

**BY-LAW NUMBER C.P. 111-  
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 1,843 square metres, located at 319 Lancaster Street, also identified as PID No. 00365528 from Neighbourhood Community Facility (CFN) to Two-Unit Residential (R2)

- 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:

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Mayor/Maire

**ARRÊTÉ N<sup>o</sup> C.P. 111-  
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 1,843 mètres carrés, située à 319 rue Lancaster et portant le NID 00365528, de zone d'installations communautaires de quartier (CFN) à zone résidentielle bifamiliale (R2)

- 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 :

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Common Clerk/Greffier communal

First Reading -  
Second Reading -  
Third Reading -

Première lecture -  
Deuxième lecture -  
Troisième lecture -

## PROPOSED ZONING BY-LAW

**RE: 319 LANCASTER STREET**

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room, City Hall, on **Monday, September 9, 2019 at 6:30 p.m.**, by:

Rezoning a parcel of land having an area of approximately 1,843 square metres, located at 319 Lancaster Street, also identified as PID No. 00365528, from **Neighbourhood Community Facility (CFN)** to **Two-Unit Residential (R2)**, as illustrated below.

## PROJET DE MODIFICATION DE L'ARRÊTÉ DE ZONAGE

**OBJET: 319 RUE LANCASTER**

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention d'étudier la modification suivante à l'Arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow, à l'hôtel de ville, le **lundi, 9 septembre 2019 à 18 h 30 :**

Rezoning d'une parcelle de terrain d'une superficie d'environ 1843 mètres carrés, située au 319 rue Lancaster, et portant le NID 00365528, de **zone d'installations communautaires de quartier (CFN)** à **zone résidentielle bifamiliale (R2)** comme le montre la carte ci-dessous.



### REASON FOR CHANGE:

To allow for the conversion of the former place of worship into a two-unit dwelling.

### RAISON DE LA CHANGEMENT:

Permettre la conversion de l'ancien lieu de culte en un immeuble à deux logements.

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of Growth and Community Development Services, City Hall, 15 Market Square, Saint John, N.B. between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, inclusive, holidays excepted.

Written objections to the amendment may be sent to the undersigned at City Hall.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Jonathan Taylor, Common Clerk  
658-2862

Toute personne intéressée peut examiner le projet de modification au bureau du greffier communal ou au bureau du service de la croissance et du développement communautaire à l'hôtel de ville situé au 15, Market Square, à Saint John, au Nouveau-Brunswick., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Veuillez faire part de vos objections au projet de modification par écrit à l'attention du soussigné à l'hôtel de ville.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.

Jonathan Taylor, Greffier communal  
658-2862

**Conditional Use**  
**Non-Conforming Use**  
**Similar or Compatible Use**  
**Temporary Approval**

**Application Checklist & Submission Package**



## PAC Application

Checklist required for a complete application for:

- **Conditional Use**
- **Non-Conforming Use**
- **Similar or Compatible Use**
- **Temporary Approval**

Applicant must submit all that are applicable:

- ☐ Completed **Application Form** signed by the registered lot owner or authorized agent.
- ☐ **Fee** in accordance with Schedule B of the Zoning By-law.
- ☐ **Details** of any proposed development, which may include:
  - **Site Plan** drawn to scale illustrating the following:
    - Location of lot lines and lot dimensions;
    - Location and setbacks of buildings and structures;
    - Location and dimensions of easements and rights-of-way;
    - Location and nature of site improvements, including driveway accesses, parking (including barrier free and bicycle), loading, drive-thru facilities, landscaping and amenity spaces, and signs;
    - Topographic features, including watercourses, bodies of water, wetlands, grade changes, and drainage; and
  - **Preliminary Building Plans** drawn to scale, which may include floor plans and elevation drawings.
- ☐ **Other information** may also be required to complete the application. It is therefore strongly recommended that the applicant consult with City staff prior to submission.



LOCATION	CIVIC ADDRESS :	319 Lancaster St.		PID # :	
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N				
	APPLICATION #:		DATE RECEIVED:		
			RECEIVED BY:		
APPLICANT INFORMATION	APPLICANT		EMAIL	PHONE	
	Jamie Reschny		jamiereschny@gmail.com	250-301-1005	
	MAILING ADDRESS			POSTAL CODE	
	319 Lancaster St. Saint John NB			E2M 1J8	
	CONTRACTOR		EMAIL	PHONE	
APPLICANT INFORMATION	MAILING ADDRESS			POSTAL CODE	
	OWNER		EMAIL	PHONE	
	Jamie & Kyla Reschny		jamiereschny@gmail.com	250-301-1005	
APPLICANT INFORMATION	MAILING ADDRESS			POSTAL CODE	
	319 Lancaster St.			E2M 1J8	
PRESENT USE: CFN PROPOSED USE: Residential					
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
	<input type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DECK <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> POOL <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER	<input type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input checked="" type="checkbox"/> PAC APPLICATION <input type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER	<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER	<input type="checkbox"/> HERITAGE DEVELOPMENT <input type="checkbox"/> HERITAGE SIGN <input type="checkbox"/> HERITAGE INFILL <input type="checkbox"/> HERITAGE DEMO <input type="checkbox"/> OTHER
DESCRIPTION OF WORK	Conditional use temporary approval to begin plumbing & electrical upgrades and interior renovations prior to rezoning.				

☒ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

### General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building  
8th Floor - 15 Market Square  
Saint John, NB E2L 1E8  
commonclerk@saintjohn.ca  
(506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Jamie Reschny  
Applicant Name

Applicant Signature

July 3, 2019  
Date






<b>CIVIC ADDRESS</b>		<b>APPLICATION #</b>		<b>FEE PAID</b>	<b>Y</b>	<b>N</b>
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TYPE OF APPLICATION			
<input type="checkbox"/> Conditional Use Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$300	<input type="checkbox"/> Similar or Compatible Use Service Fee: \$300	<input checked="" type="checkbox"/> Temporary Approval Service Fee: \$300

DETAILED DESCRIPTION OF APPLICATION
<p>Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting with City staff is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.</p> <p><i>We plan to renovate previous church property (CFN) into two residences. This will include electrical &amp; plumbing upgrades and interior renovations in accordance with city permitting. Floor plans are included.</i></p>

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION AND CONSENT				
<p>As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.</p>				
<table> <tr> <td>                   _____                  Registered Owner or Authorized Agent             </td> <td>                   _____                  Additional Registered Owner             </td> </tr> <tr> <td> <i>July 3, 2019</i>                  _____                  Date             </td> <td> <i>July 3, 2019</i>                  _____                  Date             </td> </tr> </table>	 _____ Registered Owner or Authorized Agent	 _____ Additional Registered Owner	<i>July 3, 2019</i> _____ Date	<i>July 3, 2019</i> _____ Date
 _____ Registered Owner or Authorized Agent	 _____ Additional Registered Owner			
<i>July 3, 2019</i> _____ Date	<i>July 3, 2019</i> _____ Date			
<p>The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.</p>				

LANCASTER ST

CHURCH

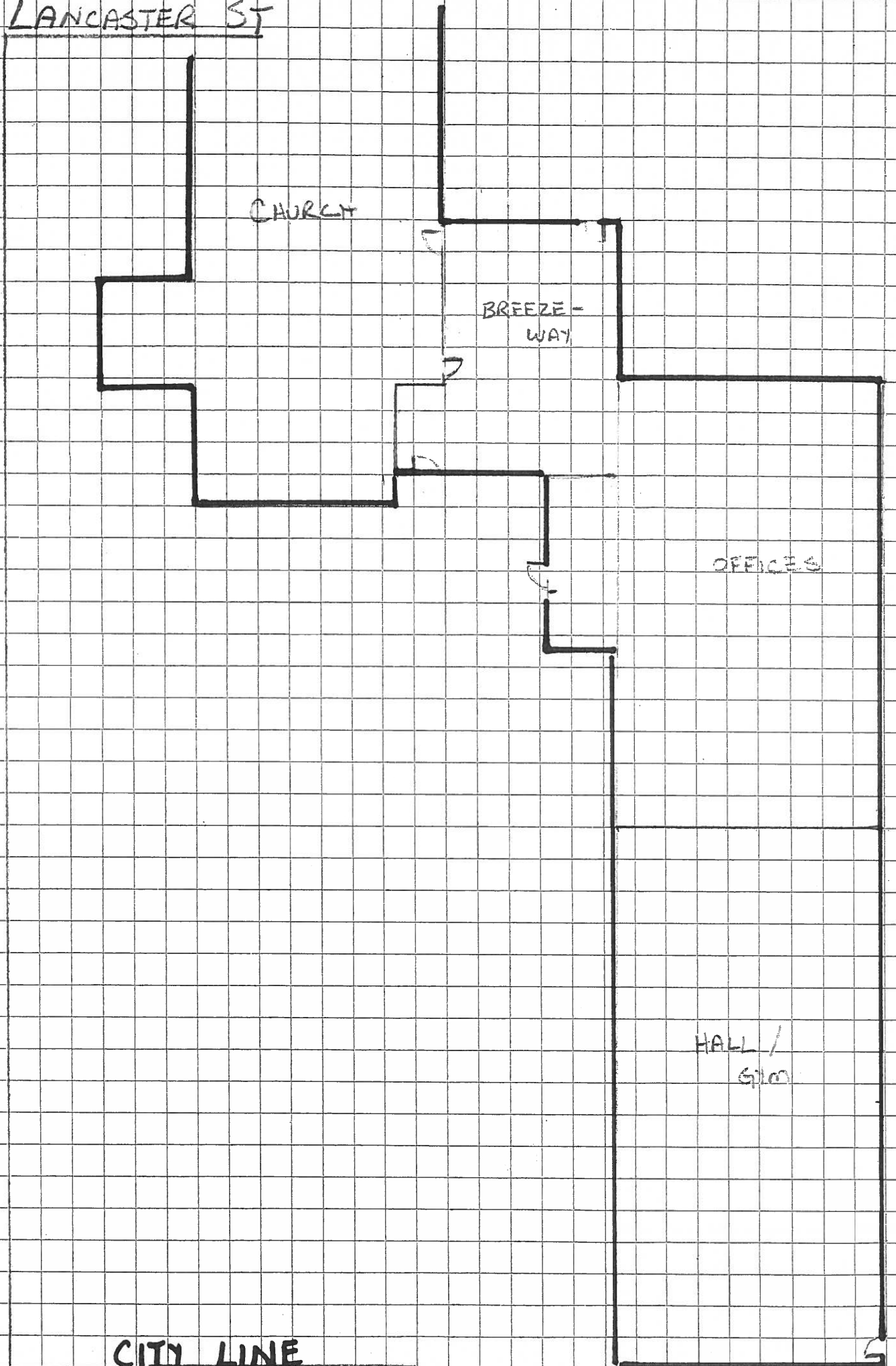
BREEZE-  
WAY

QUEEN ST W

OFFICES

HALL /  
Gym

CITY LINE







LANCASTER ST

QUEEN ST W

CHURCH

3

BREEZE-  
WAY

OFFICES

1

PHASE ONE:

Turn offices  
and original  
kitchen into  
living space

(Potentially)

PHASE TWO:

demolish gym or  
salvage

PHASE THREE:

Convert church  
into living space  
and finish  
basement.

2\*

HALL /  
Gym

CITY LINE



1 SQ = 1 FOOT



← TO BREEZE  
WAY

OFFICE

OFFICE

FOYER

BREAKER PANEL

CLOSET  
UNDER  
STAIRS

BATH

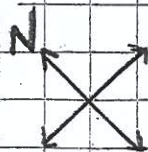
HALLWAY

KITCHEN

HALL / CUM



1 SQ = 1 FOOT



← TO BREEZE WAY

OFFICE

OFFICE

FOYER

Wall  
Opening

BREAKER PANEL

CLOSET  
UNDER  
STAIRS

KITCHEN

BATH

HALLWAY

Wall  
in  
door

Wall  
in  
door

Create  
Exterior  
Wall

exterior  
entrance

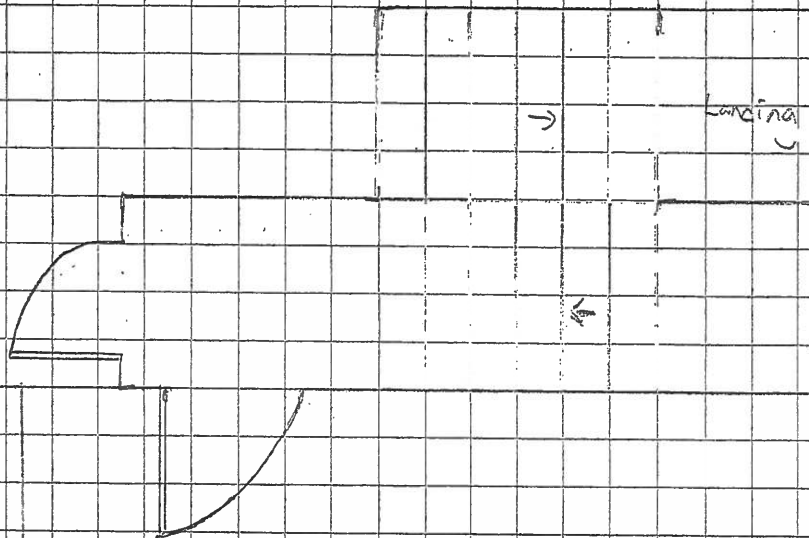
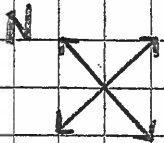




1 SQ = 1 FOOT

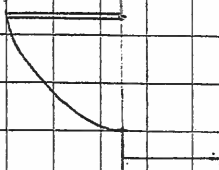
UPSTAIRS

OFFICE



STORAGE

OFFICE





1 SQ. = 1 FOOT

UPSTAIRS



OFFICE

add  
- wall

add door

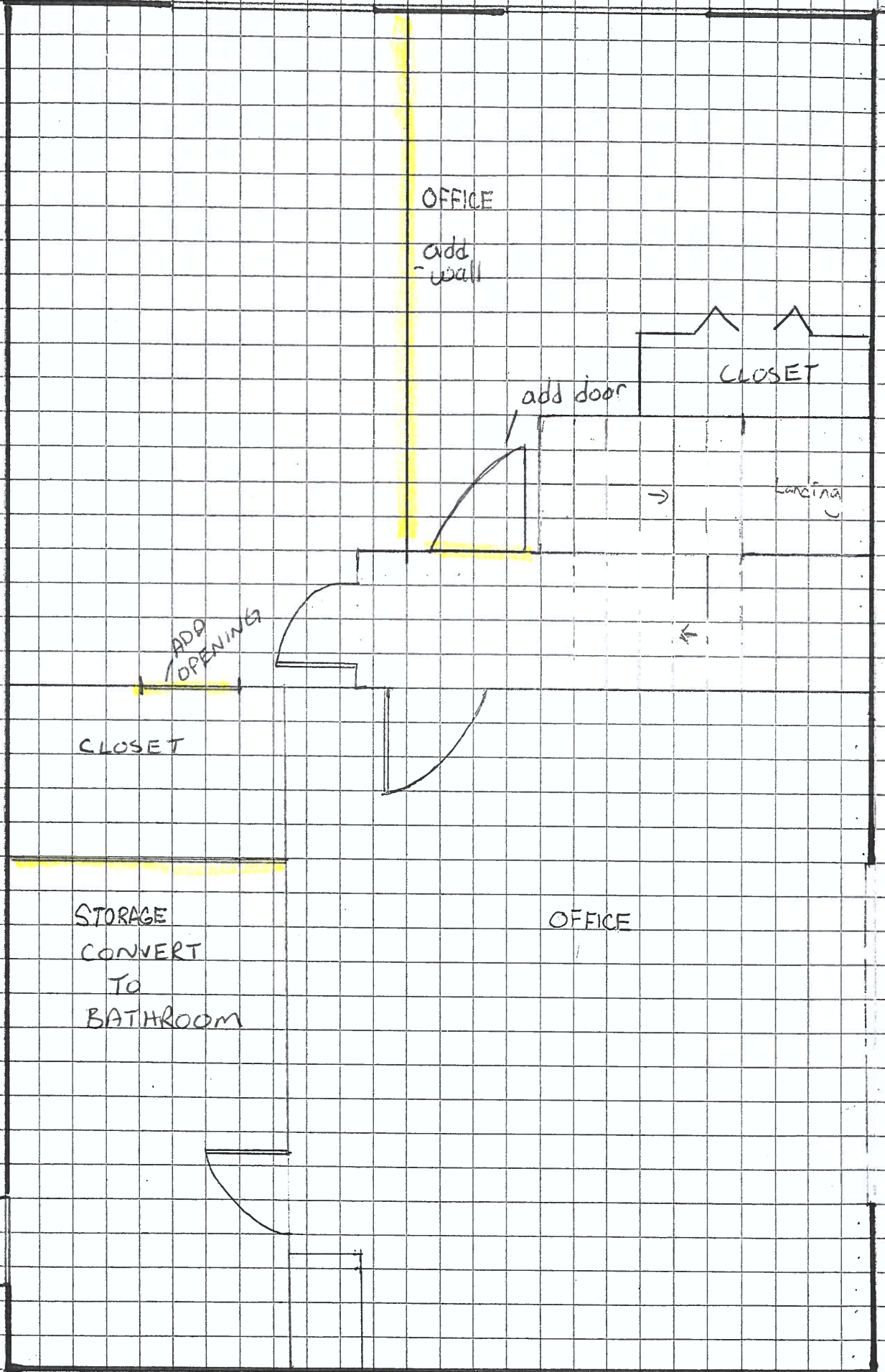
CLOSET

ADD  
OPENING

CLOSET

STORAGE  
CONVERT  
TO  
BATHROOM

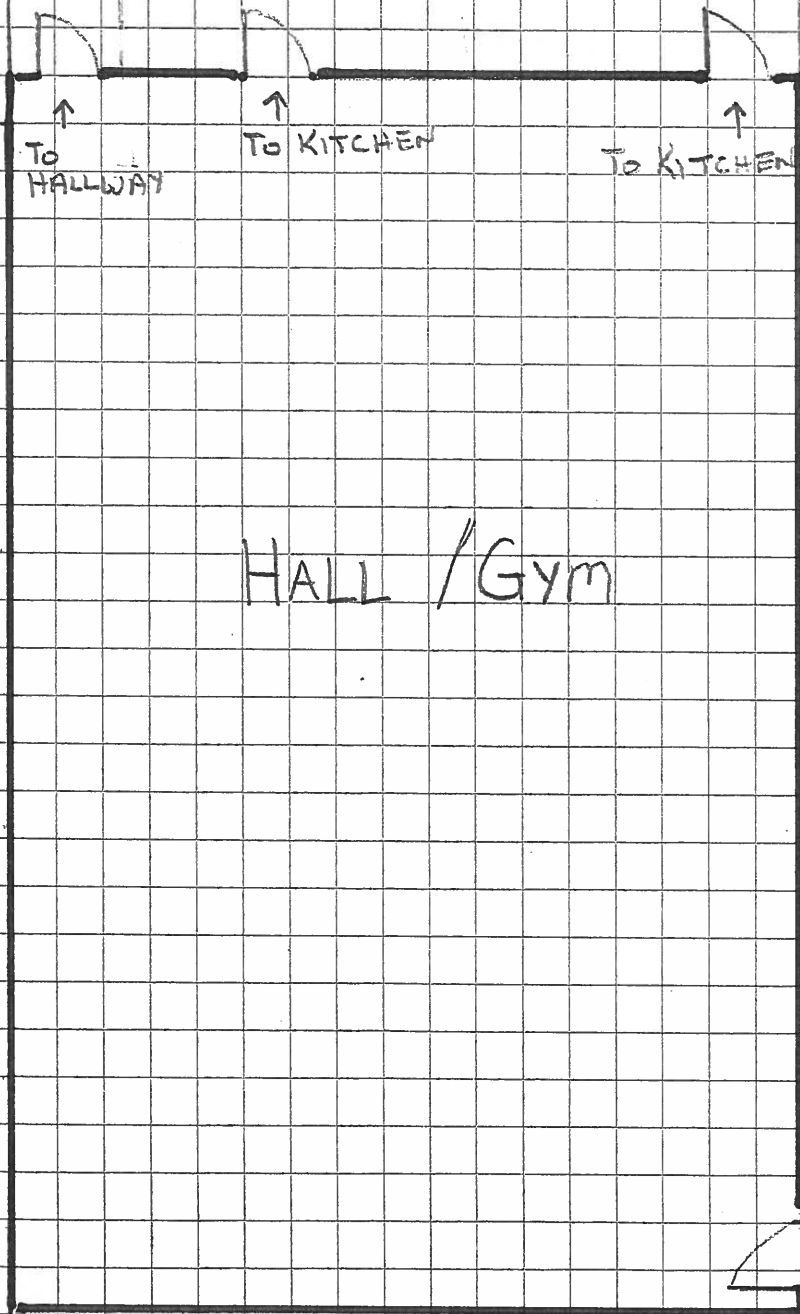
OFFICE







1 SQ = 2 FEET

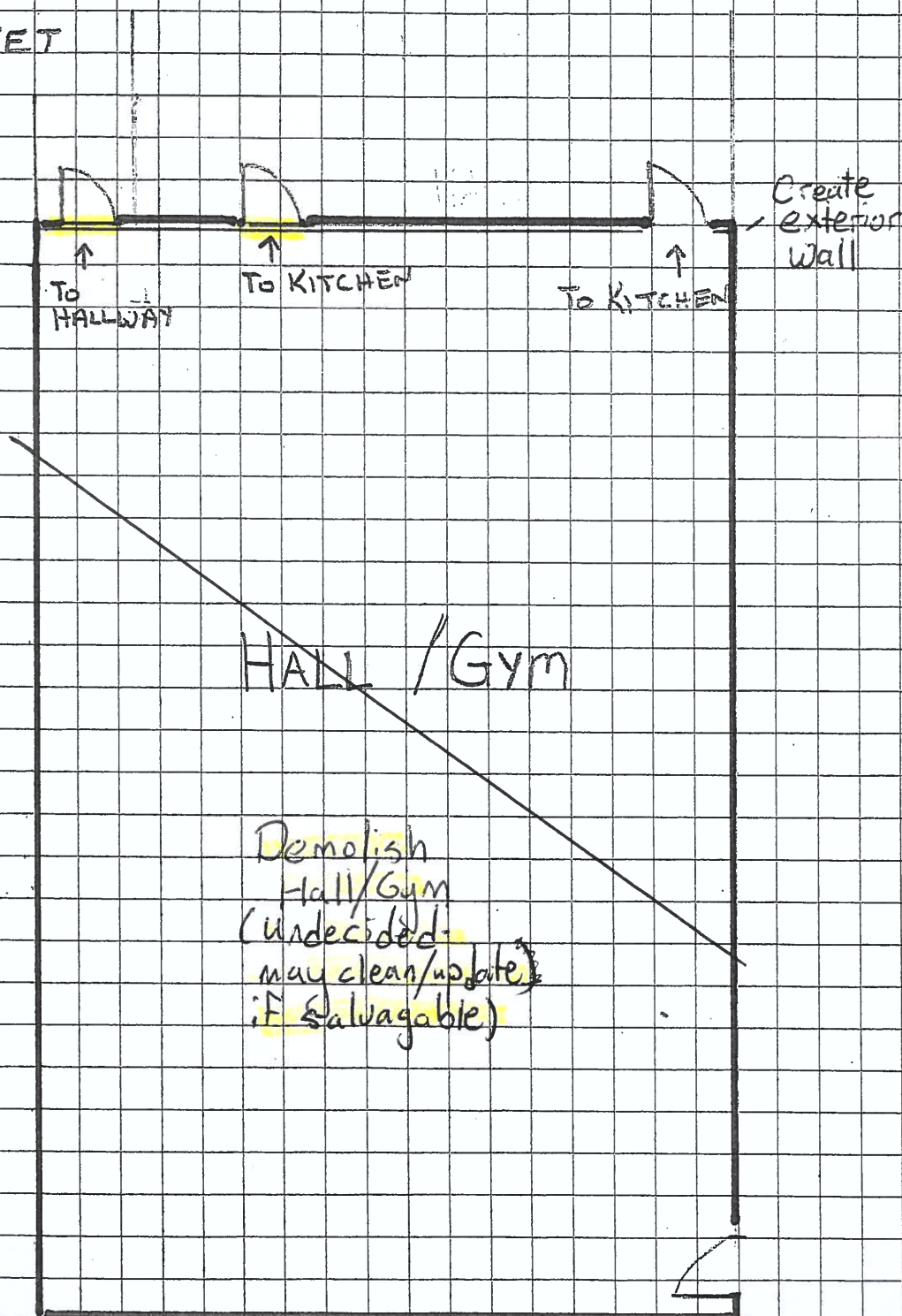








1 SQ = 2 FEET





# **Non-Conforming Use Satisfactory Servicing Section 39 Amendment Zoning By-law Amendment**

Application Checklist & Submission Package



*This document and all attachments are provided as assistance to persons seeking certain approvals and permits as required by various by-laws of the City of Saint John and other acts and regulations. Should there be a discrepancy between this document, and all attachments, and the associated by-law, act or regulations, the associated by-law, act or regulation shall prevail.*

## Council Application

Checklist required for a complete application for:

- **Non-Conforming Use**
- **Satisfactory Servicing**
- **Section 39 Amendment**
- **Zoning By-law Amendment**

Applicant must submit all that are applicable:

- ☐ Completed **Application Form** signed by the registered lot owner or authorized agent.
- ☐ **Fee** in accordance with Schedule B of the Zoning By-law.
- ☐ **Details** of any proposed development, which may include:
  - **Site Plan** drawn to scale illustrating the following:
    - Location of lot lines and lot dimensions;
    - Location and setbacks of buildings and structures;
    - Location and dimensions of easements and rights-of-way;
    - Location and nature of site improvements, including driveway accesses, parking (including barrier free and bicycle), loading, drive-thru facilities, landscaping and amenity spaces, and signs;
    - Topographic features, including watercourses, bodies of water, wetlands, grade changes, and drainage; and
  - **Preliminary Building Plans** drawn to scale, which may include floor plans.
- ☐ **Other information** may also be required to complete the application. It is therefore strongly recommended that the applicant consult with City staff prior to submission.



LOCATION	CIVIC ADDRESS : <u>319 Lancaster St.</u>	PID # :	
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N		
	APPLICATION #:	DATE RECEIVED:	
		RECEIVED BY:	
APPLICANT INFORMATION	APPLICANT		PHONE
	<u>Jamie Reschny</u>		<u>250-301-1005</u>
	EMAIL		
	<u>jamiereschny@gmail.com</u>		
	MAILING ADDRESS		POSTAL CODE
	<u>319 Lancaster St.</u>		<u>E2M 1J8</u>
APPLICANT INFORMATION	CONTRACTOR		PHONE
	EMAIL		
	MAILING ADDRESS		POSTAL CODE
APPLICANT INFORMATION	OWNER		PHONE
	<u>Jamie and Kyla Reschny</u>		<u>250-301-1005</u>
	EMAIL		
<u>jamiereschny@gmail.com</u>			
MAILING ADDRESS		POSTAL CODE	
<u>319 Lancaster St.</u>		<u>E2M 1J8</u>	
PRESENT USE: <u>CEN</u> PROPOSED USE: <u>Residence</u>			
CHECK ALL THAT APPLY	BUILDING		PLANNING
	<input checked="" type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DECK <input checked="" type="checkbox"/> CHANGE OF USE <input type="checkbox"/> MINIMUM STANDARDS		<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> POOL <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER
CHECK ALL THAT APPLY	INFRASTRUCTURE		HERITAGE
	<input type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input type="checkbox"/> PAC APPLICATION <input checked="" type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER		<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER
DESCRIPTION OF WORK	Change of use From CEN to residential. Update plumbing and electrical where necessary. Build walls to separate spaces. Add windows, and door openings.		

☒ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

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Saint John, NB E2L 1E8  
commonclerk@saintjohn.ca  
(506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Jamie Reschny  
Applicant Name

[Signature]  
Applicant Signature

July 3, 2019  
Date



<b>CIVIC ADDRESS</b>	<b>APPLICATION #</b>	<b>FEE PAID</b>	<b>Y</b>	<b>N</b>
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TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 39 Amendment Service Fee: \$2,500	<input checked="" type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

DETAILED DESCRIPTION OF APPLICATION
<p>Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.</p>
<p>We plan to renovate previous church property into two residences. This will include electrical and plumbing upgrades and interior renovations in accordance with city permitting. Floor plans are included.</p>

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION
<p>As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">             Registered Owner or Authorized Agent         </div> <div style="width: 45%;">             Additional Registered Owner         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>July 3, 2019</p> <p>Date</p> </div> <div style="width: 45%;"> <p>July 3, 2019</p> <p>Date</p> </div> </div>
<p>The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.</p>

LANCASTER ST

CHAURCY

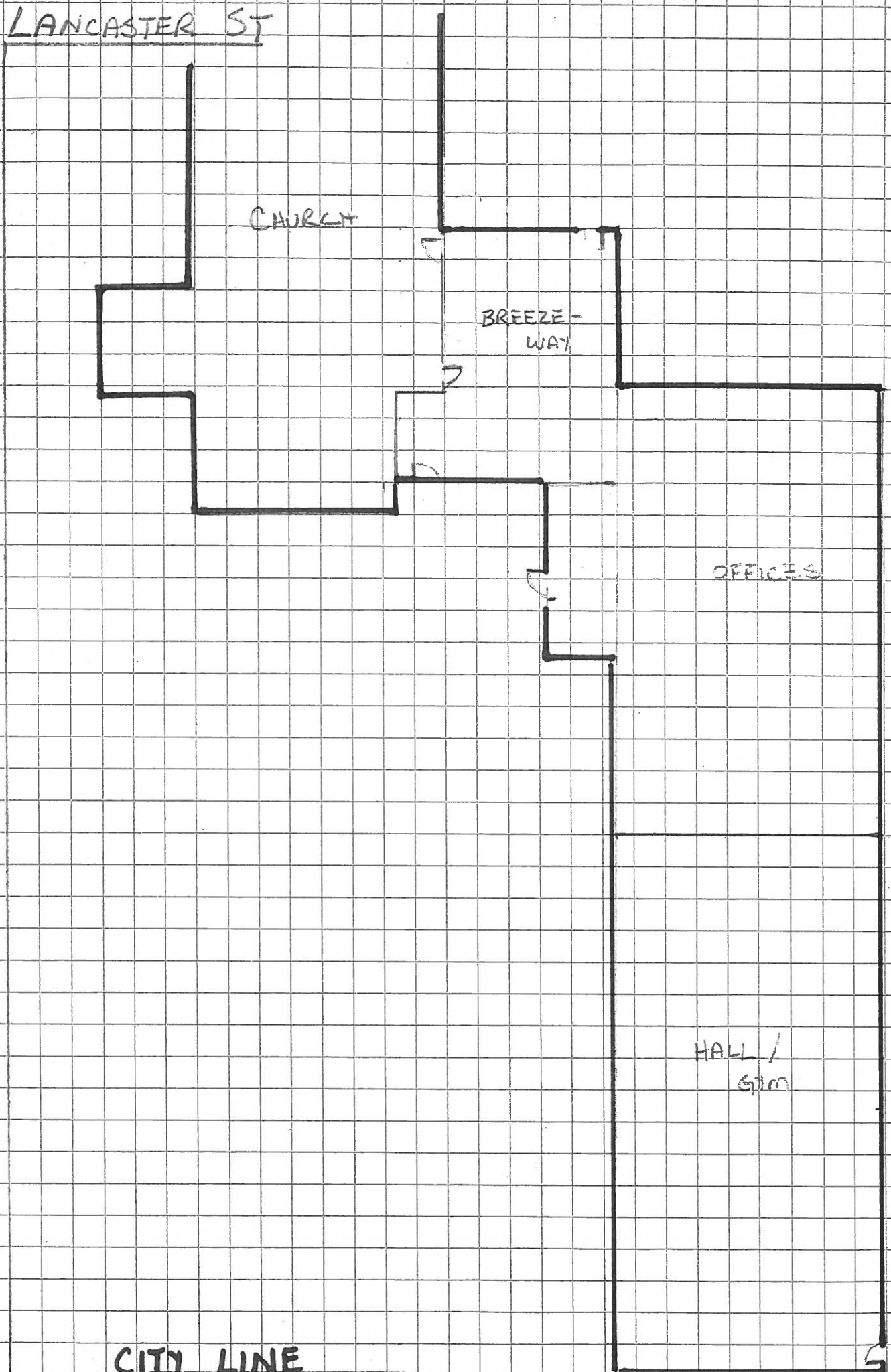
BREEZE-  
WAY

QUEEN ST W

OFFICES

HALL /  
Gym

CITY LINE





LANCASTER ST

QUEEN ST W

CHURCH

3

BREEZE-  
WAY

OFFICES

1

PHASE ONE:

Turn offices  
and original  
kitchen into  
living space

(Potentially) PHASE TWO:

demolish gym or  
salvage

PHASE THREE:

Convert church  
into living space  
and finish  
basement.

2\*

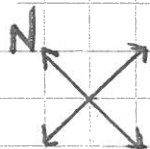
HALL /  
Gym

CITY LINE





1 SQ = 1 FOOT



← TO BREEZE  
WAY

OFFICE

OFFICE

FOYER

BREAKER PANEL

CLOSET  
UNDER  
STAIRS

BATH

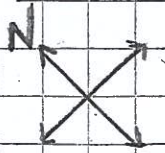
HALLWAY

KITCHEN





1 SQ = 1 FOOT



← TO BREEZE  
WAY

OFFICE

OFFICE

FOYER

Wall  
opening

BREAKER PANEL

CLOSET  
UNDER  
STAIRS

BATH

HALLWAY

KITCHEN

Wall  
in  
door

Wall  
in  
door

Create  
Exterior  
Wall

exterior  
entrance



1 SQ = 1 FOOT

UPSTAIRS

OFFICE



STORAGE

OFFICE



1 SQ = 1 FOOT

UPSTAIRS



OFFICE

add wall

add door

CLOSET

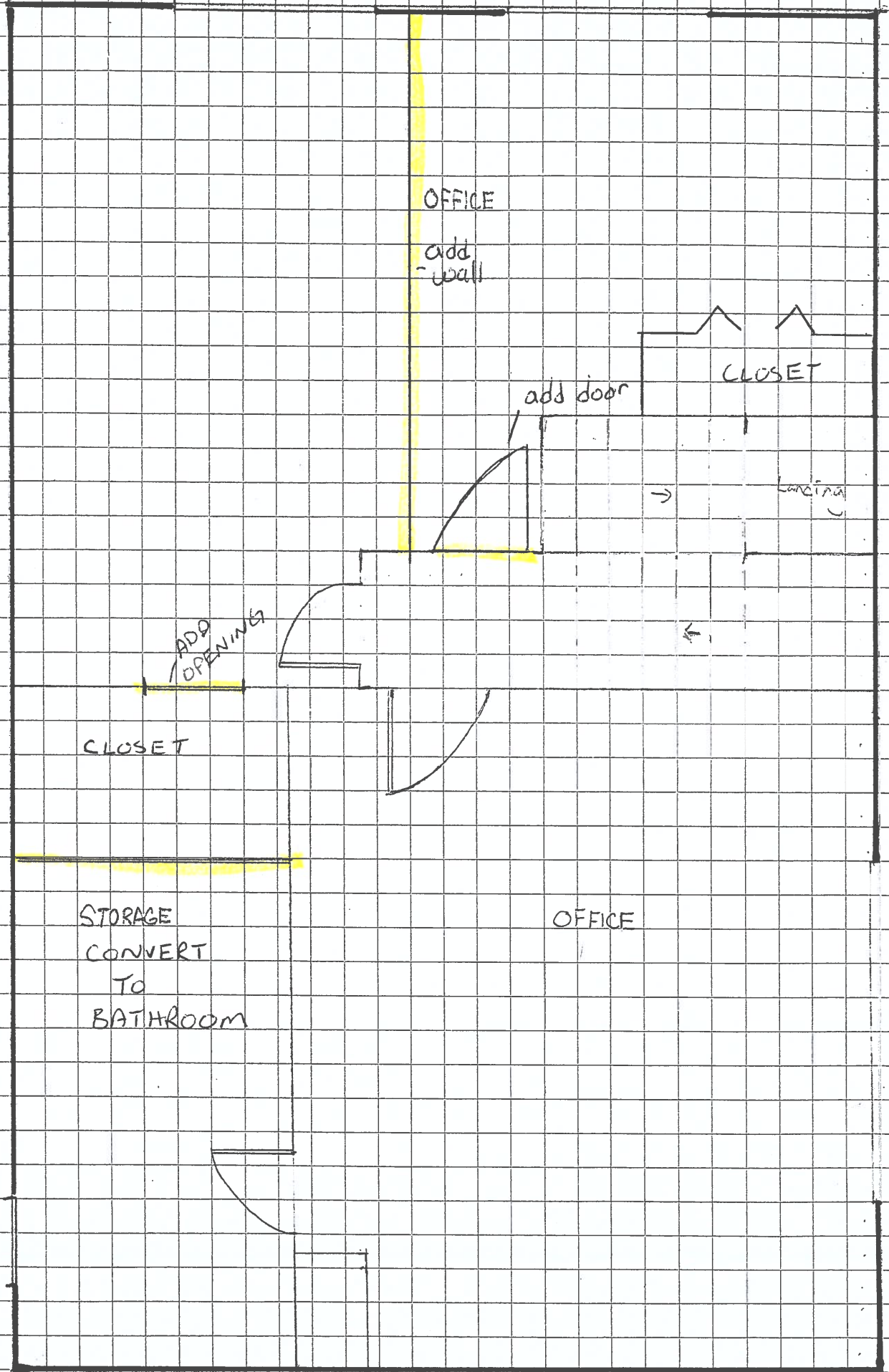
Landing

ADD OPENING

CLOSET

STORAGE  
CONVERT  
TO  
BATHROOM

OFFICE

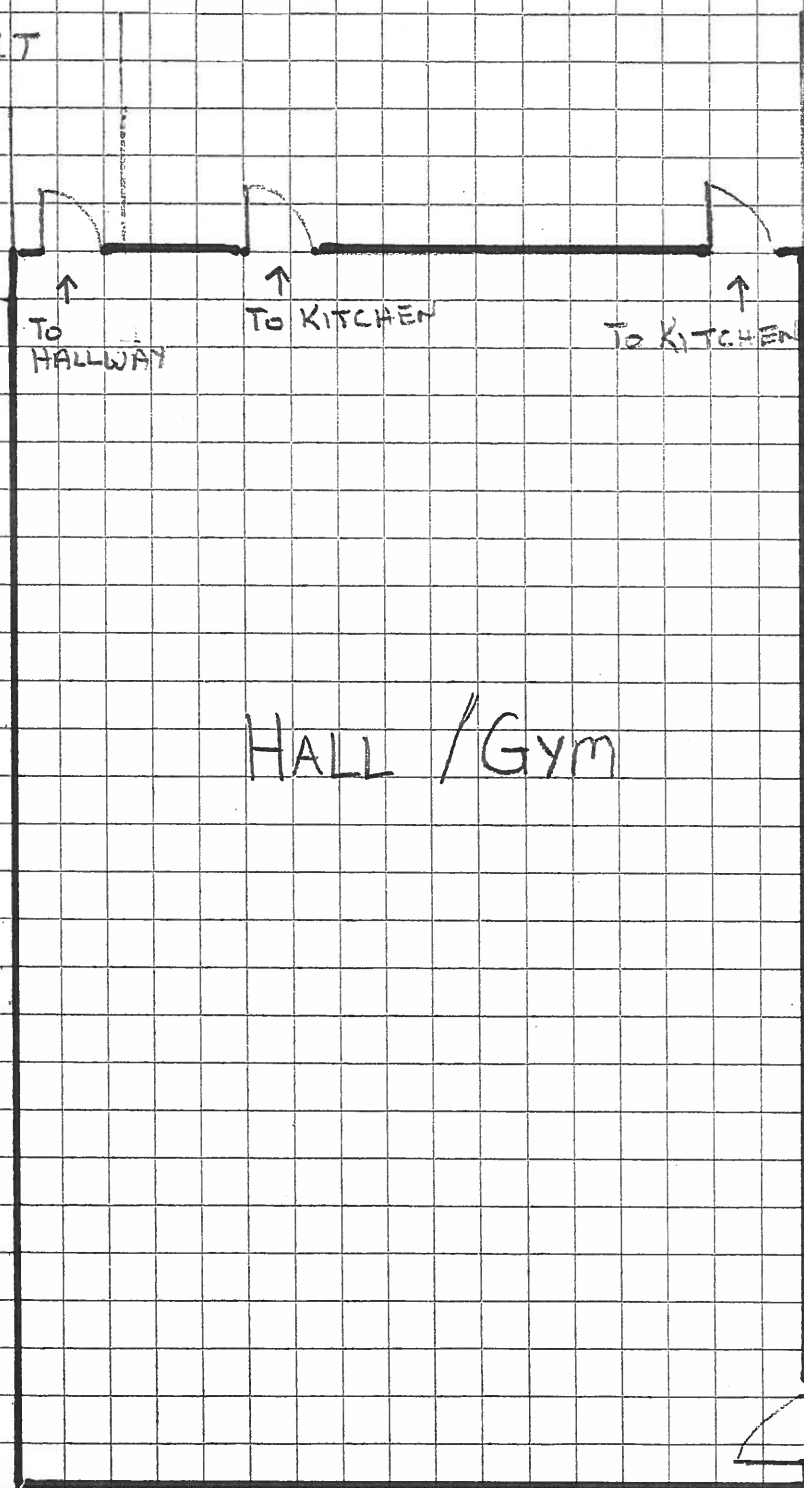








1 SQ = 2 FEET



HALL / Gym





1 SQ = 2 FEET

