, problems of low pressure in even the lowest lots are significant and City Staff have indicated that it is simply not practical to upgrade the municipal system at that location due to limited development potential. Looping a water line from a higher pressure zone of the Saint John municipal system would involve extensive distances through very rough terrain. As the total water requirements are over 50 m³/day, the project is subject to Environmental Impact Assessment screening.

(iii) Purpose/Rationale/Need for the undertaking: There has been a ongoing demand in past

years for trailer park lease lots in Saint John as a form of relatively low cost housing. The Glen View Trailer Park currently has 96 lease lots that can accommodate two bedroom units and all available lease lots are full. There is room to develop an additional 81 lease lots of a size that can accommodate three bedroom units. The alternative to “do nothing” was rejected due to the amount of time and money invested in this property and the demand for this type of housing in this area. The proposed project is expected to have a net benefit to community lifestyle and structure, as it will expand the local residential community. The project is expected to have short-term net economic benefit to the local economy with an increase in jobs during the construction phase. The upgrading of the water supply will result in better services (i.e. increased water pressure) in the park.

(iv) Project location: The proposed project is located on privately owned land identified by Service New Brunswick (SNB) as PIDs 00300855 & 00420836, off Glen Road, in Saint John N.B. Figure 1 shows the location of the two PIDs, Figure 2 is an aerial photo showing the layout of the existing Trailer Park and the available area.

(v) Siting considerations: The location of the development was selected based on the location being immediately adjacent to the existing park.

Zoning: The City of Saint John has approved the project and modified the zoning to accommodate it. Relevant Documentation is provided in Appendix 1.

Wetlands: Based on the publicly available wetland mapping (<http://geonb.snb.ca/geonb/>), there are no provincially regulated wetlands in the area of the proposed project. There is a designated wetland located adjacent to the area of development. Setbacks will be observed. The GeoNB Map viewer wetland mapping layer as of November 10, 2014 is Shown in Figure 3.

(vi) **Physical components and dimensions of the project:** The components of the proposed development are shown on Figure 4. The proposed project involves the development of 81 new serviced trailer lease lots. The existing park encompasses approximately 6.2 hectares. The proposed new development is approximately 5.8 hectares developed into lots over a total site area of approximately 10 hectares of currently undeveloped area. A Design Brief was prepared for the Zoning process in the City of Saint John and a copy is provided in Appendix 2. The information required is contained in the Design Brief. The activities associated with the undertaking include vegetation clearing and grubbing, road construction, lease lot preparation, installation of power transmission lines, well drilling, water and sewer line construction, and trailer placement. These activities will increase vehicular traffic during all phases of construction. No off-site facilities or processes were identified as part of this project.

Public Consultations: The public consultations will be comprised of sending out an information package to all property owners within a 500 meters radius of the expanded Trailer Park and accepting comments via mail, telephone and/or email. The information package will focus on the WSSA process. Any comments received from the public will be compiled and submitted to NBDEG.

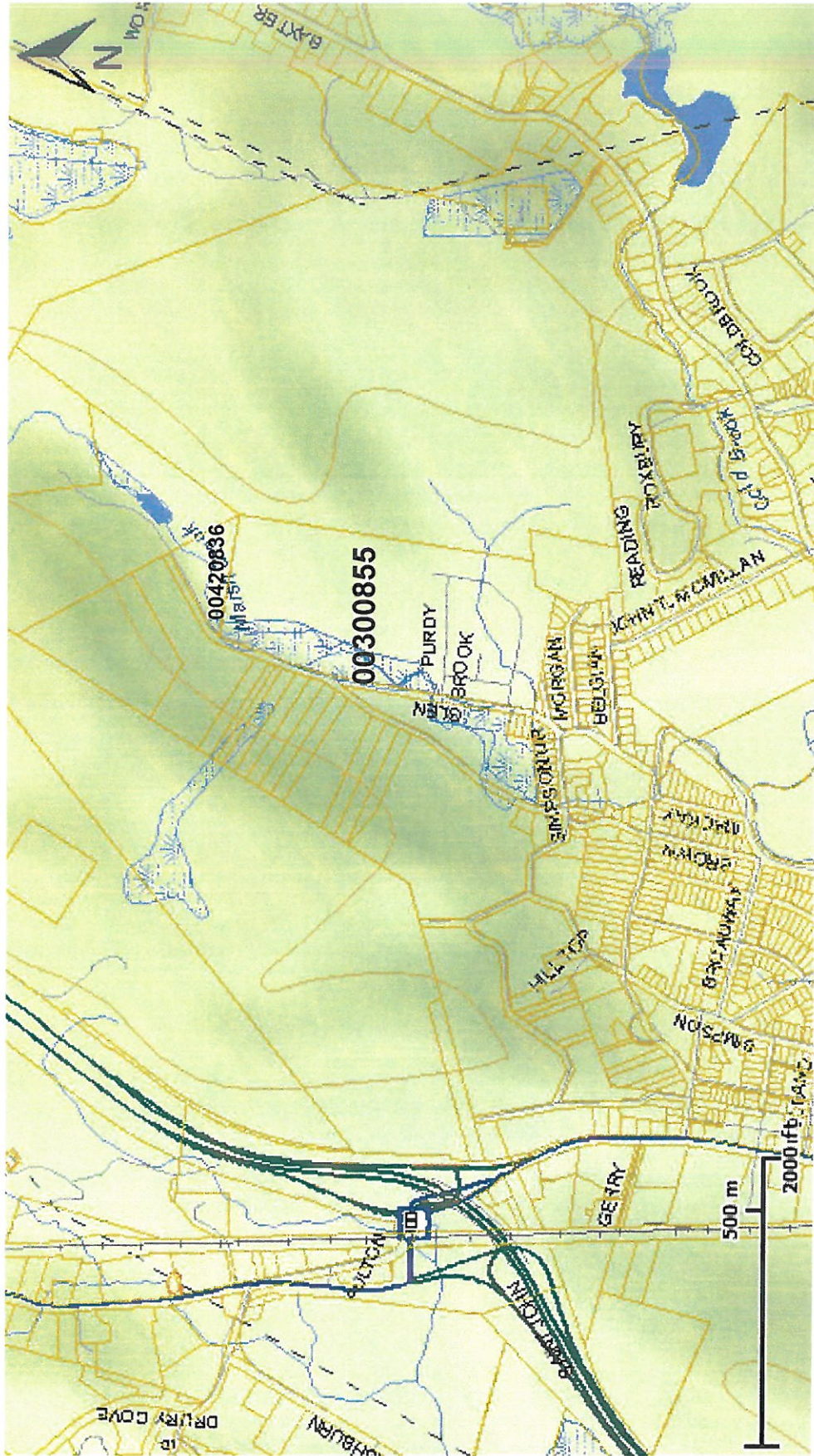
Groundwater Testing: The groundwater testing is described in the Step One Application. The Step One Application is attached to this document as Appendix 3.

Signature:

A handwritten signature in black ink, appearing to read 'Stephen Perry', with a long horizontal flourish extending to the right.

November 7, 2014

for Stephen Perry



Project:

Glen View Trailer Park

PIDs 00300855 and 00420836

Scale: As Shown

Figure: 1

Date: 22/10/14

Craig HydroGeoLogic Inc.



Project:

Glen View Trailer Park

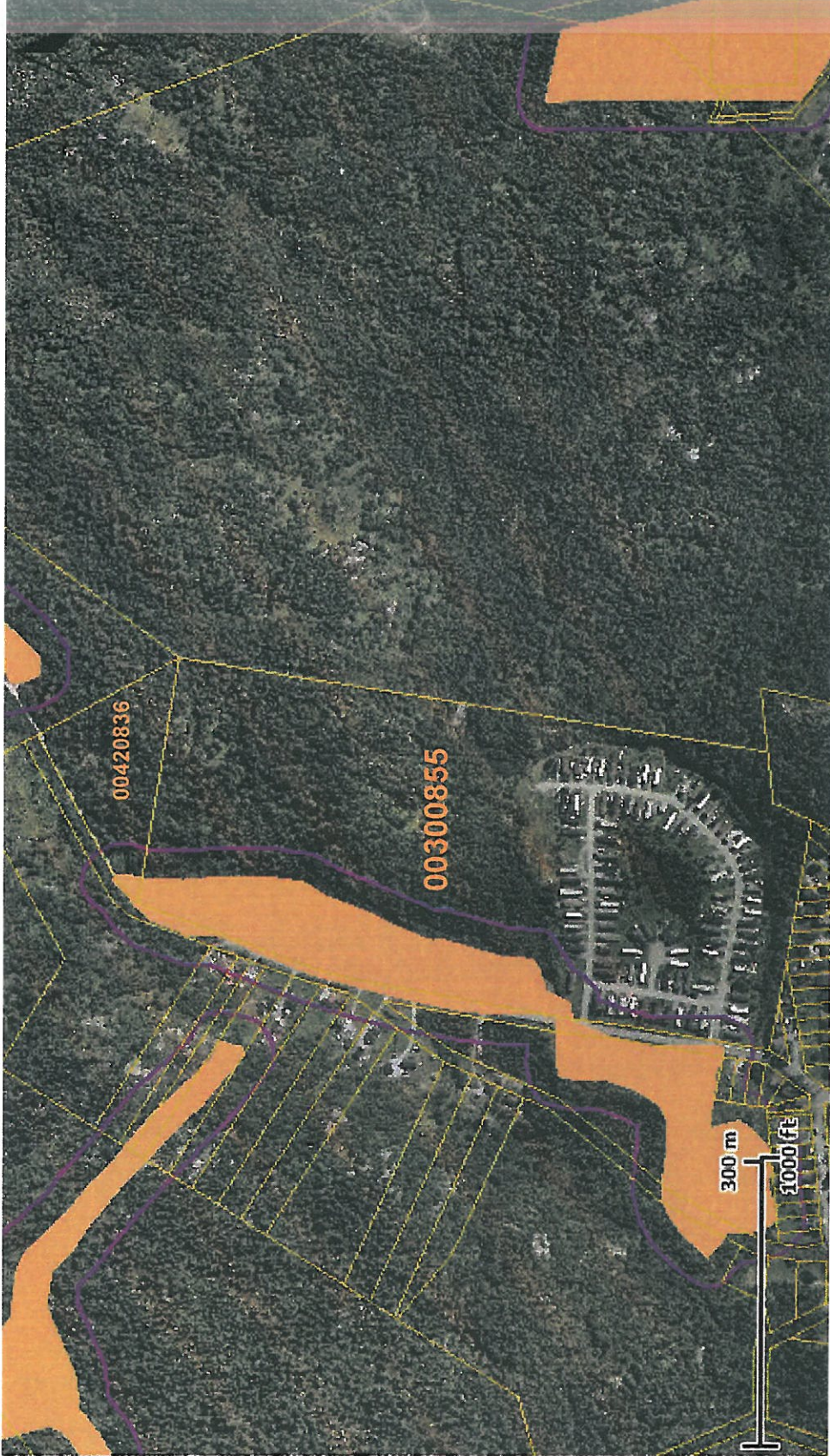
PIDs 00300855 and 00420836

Scale: As Shown

Figure: 2

Date: 22/10/14

Craig HydroGeoLogic Inc.



Project:

Glen View Trailer Park

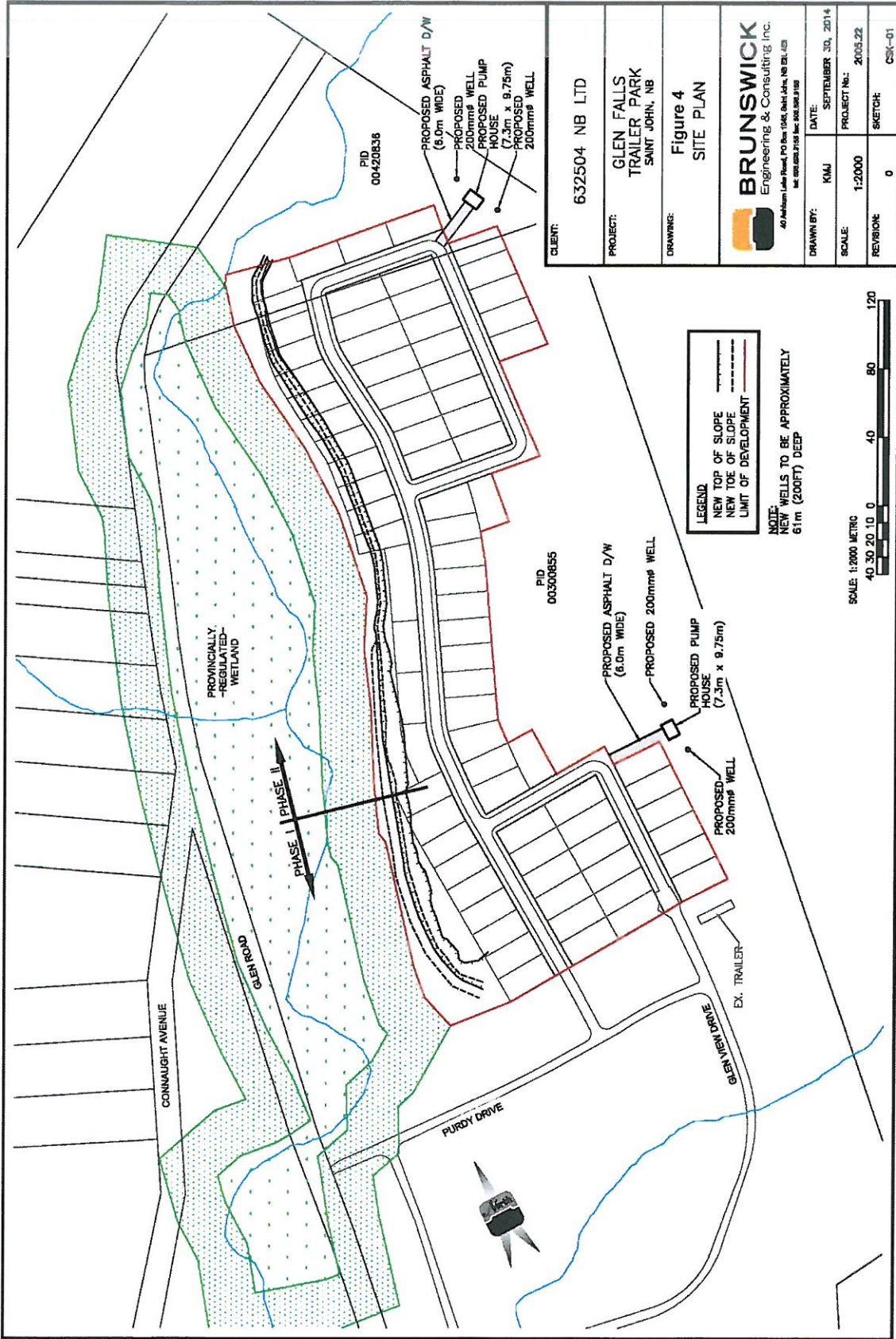
Designated Wetlands and Setbacks

Scale: As Shown

Figure: 3

Date: 22/10/14

Craig HydroGeoLogic Inc.



CLIENT:	632504 NB LTD
PROJECT:	GLEN FALLS TRAILER PARK SAINT JOHN, NB
DRAWING:	Figure 4 SITE PLAN
 BRUNSWICK Engineering & Consulting Inc. <small>47 Ashmun Lake Road, PO Box 1100, Saint John, NB, E5L 4Z9 Tel: 506.636.3158 Fax: 506.636.9188</small>	
DRAWN BY:	KMJ
DATE:	SEPTEMBER 30, 2014
SCALE:	1:2000
PROJECT No.:	2005.22
REVISION:	0
SKETCH:	CSK-01

Appendix 1

Zoning Documentation



The City of Saint John

August 16, 2013

Sent via email: rt@hughessurveys.com

Mr. Rick Turner
Hughes Surveys & Consultants Inc.
575 Crown Street
Saint John, N.B.
E2L 5E9

Dear Mr. Turner:

Re: **220 Glen Road - Staff Report**

Attached is a copy of the Planning and Development staff report, and copies of any letters from the public received to date regarding your application. Other letters, if any, will be made available to you at the meeting. Feel free to contact our office any time before the meeting if you wish to obtain copies of any additional letters.

The application will be considered by the Planning Advisory Committee on **Tuesday, August 20, 2013**, starting at **6:00 p.m., in the Council Chamber on the Lobby Level of City Hall**. Once again, we urge you and/or your representatives to be present at the meeting.

Should you have any questions regarding this matter please contact our office at 506.658.2835.

Sincerely,

for Mark Reade, P. Eng., MCIP, RPP
Senior Planner

Attachment



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1



The City of Saint John

DATE: AUGUST 16, 2013
TO: PLANNING ADVISORY COMMITTEE
FROM: COMMUNITY PLANNING & DEVELOPMENT SERVICE
GROWTH & COMMUNITY DEVELOPMENT SERVICES
FOR: MEETING OF AUGUST 20, 2013

PREPARED BY:

REVIEWED BY:

Mark Reade, P. Eng., MCIP, RPP
Senior Planner

Amy Poffenroth, P.Eng., MBA
Acting Commissioner

SUBJECT:

Name of Applicant: Hughes Surveys & Consultants Inc. on behalf of 632504 New Brunswick Limited
Name of Owner: 632504 New Brunswick Limited
Location: 220 Glen Road
PID: 00300855 (portion) & 00420836 (portion)
Municipal Plan: Stable Residential (within the Primary Development Area)
Zoning: "RS-2" One and Two Family Suburban Residential
Proposal: To expand the existing mobile home park (manufactured housing development)
Type of Application: Conditional Use



SAINT JOHN

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