



# Grand Bay- Westfield

*A Community of Friends*



## COLONEL NASE BOULEVARD DEVELOPMENT OPPORTUNITY

### Be a part of our community story.

It is a tale that begins in 1783, with Colonel Henry Nase – a Loyalist settler who chronicled the earliest days of Grand Bay-Westfield in his diary – a document that now rests in the New Brunswick Museum Archives.

Colonel Nase wrote the earliest chapters of our community's story, and we have since grown into a vibrant riverside town with a growth oriented balanced lifestyle. You can be a part of the latest chapter, sharing in our vision of a successful, caring community.

We invite you to join us in creating new opportunities and new stories in Grand Bay-Westfield – A Community of Friends.

**Grace Losier**  
Mayor, Grand Bay-Westfield

“Grand Bay-Westfield Council understands the importance of growing a community based on responsible development. Our investment in the future begins with a vision that is sustained by engaged residents, and reinforced by the strong planning policies and goals set out in our Municipal Plan.”



## Colonel Nase Boulevard Development Opportunity

Our community came together to share our thoughts and dreams for the boulevard – in the hopes that our vision might provide some stewardship for the upcoming development process.

We are working to grow our thriving community in a sustainable way, balancing the needs of the environment with our ambitious social, cultural and economic goals.

We see opportunity for Colonel Nase Boulevard development to be sensitive to the environment, complementary to our existing commercial area, and standardized to result in a high quality addition to our community. We envision businesses and services that the whole community will benefit from, and that will both accommodate and spur growth.

### The boulevard will...

- Be the main arterial link between Routes 7 and 177
- Open up over 400 acres of development land
- Represent an additional access to the road to Fredericton and Saint John
- Offer links to the Trans Canada Highway and the northeastern US
- Feature a wide corridor with bike lanes, landscaped sidewalks and designated activity areas
- Provide roadside commercial development opportunities
- Increase multiple residential development
- Showcase businesses with highway visibility, close to Route 7 ramp access
- Include flexible mixed-use zoning
- Be ready for growth in a welcoming community

## Grand Bay-Westfield

We are a community that is connected to its past, committed to its present, and focused on crafting a future we can all take pride in – with the help of cooperative economic development partners.

Our excellent transportation links, proximity to Saint John, river-paced lifestyle and commitment to recreation and wellness has made us a thriving family-oriented community.

### Key facts...

- 2011 population: 5,117
- Active River Valley Chamber of Commerce has more than 80 members
- One hour from the US border
- Situated by the Nerepis, Saint John and Kennebecasis Rivers
- Next to the Province's largest protected wilderness area
- Close to Bay of Fundy beaches, ferry crossing to NS
- Historic Places recognition
- A partner in the Lower River Passage
- A designated trailhead for the Trans-Canada Trail, Water Route
- Four public schools
- Seven local churches
- 18-hole Golf & Country Club
- The Brundage Point River Centre - a waterside gathering place
- A seasonal Visitor Information Centre
- Boating facilities
- Site member for the UNESCO designated Stonehammer Geopark

### Our wish list includes...

A home improvement store, a senior's complex, a school, a hotel, a liquor store, a large grocery store, a medical clinic and a restaurant.



**Steve Carson**  
CEO, Enterprise Saint John

“Governments grant permits.  
Communities grant permission.”





Ours is a story whose next chapter will be written by those who share our vision for the future success of our community.

For more information on our opportunity, please contact:

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For the complete zoning map, contact **David Taylor**. (Zoning By-law No. 112)

