

**BY-LAW NUMBER C.P. 111-77
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

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

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

1 Amending Schedule A, the Zoning Map of The City of Saint John, by re-zoning a parcel of land having an area of approximately 1,000 square metres, located at 648 Westmorland Road, also identified as PID No. 55208300 from Two-Unit Residential (R2) to Neighbourhood Community Facility (CFN) pursuant to a resolution adopted by Common Council under Section 59 of the Community Planning Act.

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

IN WITNESS WHEREOF The City of Saint John has caused the Corporate Common Seal of the said City to be affixed to this by-law the * day of *, A.D. 2019 and signed by:

Mayor/Maire

Common Clerk/Greffier communal

First Reading - July 8, 2019
Second Reading - July 8, 2019
Third Reading -

**ARRÊTÉ N^o C.P. 111-77
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

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

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

1 La modification de l'annexe A, Carte de zonage de The City of Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 1,000 mètres carrés, située à 648 chemin Westmorland et portant le NID 55161897, de zone résidentielle bifamiliale (R2) à zone d'installations communautaires de quartier (CFN) conformément à une résolution adoptée par le conseil municipal en vertu de l'article 59 de la Loi sur l'urbanisme.

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

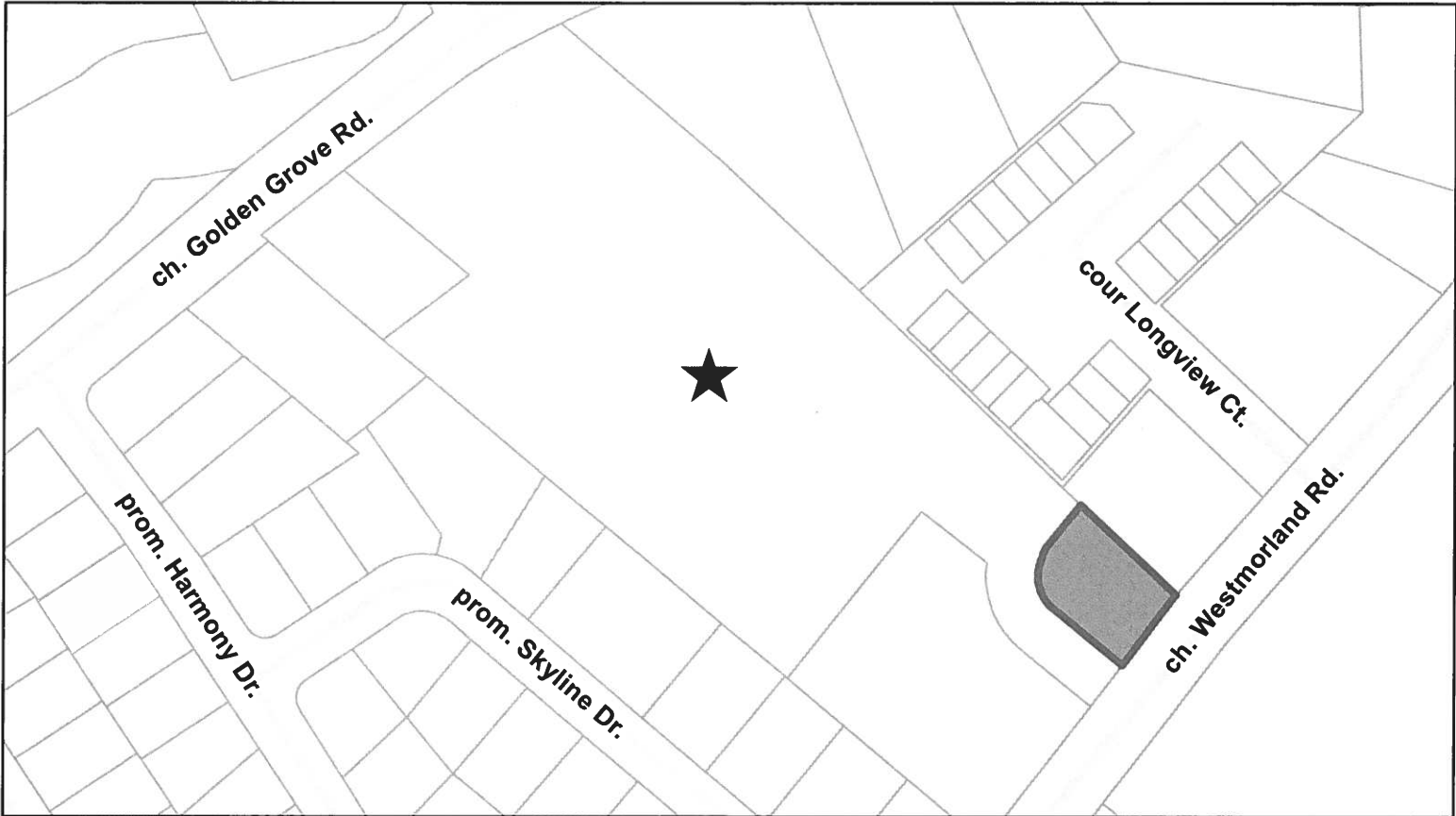
EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le * 2019, avec les signatures suivantes :

Première lecture - le 8 juillet 2019
Deuxième lecture - le 8 juillet 2019
Troisième lecture -

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

REZONING / REZONAGE

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



FROM / DE

Two-Unit Residential
Zone résidentielle
bifamiliale

R2



CFN

TO / À

Neighbourhood
Community Facility
Zone d'installations
communautaires de quartier



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

Applicant: St. Mary's & St. Bartholomew's Church

Location: 646-648 Westmorland Road

PID(s)/NIP(s): 55161897

Considered by P.A.C./considéré par le C.C.U.: June 18 juin, 2019

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #

Drawn By/Crée Par: Andrew Pollock **Date Drawn/Carte Créée:** July 9 juillet, 2019

Section 59 Conditions - 646-648 Westmorland Road

That Common Council rescind the Section 39 conditions imposed on the August 19, 2002 rezoning of the property located at 646-648 Westmorland Road also identified as PID Number 00303545.

That Common Council hereby imposes pursuant to the provisions of Section 59 of the Community Planning Act (SNB 2017, c.19) the following conditions upon the development and use of the parcel of land having an area of approximately 19,352 square metres, located at 646-648 Westmorland Road also identified as PID Number 00303545:

- a. The use of the site is limited to senior citizens' apartment development, parking area, and access for the adjacent place of worship and food bank.
- b. The developer must pave all new parking areas, loading areas, manoeuvring areas, and driveways with asphalt and enclose them with cast-in-place concrete curbs to protect landscaped areas and facilitate proper drainage.
- c. Adequate site drainage facilities (including catch basins) must be provided by the developer in accordance with a detailed drainage plan, prepared by the developer and subject to the approval of the Chief City Engineer or his designate.
- d. All utilities, including power and telephone, must be provided underground.
- e. The portion of the rezoned area abutting the lots fronting on Longview Court must consist of a landscaped planting strip with a minimum width of 3 metres (10 feet), and shall include a continuous row of deciduous and/or coniferous trees and a continuous board-on-board fence with a minimum height of 1.5 metres (5 feet).
- f. All other disturbed areas of the site not occupied by buildings, driveways, walkways, parking, or loading areas must be landscaped by the developer.
- g. The site shall not be developed except in accordance with a detailed site plan and building elevation plans, prepared by the developer and subject to the approval of the Development Officer, indicating the location of all buildings, parking areas, driveways, loading areas, signs, exterior lighting, landscaped areas and other site features, including those listed above. The approved site plan must be attached to the application for building permit for the development.
- h. All site improvements shown on the approved site and drainage plans must be completed within one year of building permit approval.