

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, April 26, 2023 / Le mercredi 26 avril, 2023

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usages Conditionnel

File number / Numéro du fichier 23-0209

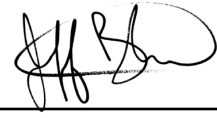
From / De :



Kirk Brewer

Planner / Urbaniste

Reviewed by / Révisé par :



Jeff Boudreau

Development Officer / Agent
d'aménagement

General Information / Information générale

Applicant / Requérant :

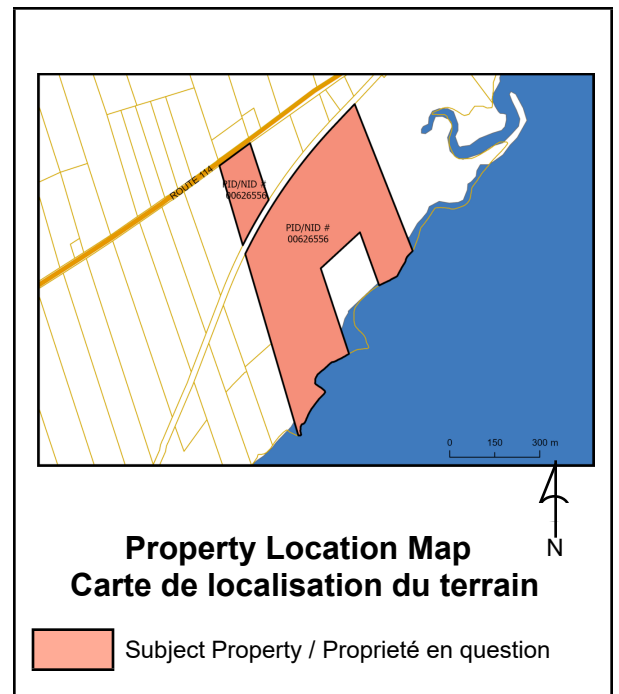
Christophe Viseux Terra Luna Retreat

Landowner / Propriétaire :

Christophe Viseux Terra Luna Retreat

Proposal / Demande :

To permit a campground as a conditional use / *Permettre un terrain de camping comme usage conditionnel*



Site Information / Information du site

PID / NID: 00626556

Lot Size / Grandeur du lot:

Location / Endroit :

4989 Route 114, Shepody, LSD Hopewell

Current Use / Usage présent :

Vacant

Zoning / Zonage :

RA/ IF/ SLR

Future Land Use Designation / Désignation de l'utilisation future du sol :

Surrounding Use & Zoning / Usage des environs & Zonage :

Rural Area, Agriculture, Conservation ; single unit dwellings, conservation lands (Ducks Unlimited) /
Rurale, Agriculture, Conservation ; habitations unifamiliales, terrains de conservation (Ducks Unlimited)

Municipal Servicing / Services municipaux:

None / *Aucun*

Policies / Politiques

Recreation and Tourism / *Loisirs et tourisme*

- 7.1 a) It is a policy to encourage a range of recreation and tourism uses within the Planning Area subject to zoning provisions. / *Il est établi comme principe d'encourager une gamme d'usages à des fins récréatives et touristiques dans le secteur d'aménagement, sous réserve des dispositions sur le zonage.*
- b) It is a policy to encourage tourism development that supports the continued development of recreational infrastructure. / *Il est établi comme principe d'encourager le développement du tourisme qui soutient le développement continu des infrastructures de loisirs.*
- d) It is a policy that campgrounds, including non-traditional forms of traveller accommodation, shall be permitted in the Rural Area, Commercial/Industrial, Agricultural, and Intensive Resource Development Zones subject to terms and conditions including / *Il est établi comme principe que les terrains de camping, y compris les formes non traditionnelles d'hébergement des voyageurs, soient autorisés dans les zones rurales, commerciales/industrielles, agricoles et d'exploitation intensive de ressources, sous réserve des conditions suivantes :*
- i. Impact on the natural environment / *L'impact sur l'environnement naturel;*
 - ii. Impact on neighbouring properties in terms of noise and traffic / *L'impact sur les propriétés avoisinantes en termes de bruit et de circulation;*
; *and*
 - iii. Public safety / *La sécurité publique.*

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

“campground” means an area of land, managed as a unit, providing short-term accommodation for two or more sites containing such things as tent trailers, travel trailers, recreational vehicles, cottage clusters, campers, yurts, tents, and other nature-based accommodation structures. A campground may include one or more of the following secondary uses: a convenience store, a laundromat, washroom facilities, an office for the campground, a daycare, a park or playground, a canteen, and cultural and recreation facilities, subject to the requirements of this regulation / *« terrain de camping » désigne une superficie de terrain, géré en un ensemble, offrant un hébergement à court terme pour deux sites ou plus contenant des éléments tels que des tentes-roulottes, des roulottes, des véhicules récréatifs, des groupes de chalets, des campeurs, des yourtes, des tentes et d'autres structures d'hébergement fondées sur la nature. Un terrain de camping peut comprendre un ou plusieurs des usages secondaires suivants : un dépanneur, une laverie, des installations sanitaires, un bureau pour le terrain de camping, une garderie, un parc ou un terrain de jeux, une cantine et des installations culturelles et récréatives, sous réserve des exigences du présent règlement*

Rural Area Zone / Zone rurale

4.2.1 In a Rural Area zone, any land, building, or structure may be used for the purpose of / *Les terrains, bâtiments ou constructions situés dans une zone rurale peuvent servir aux fins suivantes:*

- a) One or more of the following main uses / *Un ou plusieurs des usages principaux suivants :*
- xii. A campground subject to Section 3.17 / *Un terrain de camping, sous réserve de l'article 3.17*

3.17 Campgrounds / Terrains de camping:

3.17.1 New campgrounds and expansions to existing campgrounds are subject to terms and conditions which may include, but are not limited to / *Les nouveaux terrains de camping et les agrandissements de*

terrains de camping existants sont soumis à des conditions qui peuvent inclure, sans s'y limiter, les éléments suivants :

- a) Establishment of one or more accesses suitable to accommodate emergency vehicles / *Disposer d'un ou plusieurs accès permettant la circulation des véhicules d'urgence;*
- b) Entrances and exits for vehicles are designed in such a way as to minimize any conflict between vehicles and pedestrians and to not interfere with traffic flow on roadways or pathway / *S'assurer que l'entrée et la sortie des véhicules sont conçues de manière à réduire au minimum l'utilisation conflictuelle des voies avec les piétons et de manière aussi à ne pas entraver la circulation dans les rues et les chemins;*
- c) Establishment of buffers, whether natural or artificial, between the development and adjacent properties / *Ériger et entretenir une zone tampon adéquate, naturelle ou artificielle, entre l'aménagement et les propriétés adjacentes;*
- d) Preservation of the natural state of the site by minimizing the removal of trees and soil / *Préserver l'état naturel de l'emplacement en réduisant au minimum l'enlèvement des arbres et du sol;*
- e) Meeting all the necessary requirements in terms of public health and safety, and the outdoor development meets all considerations related to fire protection and access, and / *S'assurer que la proposition satisfait à toutes les exigences nécessaires en termes de santé et de sécurité publiques, et que l'aménagement extérieur répond à toutes les considérations relatives à la protection contre les incendies et à l'accès;*
- f) Provision of proof of Environmental Impact Assessment (EIA) approval or exemption. / *Fournir la preuve de l'approbation d'une étude d'impact sur l'environnement (EIE) ou d'une exemption.*

Internal Consultation & External Consultation / Consultations internes et externes

Staff consulted internally, and sought comments from the Department of Environment and Local Government with respect to provincially significant wetlands and watercourses, Department of Natural Resources and Energy Development with respect to a DNRED right of way, as well as the administration of Fundy-Albert with respect to any concerns from a public safety perspective. / *Le personnel a consulté en interne et a cherché des commentaires du ministère de l'Environnement et Gouvernements locaux concernant des terres humides et des cours d'eau d'importance provinciale ; le ministère des Ressources naturelles de Développement de l'énergie concernant le droit de passage du MRNDE ; ainsi que l'administration de Fundy-Albert concernant les préoccupations d'une perspective de sécurité publique.*

DELG: Any work within 30m of a watercourse or wetland is subject to the Clean Water Act and will require departmental approval via a WAWA permit. Permits are rarely issued for work within the buffer of a provincially significant wetland. / **MEGL :** *Tout travail à l'intérieur de 30 mètres d'un cours d'eau ou d'une terre humide est sous réserve de la Loi sur l'assainissement de l'eau et exigera l'approbation du ministère par le biais d'un permis MECTH. Les permis sont rarement délivrés pour les travaux à l'intérieur de la zone tampon d'une terre humide d'importance provinciale.*

DNRED: No comments with respect to the right of way. However, additional comments were submitted with respect to area mineral claims and submerged Crown Lands. / **MRNDE :** *Aucun commentaire concernant le droit de passage. Cependant, des commentaires supplémentaires ont été soumis concernant les concessions minières et les Terres de la Couronne submergées.*

Fundy-Albert: No comments received / *Aucun commentaire reçu*

Discussion

The property is located along Route 114 in the Shepody area of the Village of Fundy-Albert. The proposal is to develop a campground consisting of glamping domes as accommodations. There are also plans to develop an accommodation within a shipping container, to be occupied by the campground owner/operator, as well as a glass dome located a slight distance from the accommodations that will be used primarily for yoga classes. Per the *Building Code Administration Act*, buildings designed for overnight accommodation with a total floor area less than 58.06m² are exempt from the National Building Code, but are still subject to the Rural Plan and zoning standards. / *La propriété est située au long de la Route 114 dans le secteur de Shepody dans le village de Fundy-Albert. La proposition est pour aménager un terrain de camping qui est constitué de dômes pour le camping de luxe comme hébergement. Il existe également des plans pour aménager un logement de nuit dans un conteneur d'expédition, à être habité par le propriétaire/gérant, ainsi qu'un dôme en verre à utiliser principalement pour des cours de yoga situé à une faible distance des hébergements. Selon la Loi sur l'administration du code du bâtiment, les bâtiments conçus pour l'hébergement avec une surface de plancher de moins que 58,06 m² sont exemptés du Code national du bâtiment, mais sont toujours sous réserve du Plan rural et aux normes de zonage.*

Given the proximity to the provincially significant wetland in Shepody Bay, which is home to a large population of migratory birds, the applicant is also hoping to establish a small viewing platform used for birdwatching. / *Étant donné la proximité à la terre humide d'importance provinciale à la baie de Shepody, où se trouve une grande population d'oiseaux migrateurs, le requérant souhaite aussi établir une petite plateforme pour l'observation des oiseaux.*

The Westmorland-Albert Rural Plan encourages new recreation and tourism development, particularly along the Route 114 corridor that connects the Greater Moncton region to Fundy National Park and the larger Fundy region. As such, campgrounds are permitted throughout most of the territory as a conditional use, and are defined to include non-traditional camping accommodations such as domes and yurts, which form part of an evolving tourism industry. Due to the small scale of the proposal, it is not anticipated that an Environmental Impact Assessment will be required. / *Le Plan rural de Westmorland-Albert encourage les nouveaux aménagements récréatifs et touristiques, particulièrement au long du corridor de la Route 114 qui lie le Grand Moncton au parc national Fundy et l'ensemble de la région de Fundy. De ce fait, les terrains de camping sont permis dans la plupart du territoire comme usage conditionnel, et sont définis pour inclure les hébergements de camping non traditionnels comme les dômes et les yourtes, qui forment l'industrie touristique changeante. En raison de la petite échelle de la proposition, il n'est pas prévu qu'une Étude d'impact sur l'environnement sera requise.*

The campground will use an existing access, for which access permit was granted in May 2019. There is a watercourse at the entry to the site, and a wetland and watercourse alteration (WAWA) permit was granted for the work related to the access development in July 2019. There is a Dept of Natural Resources and Energy Development corridor that passes over the property and splits it in two. There is a right-of-way agreement in play which allows access over this corridor. Comments were requested with respect to the proposed access road extension and no concerns were raised by DNRED. / *Le terrain de camping utilisera un accès existant, pour lequel un permis d'accès a été obtenu en mai 2019. Il y a un cours d'eau à l'entrée du site et un permis de Modification d'un cours d'eau et d'une terre humide (MECTH) a été délivré pour les travaux liés à l'aménagement de l'accès en juillet 2019. Un corridor du ministère des Ressources naturelles et Développement de l'énergie passent au-dessus de la propriété et le divisent en deux. Il existe une entente de droite de passage qui permet l'accès au-dessus de ce corridor. Des commentaires ont été demandés concernant la proposition de l'extension de la route d'accès et aucune préoccupation n'a été soulevée par MRNDE.*

The site plan shows two accommodation sites north of the DNRED corridor, and an additional three sites to the south. All domes will be located outside of wetland buffers, as well as the Sea Level Rise zone. The yoga dome will be located within the Sea Level Rise zone, and as such staff is recommending that it be placed on a structure at the elevation required by the SLR zoning. / *Le plan d'emplacement montre les deux sites d'hébergement au nord du corridor du MRNDE, et trois sites supplémentaires vers le sud. Tous les dômes seront situés à l'extérieur des zones tampons de la terre humide, ainsi que la zone*

d'élévation du niveau de la mer. Le dôme de yoga sera situé à l'intérieur de la zone d'élévation du niveau de la mer, et de ce fait, le personnel recommande qu'il soit placé sur une structure à l'élévation requise par le zonage ENM.

Shepody Bay is home to a large bird population during migration seasons, which provides the opportunity for campground guests to birdwatch. As such, a viewing platform is proposed at the edge of the provincially significant wetland (PSW). The applicant is aware that a WAWA permit will be required. In preliminary consultation with DELG, it was indicated that activity within a PSW is highly regulated, and a permit is not guaranteed. A delineation by a certified biologist will likely be required as part of the WAWA application to determine the true wetland boundary, but this will be at the discretion of DELG. / *Pendant les saisons de migration, la baie de Shepody accueille une population importante d'oiseaux migrateurs, ce qui donnera l'occasion aux visiteurs du terrain de camping d'observer les oiseaux. De ce fait, une plateforme d'observation est proposée au bord de la terre humide d'importance provinciale (THIP). Le requérant est au courant qu'un permis MECTH est requis. Lors de la consultation préliminaire avec MEGL, il a été indiqué que de l'activité dans une THIP est hautement réglementée et un permis n'est pas garanti. Il est possible qu'une délimitation faite par un biologiste accrédité soit requise dans le cadre de la demande du permis MECTH afin de déterminer la limite véritable de la terre humide, mais ceci est laissé à la discrétion du MEGL.*

Planning staff recognizes the appeal to incorporating the birdwatching element to the campground, however, is recommending that regardless of whether a WAWA permit is granted, any buildings and structures should maintain a minimum 15m setback from the edge of the PSW in order to maintain the integrity of the wetland system and habitat. / *Le personnel de la planification reconnaît l'attrait pour incorporer l'élément d'observation des oiseaux au terrain de camping, en revanche, compte non tenu de la délivrance d'un permis MECTH, il recommande que tout bâtiment ou construction maintienne un minimum de marge de retrait de 15 mètres du bord de la THIP afin de maintenir l'intégrité du système de la terre humide et de l'habitat.*

Public Notice / Avis public

Public notice was sent to neighbouring properties within 100m on April 12, 2023. / *Un avis public a été envoyé aux propriétés voisines à l'intérieur de 100 m le 12 avril 2023.*

Legal Authority / Autorité légale

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may / *En prescrivant les fins auxquelles des terrains, des bâtiments et des constructions dans une zone quelconque peuvent être affectés, l'arrêté de zonage peut prévoir l'une quelconque des dispositions suivantes :*

c) prescribe particular purposes / *y désigner des fins particulières :*

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and / *pour lesquelles le comité consultatif ou la commission de services régionaux peut, sous réserve du paragraphe (5), imposer des modalités et des conditions,*

ii) that may be prohibited by the advisory committee or regional service commission if compliance with terms and conditions imposed under subparagraph (i) cannot reasonably be expected. / *que peuvent interdire le comité consultatif ou la commission de services régionaux lorsqu'il apparaît raisonnable de s'attendre qu'il ne sera pas satisfait aux modalités et aux conditions imposées en vertu du sous-alinéa (i).*

53(4) Terms and conditions imposed under paragraph (4)(c) shall be limited to those considered necessary the advisory committee or commission to protect / *Les modalités et conditions imposées en application de l'alinéa (4)c) doivent se limiter à celles que le comité consultatif ou la commission juge nécessaires pour protéger*

(a) properties within the zone or in abutting zones, or / *les propriétés à l'intérieur de la zone ou dans des zones attenantes, ou*

(b) the health, safety and welfare of the general public. / *la santé, la sécurité et le bien-être du public en général.*

Recommendation / Recommandation

Staff recommends that the Southeast Planning Review and Adjustment Committee APPROVE the conditional use application to permit a campground on the property bearing PID 00626556, located on Route 114 in Shepody, Fundy-Albert, subject to the following conditions / *Le personnel recommande que le comité de révision de la planification du Sud-est APPROUVE la demande d'usage conditionnel afin de permettre un terrain de camping sur la propriété portant le NID 00626556, situé sur la Route 114, Shepody, à Fundy-Albert, sujet aux conditions suivantes:*

1. That the site be developed in general conformity with the proposed site plan, up to a maximum of six domes/containers intended for overnight accommodation as well as accessory structures. Any future expansion will be subject to additional conditional approval. / *Que le site soit développé en conformité générale du plan de site proposé, jusqu'à un maximum de six dômes/conteneurs destinés à l'hébergement de nuit ainsi que des structures accessoires. Toute expansion exige une approbation conditionnelle supplémentaire;*
2. That a minimum 6m wide treed buffer be maintained along the property line abutting PID 00626531 / *Qu'une zone tampon boisée d'au moins 6m de large soit maintenue le long de la limite de propriété partagée avec le NID 00626531*
3. That prior to the issuance of a building and/or development permit, confirmation be submitted by the Department of the Environment that no Environmental Impact Assessment is required for the project. However, if an Environmental Impact Assessment is required, a copy of the Certificate of Determination must be provided to the Southeast Regional Service Commission prior to the issuance of a building and/or development permit; / *Qu'avant l'émission d'un permis de construction et/ou d'aménagement, une confirmation soit soumise par le ministère de l'Environnement qu'aucune étude d'impact sur l'environnement ne soit requise pour le projet. Toutefois, si une étude d'impact sur l'environnement est requise, une copie du certificat de détermination doit être fournie à la Commission de services régionaux Sud-Est avant l'émission d'un permis de construction et/ou d'aménagement.*
4. That a Wetland and Watercourse Alteration permit shall be required for any building or structure within a wetland or watercourse buffer / *Un permis de modification d'un cours d'eau et d'une terre humide sera exigé pour tout bâtiment ou structure dans une zone tampon d'un cours d'eau ou terre humide*
5. That notwithstanding condition 4, no building or structure shall be permitted within 15m of the edge of a provincially significant wetland / *Que nonobstant la condition 4, aucun bâtiment ni structure ne sera permis à une distance moins que 15m de la limite d'une terre humide d'importance provinciale*
6. That approval from the Department of Public Safety and/or Health is required for a septic system for the project before issuing a development and building permit / *Que l'approbation du ministère de la Sécurité publique et/ou Santé est requise pour un système septique pour le projet avant de délivrer un permis d'aménagement et de construction*
7. That any buildings within the Sea Level Rise zone shall be adapted per the zoning requirements / *Que tout bâtiment dans une zone d'élévation du niveau de la mer sera adapté tel que décrit par les exigences de zonage*

Note: This report was written in_ and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

4989 Route 114 (PID/NID 00626556)

Fundy-Albert

Date: 2023-03-22



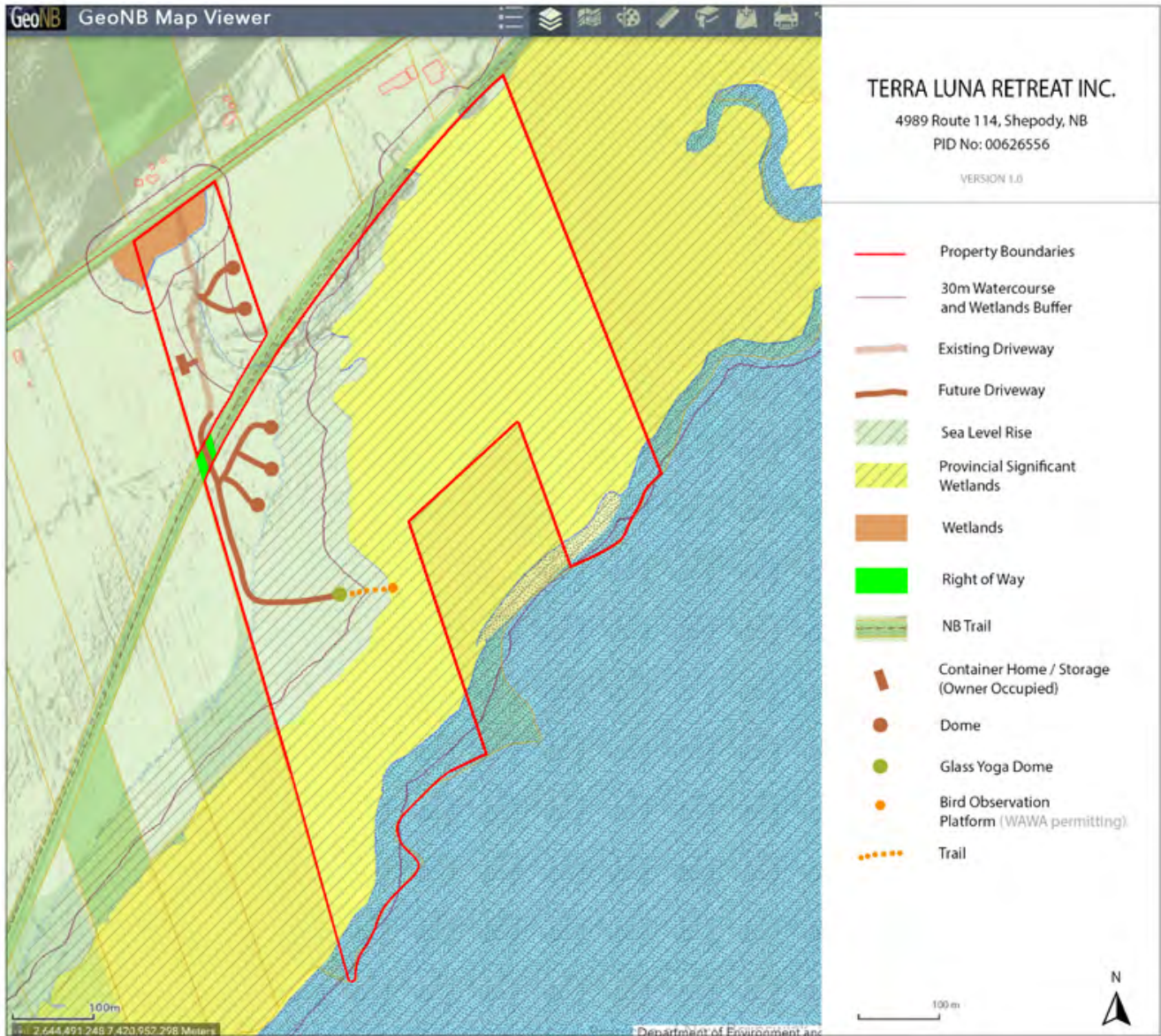
TERRA LUNA RETREAT INC.

4989 Route 114, Shepody, NB
PID N°: 00626556

terralunaretreat@gmail.com



SITE LAYOUT (PROPOSED)



THE DOME

(EXTERIOR)



GLAMPING 50

Base area: $\approx 49 \text{ m}^2 / 527.43 \text{ sq ft}$

Diameter: $\approx 7.90 \text{ m} / 26.0 \text{ ft}$

Height: $\approx 4.80 \text{ m} / 15.7 \text{ ft}$

Weight: 775 kg / 1708 lbs

FRAMEWORK

Diameter: 42.4 mm

Steel thickness: 2.5 mm

Finish: all steel parts hot-dip galvanised and powder-coated white for enhanced look

Larger pipe diameter increased pipe thickness for extreme rigidity

165x steel framework struts + 15 structure feet

OUTER COVER

Colour: Snow White (closest RAL colour: 9010)

Single layer PVC architectural membrane with gloss, UV resistant, fungicide coating

650 g/sqm thick, fire-retardant (DIN 4102, B1/M2)

100% water-proof, very high tear and tensile strength

Easy cleaning / can be power-washed

Resistant to temperature variations & discolouration

Operating temperatures: $-40^\circ\text{C} / +70^\circ$

Expected lifespan: 8 - 12 years (depending on site specific conditions)

THE DOME (EXTERIOR)

MOODBOARD



THE DOME

(INSULATION)

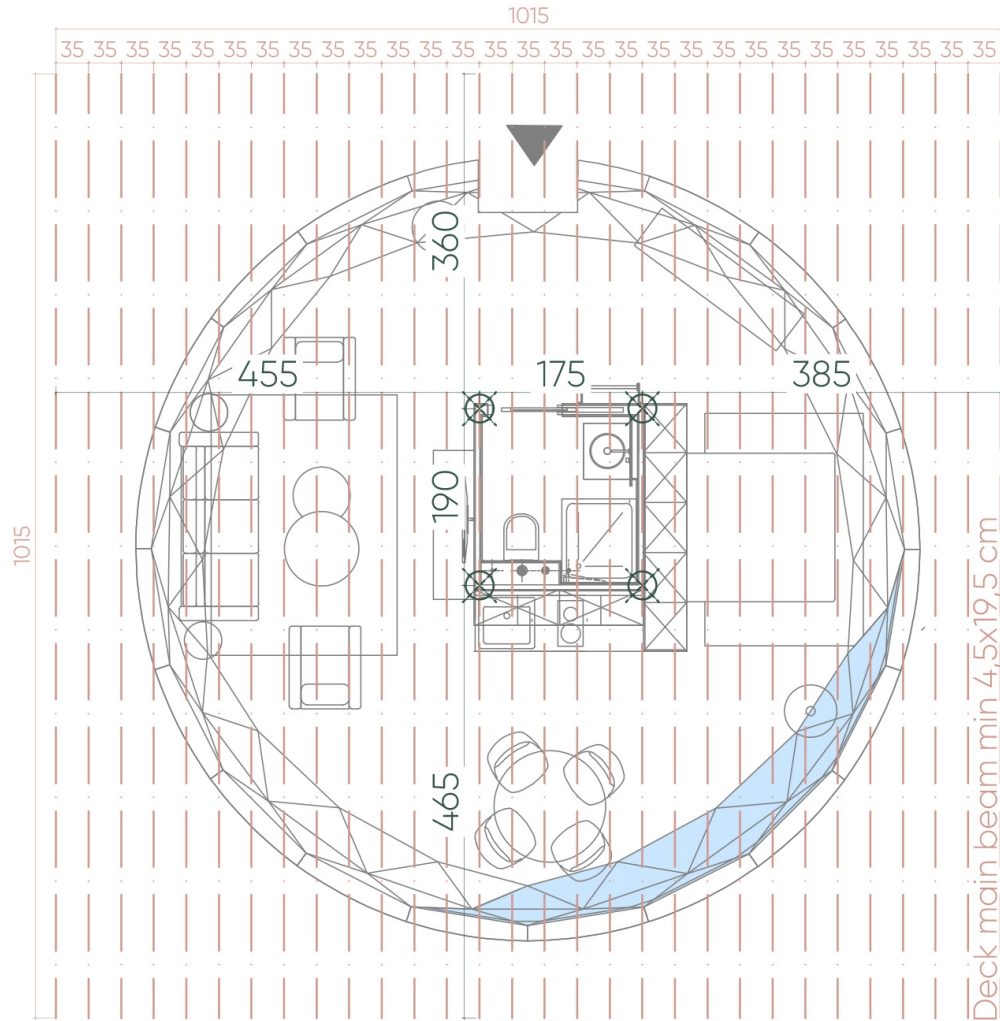


INSULATION

- Insulation material: thermal insulating mat coated with aluminium layer on both sides
- Matt thickness: 5 mm (equivalent of 70 mm mineral wool insulation or 100 mm polystyrene foam)
- Radiation heat reflection coefficient: up to 85%
- Eliminates the dew point
- Insulation liner colour: Ecru (closest RAL colour: 9001)
- Insulation liner canvass: high quality woven polyester fabric
- 100% water-proof
- Fire-retardant (certified)

THE DOME

(THE DECK)



Dimension to axis of prefab bathroom legs

DECK ANCHORING

30x galvanized steel driftbolts with hexagon heads (DIN 571)

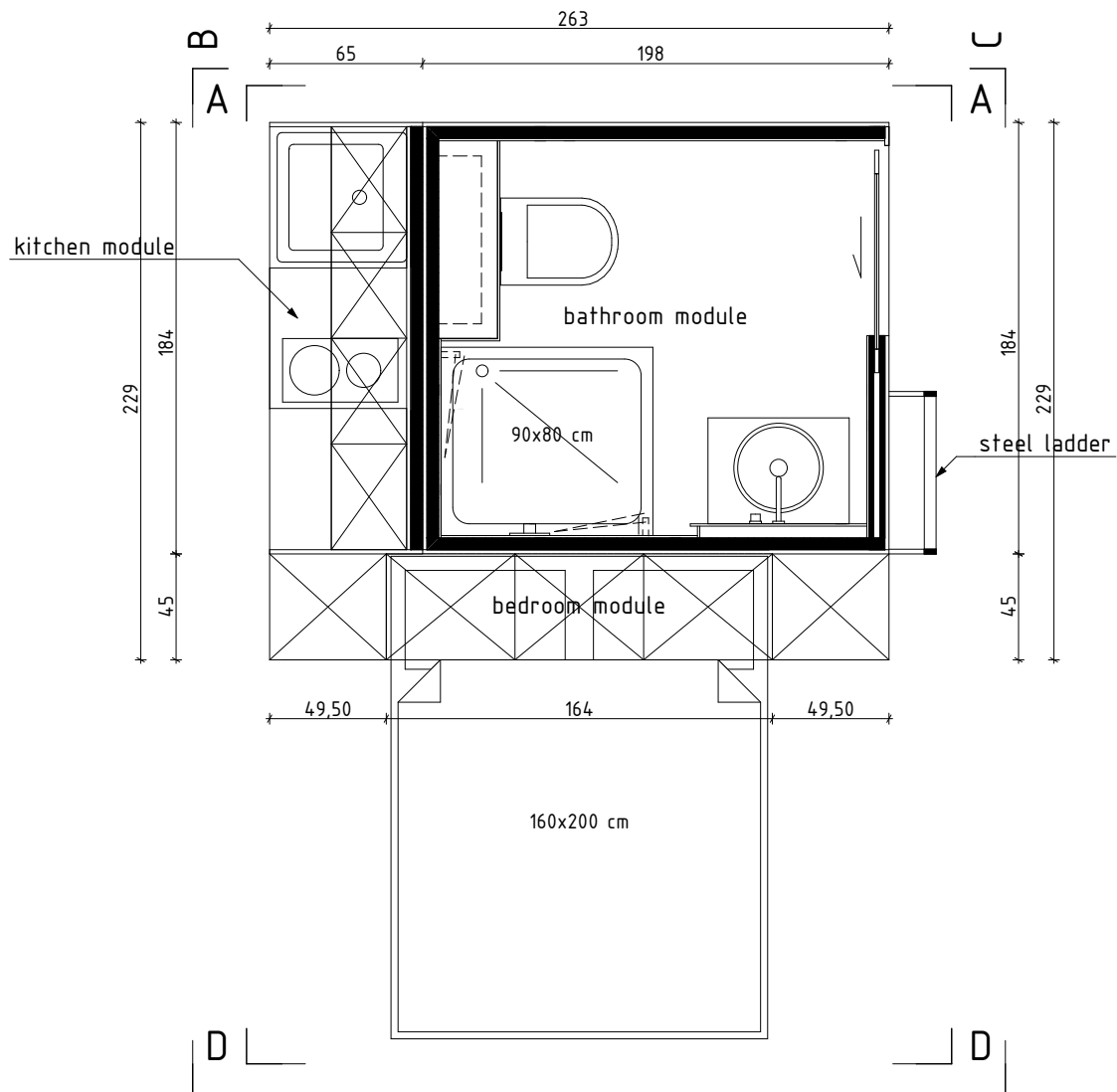
min. size: 10x50 mm

Diameter: 10 mm

the size of the driftbolts depends on the deck's thickness (recommended min. deck thickness: 2,5 cm / 9,8 inches)

THE DOME

(BATHROOM + KITCHEN + BEDROOM + LOFT BED MODULE)



BATHROOM + KITCHEN + BEDROOM + LOFT BED MODULE

Width: 263 cm | Height: 222 cm | Weight: 400 kg

Depth: 205 cm (bed's length) including 45 cm (storage)

Wardrobe and cabinet fronts finished with melamine faced chipboards • bed with a mattress 160 x 200 cm

Wardrobes on both sides of the bed

Hidden recess in each wardrobe with the function of a bedside table

2 drawers on both sides of the bed

Built-in LED lighting under the cabinets

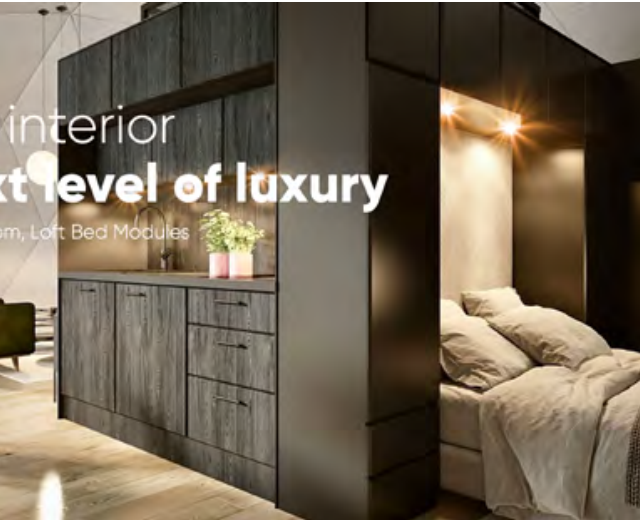
Upper cabinets

Power sockets on the both sides of the bed

THE DOME

(BATHROOM + KITCHEN + BEDROOM + LOFT BED MODULE)

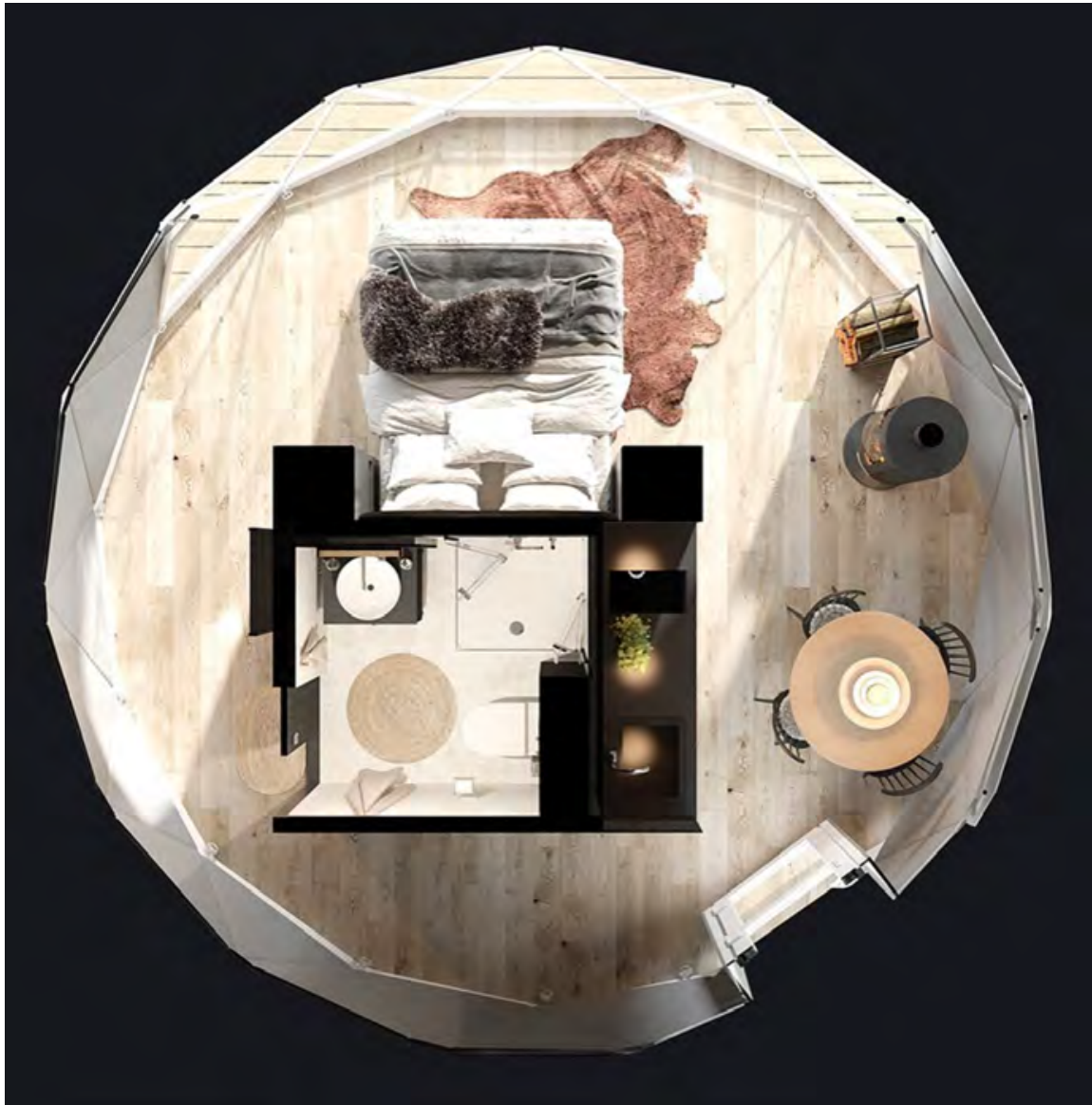
MOODBOARD



THE DOME

(BATHROOM + KITCHEN + BEDROOM + LOFT BED MODULE)

MOODBOARD



THE DOME

(WIND + SNOW LOAD)

STEEL PROFILE DEPENDING ON THE LOCATION LOADS							
DOME SIZE	PROFIE	CANADA		USA		EUROPE	
		according to NBCC 2020		according to IBC 2021, ASCE 7-16		according to EN 1990:2004	
		SNOW	WIND	SNOW	WIND	SNOW	WIND
FG20 (3V)	RO 26,9x2,0	Suls= kPa	p10= kPa	$\rho_f = \text{lb/ft}^2$	V= ... mph	Sk= kN/m ²	Vk= kN/m ²
FG30 (3V)	RO 26,9x2,0	Suls= kPa	p10= kPa	$\rho_f = \text{lb/ft}^2$	V= ... mph	Sk= kN/m ²	Vk= kN/m ²
	RO 33,7x2,5	Suls= kPa	p10= kPa	$\rho_f = \text{lb/ft}^2$	V= ... mph	Sk= kN/m ²	Vk= kN/m ²
FG40 (3V)	RO 42,4x2,5	Suls= kPa	p10= kPa	$\rho_f = \text{lb/ft}^2$	V= ... mph	Sk= kN/m ²	Vk= kN/m ²
	RO 26,9x2,0	Suls= 1,1 kPa	p10= 0,9 kPa	$\rho_f = 23 \text{ lb/ft}^2$	V= 70 mph	Sk= 1,1 kN/m ²	Vk= 0,9 kN/m ²
	RO 33,7x2,5	Suls= 2,5 kPa	p10= 1,9 kPa	$\rho_f = 52 \text{ lb/ft}^2$	V= 120 mph	Sk= 2,5 kN/m ²	Vk= 1,9 kN/m ²
FG50 (3V)	RO 42,4x2,5	Suls= 4,2 kPa	p10= 3,0 kPa	$\rho_f = 85 \text{ lb/ft}^2$	V= 150 mph	Sk= 4,2 kN/m ²	Vk= 3,0 kN/m ²
	RO 26,9x2,0	Suls= 0,6 kPa	p10= 0,5 kPa	$\rho_f = 12 \text{ lb/ft}^2$	V= 60 mph	Sk= 0,6 kN/m ²	Vk= 0,5 kN/m ²
	RO 33,7x2,5	Suls= 1,3 kPa	p10= 1,2 kPa	$\rho_f = 25 \text{ lb/ft}^2$	V= 100 mph	Sk= 1,3 kN/m ²	Vk= 1,2 kN/m ²
FG75 (4V)	RO 42,4x2,5	Suls= 2,3 kPa	p10= 2,0 kPa	$\rho_f = 42 \text{ lb/ft}^2$	V= 125 mph	Sk= 2,3 kN/m ²	Vk= 2,0 kN/m ²
	RO 26,9x2,0	Suls= 0,80 kPa	p10= 1,0 kPa	$\rho_f = 18 \text{ lb/ft}^2$	V= 70 mph	Sk= 0,8 kN/m ²	Vk= 1,0 kN/m ²
	RO 33,7x2,5	Suls= 1,8 kPa	p10= 1,9 kPa	$\rho_f = 42 \text{ lb/ft}^2$	V= 120 mph	Sk= 1,8 kN/m ²	Vk= 1,9 kN/m ²
	RO 42,4x2,5	Suls= 3,0 kPa	p10= 2,5 kPa	$\rho_f = 70 \text{ lb/ft}^2$	V= 150 mph	Sk= 3,0kN/m ²	Vk= 2,5 kN/m ²
ALL ABOVE RESULTS SHOW ULTIMATE DESIGN LOADS							
country/standards	loads according to:	steel calculating according to:					
EUROPE	EN 1990:2004	PN-EN 1993-1-1					
USA	IBC 2021, ASCE 7-16	ANSI/AISC 360-16					
CANADA	NBCC 2020	CAN/CSA S16-14					
NOTES:							
p10 - 10 years period							

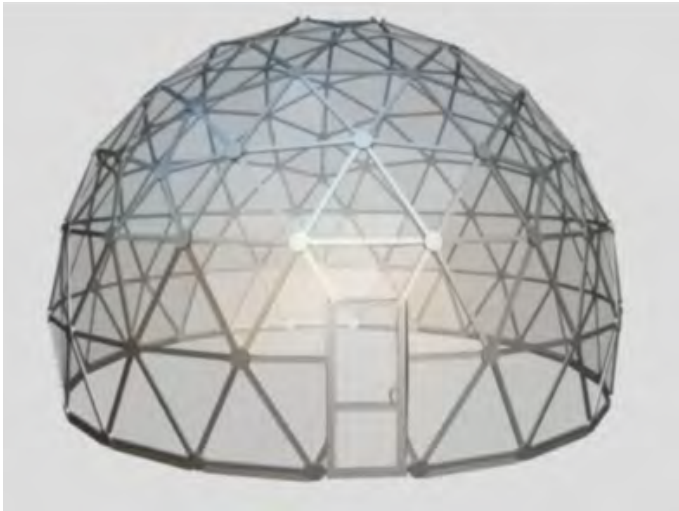


OUR DOMES HAVE THE HEAVY DUTY FRAMEWORK FOR THE BEST SAFETY

Significantly strengthened steel framework designed especially for use in locations exposed to violent weather conditions.

THE GLASS HOUSE

(THE 'YOGA' DOME)



ESTABLISHED IN THE SEA LEVEL RISE AREA. ELEVATION OF THE SUPPORTING PLATFORM TO BE CONFIRMED BY THE SURVEYOR.

29 FT GLASS HOUSE

Height: 19.85 ft / 6.05 m

Diameter: 30 ft / 9.18 m

Base Diameter: 28.87 ft / 8.80 m

Floor Area: 639 sqft / 59.36 sqm

Cover Area: 1689 sqft / 157 sqm

Reflective Tempered Laminated Glass 9mm

Approx. dome weight: 1,741 lbs / 790 kg

THE REFLECTIVE CONTAINER HOME (OWNER-OCCUPIED)



(NEW) HIGH CUBE SEA CONTAINER SERVING AS THE OWNERS' UNIT, A CHECK-IN STATION, AND A STORAGE AREA.

Length: 40 ft / 12,20 m

Width: 8ft / 2,43 m

Floor Area: 320 sqft / 29.8 sqm

Reflective Aluminum Panel for cladding.

THE NATURE TRAIL AND THE BIRD OBSERVATION PLATFORM (WAWA PERMITTING)



For illustration purpose only

AN ARCHITECTURAL CONCEPT AND AN INTEGRATED DESIGN FOR BIRD AND NATURE LOVERS

An interpretive nature trail will lead to a contemporary design platform illuminated by the sun and overlooking the Bay of Fundy. Visitors will enjoy a unique experience, where they will be able to appreciate and to learn about the Provincial Significant Wetlands and the preservation of its ecosystem.

THE MIGRATION OF SHOREBIRDS IN THE BAY OF FUNDY

Our goal is to offer our guests an intimate setting and the best viewing conditions of the large seabirds migration in the spring and in the fall.

From: [Lemieux, Colette \(DNRED/MRNDE\)](#)
To: [Kirk Brewer](#)
Cc: [Phillips, Tina \(DNRED/MRNDE\)](#)
Subject: Development request - Shepody campground - PID 00626556/DNRED File # 680 13 0114
Date: March 31, 2023 3:26:05 PM
Attachments: [image001.jpg](#)
[image002.gif](#)

Hi Kirk, further to your email dated March 17, 2023 regarding the above-noted request, the Department of Natural Resources and Energy Development (DNRED) have the following comments/concerns to provide:

DNRED's Resource Tenure Branch

- There are no peatlands in the subject area and therefore no concerns with regards to peat or peatlands under the *Quarriable Substances Act*. However, as there are wetlands, including a provincially significant wetland in the area, if the Department of Environment and Local Government's (DELG's) Source and Surface Water Management Branch hasn't already had a chance to review, the request should also be sent to DELG for review.
- This project is completely within Mineral Claim 10468.

DNRED's Crown lands Branch

- Please be advised that there are DNRED Submerged Crown lands within the boundary of the plan. Submerged Crown lands below the ordinary high water mark (OHWM) may be allocated for approved structures, works and activities. Please refer to this link for DNRED's Submerged Crown Lands Policy, <https://www2.gnb.ca/content/dam/gnb/Departments/nr-rn/pdf/en/Publications/CLM0142004.pdf>.

Regards, Colette

Colette Lemieux, BTech (ENV), MEM

Environmental Impact Assessment Analyst/Analyste pour les Études d'impact sur l'environnement
Crown Lands Branch – Planning Section/Direction des Terres de la Couronne – Section de la Planification
Department of Natural Resources and Energy Development/Ministère des Ressources naturelles et du Développement de l'énergie
Tel/Télé: 506.230.3968
Fax/Télécopieur: 506.457.4802
Email/Courriel: colette.lemieux@gnb.ca

signature



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From: Kirk Brewer <kirk.brewer@nbse.ca>
Sent: Friday, March 17, 2023 12:40 PM
To: Lemieux, Colette (DNRED/MRNDE) <Colette.Lemieux@gnb.ca>
Subject: Development request - Shepody campground - PID 00626556

ATTENTION! External email / courriel externe.

Good afternoon Colette,

We've received a development request on behalf of Terra Luna Retreat for a campground (glamping domes) in the Shepody area of Fundy Albert on PID 00626556. Campgrounds are a conditional use requiring the approval of the Planning Review and Adjustment Committee. The proposal involves crossing an ERD right of way, so I wanted to reach out to you to see if there were any comments that the PRAC should consider.

It appears there is an easement granting access over the ERD lands (see attached), so I don't anticipate any problems granting approval on our end. However, I would appreciate any comments you have to offer before **March 31**. Feel free to give me a call if you'd like to discuss!

Have a great weekend,

Kirk Brewer RPP, MCIP
Planner/Development Officer – Urbaniste/Agent d'aménagement
1234 Main Street, Suite 200, Moncton, NB E1C 1H7
T 506-382-3574 • www.plan360.ca



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From: [Bourque, Zachary \(ELG/EGL\)](#)
To: [Kirk Brewer](#)
Subject: RE: Request for comments - Shepody campground - PID 00626556
Date: March 17, 2023 11:37:38 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Hello Kirk,

Happy Friday to you as well!

There is a watercourse (blue line), a Provincially significant wetland (yellow), a wetland (orange) and the wetlands' 30 metre buffer zones (purple lines) mapped on PID 00626556;



However, the mapping is just a reference tool and it is always possible that there are wetlands/watercourses not depicted on it or that their boundaries differ on the ground. All watercourses and wetlands on the ground (whether they are identified on the [WAWA Reference Map](#) or not) which meet the [definition](#) in the *Clean Water Act* are regulated.

Any alterations taking place within 30 metres of any wetland or watercourse require a valid watercourse and wetland alteration (WAWA) permit under the *Watercourse and Wetland Alteration Regulation (REG # 90-80)* of the *Clean Water Act*. An alteration is defined as a temporary or permanent change and includes, but is not limited to: vegetation removal, grubbing, excavation, the addition of fill, the installation of any structure, road or driveway construction and landscaping. The proponent may consult the [Wetland Guidelines](#) for more information.

Current regulations and directives are highly restrictive of permitted activities in or within 30 metres of a Provincially Significant Wetland (PSW). It is very likely that a WAWA permit will not be issued for alterations such as cutting vegetation, grubbing/land preparation, the placement of fill or rock material, construction of a dwelling, installation of a septic system, landscaping, etc. Boardwalks are a permissible activity in and within 30 metres of a PSW granted they meet the [Boardwalk Construction Guidelines](#). The only trail type that is generally permissible within 30 metres of a PSW is a boardwalk. The domes would likely not be permitted within 30 metres of the PSW as they would not be new accessory buildings associated with an existing dwelling (i.e. a shed or gazebo on a developed lot). Permissible alterations within 30 metres of a PSW are listed in the [Wetland Guidelines](#).

The following comments are for projects which permanently impact wetland habitat;

The wetland located within the property boundaries is greater than 2 hectares in area. Alterations that affect this wetland may be subject to an Environmental Impact Assessment Registration as per Trigger 'V' of Schedule A of the Environmental Impact Assessment Regulation (Reg 87-83) of the Clean Environment Act. A consultation with the Project Assessment Branch should be conducted prior to any alterations within 30 metres of the wetland to determine regulatory requirements for the project.

In the case that the Department of Environment and Local Government has determined that a project will impact wetland, compensation must be provided. All loss of wetland habitat in New Brunswick must be compensated at a ratio of 2:1 through the restoration, creation or enhancement of wetland habitat. A wetland compensation plan must be submitted to the Source and Surface Water Management Branch and approved by the Wetland Specialist, or arrangements can be made through a Wetland Compensation Consultant who may be able to provide compensation on a proponents behalf. Ducks Unlimited Canada is a group that restores/creates wetland habitat for compensation. They can be contacted at 506-458-8848.

As per the [Wetland Guidelines](#), proponents of commercial and industrial projects, and those with large properties and potentially larger wetlands, may be required to obtain the services of a wetland consultant for [wetland identification and delineation](#). A review of available aerial imagery, LiDAR and Hillshade indicates there may be unmapped wetland associated with the watercourse, additional unmapped wetland associated with the mapped PSW, and that the mapped PSW's boundary may differ on the ground. I strongly suggest that the proponent retains the services of a wetland delineator for a delineation of the entire property this year. A delineation may be required upon receipt of a WAWA permit application. The proponent may find a list of available delineators here; [Wetland Professionals & Consultants Public List - MCFT](#).

Does the project require septic field(s) and wells? An updated plan will have to be shared during the WAWA permitting process to confirm their proposed locations.

Please let me know if you require additional information.

Thank you,

Zachary Bourque, B.Sc., MEM

Wetland Biologist / Biologiste des terres humides

Source and Surface Water Management / Gestion des eaux de source et de surface

Department of Environment and Local Government / Ministère de l'Environnement et des Gouvernements locaux

Tel/Tél: (506) 862-9096

From: Kirk Brewer <kirk.brewer@nbse.ca>

Sent: March 17, 2023 11:09 AM

To: Bourque, Zachary (ELG/EGL) <Zachary.Bourque@gnb.ca>

Subject: Request for comments - Shepody campground - PID 00626556

ATTENTION! External email / courriel externe.

Good morning Zachary,

Happy Friday!

We've received a request for a new campground (glamping domes) in the Shepody area, which is a conditional use that requires approval from the Planning Review and Adjustment Committee. This application is in proximity to wetlands and watercourses, so I'd appreciate any comments you can provide.

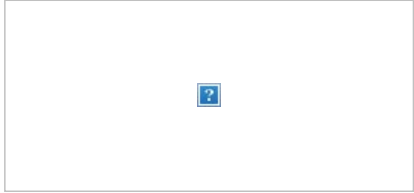
I've attached the project description and general site layout being proposed. It appears that a WAWA was granted in 2019 to build the access road within the regulated wetland buffer along Route 114. Most of the campground development is proposed to occur outside of regulated buffers, but the applicant is interested in building a sort of nature interpretation structure within a buffer at the edge of a PSW. The client is aware this will require a WAWA, but I would like to co-ordinate with you on this in

case PRAC should consider imposing specific conditions on this (ie not allowing structures within either the 15m or 30m buffer, requiring delineation before issuing permits, etc).

This application is expected to go to the April 26th PRAC meeting, so we've got some time to discuss. I'd appreciate your comments by **March 31** if possible. Feel free to call anytime!

Have a great weekend,

Kirk Brewer RPP, MCIP
Planner/Development Officer – Urbaniste/Agent d'aménagement
1234 Main Street, Suite 200, Moncton, NB E1C 1H7
T 506-382-3574 • www.plan360.ca



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