

LOCATION	CIVIC ADDRESS : <u>2400 WESTFIELD RD</u>	PID #:	<u>00290585</u>
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 <u>647 839 1704</u>
	<u>RICHARD AND JANICE HUNT</u>	<u>rjhunt1119@gmail.com</u>	<u>506 672-1119</u>
	MAILING ADDRESS	POSTAL CODE	
	<u>3 St. Peters Court, Saint John, NB</u>		
	CONTRACTOR	EMAIL	PHONE
	MAILING ADDRESS	POSTAL CODE	
OWNER	EMAIL	PHONE	
MAILING ADDRESS	POSTAL CODE		
PRESENT USE: <u>RESIDENTIAL / COMMERCIAL</u> PROPOSED USE: <u>RESIDENTIAL ONLY</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	<input type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input type="checkbox"/> PAC APPLICATION <input type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input checked="" type="checkbox"/> OTHER
	INFRASTRUCTURE		HERITAGE
	<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	<u>Convert the Workshop Area into Living Space</u>		
	<u>As per Attached Drawing</u>		

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
 15 Market Square Saint
 John, NB E2L 1E8
 CommonClerk@sjmjohn.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.

RICHARD HUNT JANICE HUNT
 Applicant Name

[Signatures]
 Applicant Signature

March 5, 2024
 Date

CIVIC ADDRESS	APPLICATION #	FEE PAID	Y	N
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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 59 Amendment Service Fee: \$2,650	<input checked="" type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,850	<input type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,700

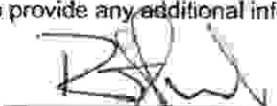

DETAILED DESCRIPTION OF APPLICATION
 Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary 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.

CONVERT THE EXISTING WORKSHOP INTO LIVING SPACE

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

AUTHORIZATION

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.

 Registered Owner or Authorized Agent	 Additional Registered Owner
<i>MARCH 5th / 2024</i> Date	<i>March 5, 2024</i> Date

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.



Residential - Single Family

List Price: **\$449,900**
 PID #: **00290585**
 PAN#: **01504659**
 Title:
 Address: **2400 Westfield Rd**
 Municipality: **Saint John, E2M 6J3**
 Region: **Saint John**
 District: **West & Musquash**
 Lot Size: **1.3 Acres**
 Abv Grade SQFTG: **1,236**
 Garage: **Yes**
 Schools:
 List Date: **11-Jul-2023**
 Days On Market: **236**

MLS® #: **NB088427**
 Status: **Active**
 Year Built/Desc: **1943 / Approx**
 Land Titles: **Yes**
 County: **Saint John**
 Sub-District: **South Bay/Martinon**
 Total Finish SQFTG: **2,008**
 Zoning:
 CDOM: **236**

Public: Welcome to this charming home that offers the perfect blend of residential living and commercial possibilities! Situated on a spacious lot, this property features a delightful two-bedroom, two-bathroom home with an attached workshop and a versatile storefront, offering endless opportunities for entrepreneurs and hobbyists alike. The home's outdoor features are equally impressive, with an above-ground pool and wrap-around deck that offers ample space for outdoor entertaining, and relaxation. There's even an outside washroom and 3 changing rooms on the pool deck! The attached workshop and store front are a unique addition to this property, making it perfect for those looking to run a home-based business, pursue creative endeavors, or simply have a dedicated space for hobbies and projects. The versatility of these spaces allows for endless possibilities and entrepreneurial ventures. Conveniently located in a desirable neighbourhood, this home offers easy access to nearby amenities, schools, shopping centers, and recreational facilities. Whether you're seeking a comfortable residence with additional workspace or an opportunity to bring your entrepreneurial dreams to life, this property offers the best of both worlds. Don't miss the chance to make this remarkable property your own! Schedule a showing today and explore the potential this home has to offer.

Directions:

Type:	Single Family	Exterior:	Vinyl
Style:	1.5 Storey	Endtn/Bsmnt:	Concrete, Partially Finished, Walkout
Flooring:		Exterior Features:	Deck, Pool Above Ground, Privacy
Interior Features:	Jet Bath, Laundry - Main Floor	Roof:	Asphalt Shingle
Accessory Building:	Storage Shed, Workshop	Land Features:	Cleared, Corner Location, Landscaped, Stream/Pond
Water/Plumbing:	Drilled, Well	Sewer:	Septic
Heating/Mechanical:	Baseboard, Electric, Heat Pump	Services:	Electricity - Breakers, 200 AMP
Driveway:	Circular, Gravel, Parking Spaces	Garage Type:	Attached
Access:	Year Round Municipal Road	Garage Details:	
Rental Equipment:	Water Heater, Heat Pump	Land Use:	
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Garage Door Opener(s), Pool - Above Ground, Storage Shed		
Bedrooms:	1 \ 1	Bathrooms:	1 \ 1
Rental Income:	Potential	Waterfront Features:	
Road:		PCDS:	Yes
Survey:		Sign:	Yes
Documents:	Property Disclosure Cond Stmt		

Floor	Room	Size	Floor	Room	Size
Main Floor	Foyer	18' " x 6' 8"	Main Floor	Living Room	22' " x 19' 5"
Main Floor	Kitchen	19' 5" x 15' 5"	Main Floor	Primary Bedroom	19' 7" x 13' 8"
Main Floor	Bath (pieces 1-6)	9' " x 5' 4"	Main Floor	Den/Office	10' 2" x 10' 8"
Main Floor	Workshop	52' 5" x 26' 5"	Basement/Lower Level	Bedroom	16' 2" x 12' 2"
Basement/Lower Level	Bath (pieces 1-6)	7' " x 6' 5"			

Assessment: **245,900** Taxes: **6843.56 (2023)**

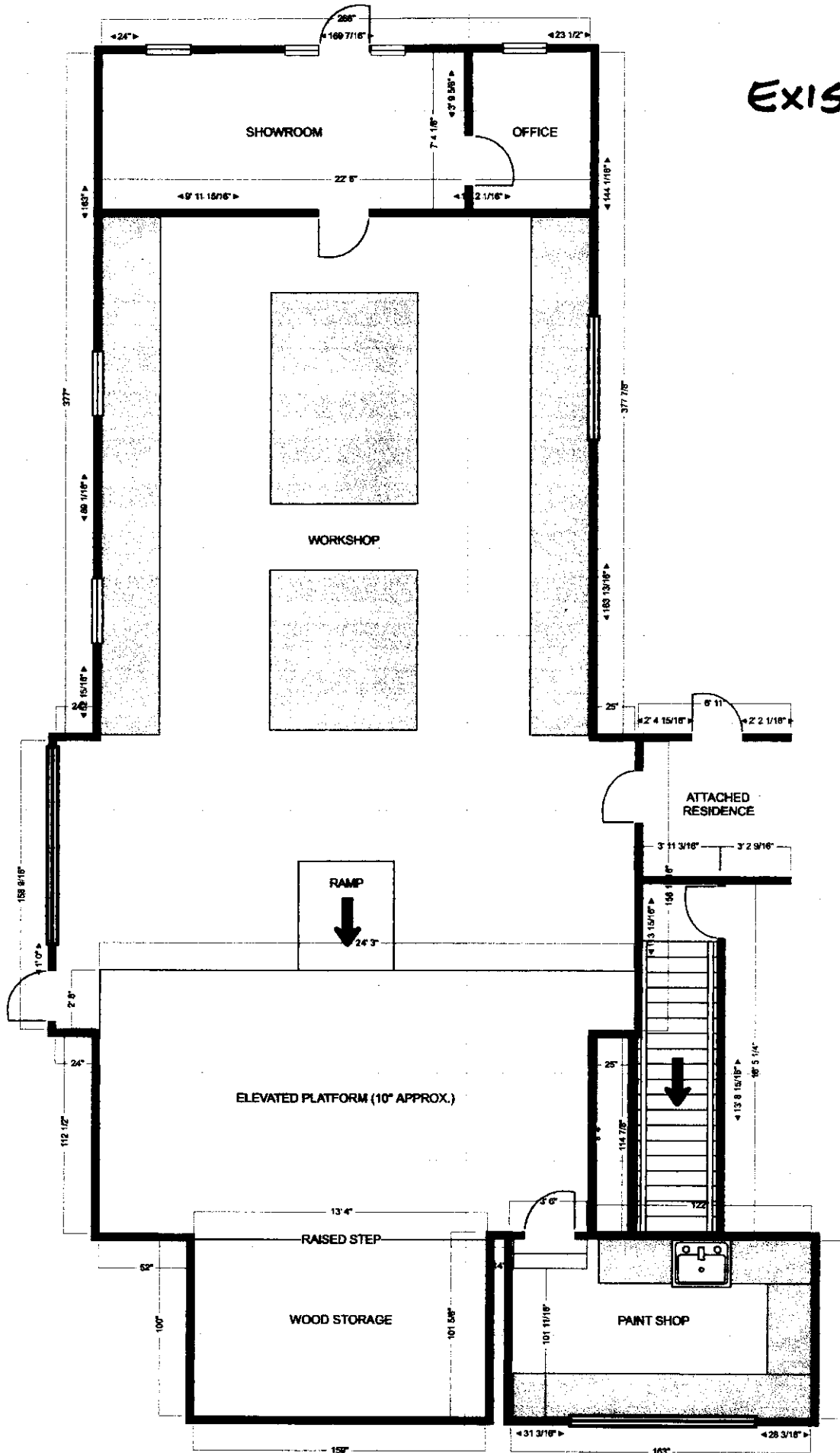
Listing Company: **COLDWELL BANKER SELECT REALTY**

04, Mar, 2024.

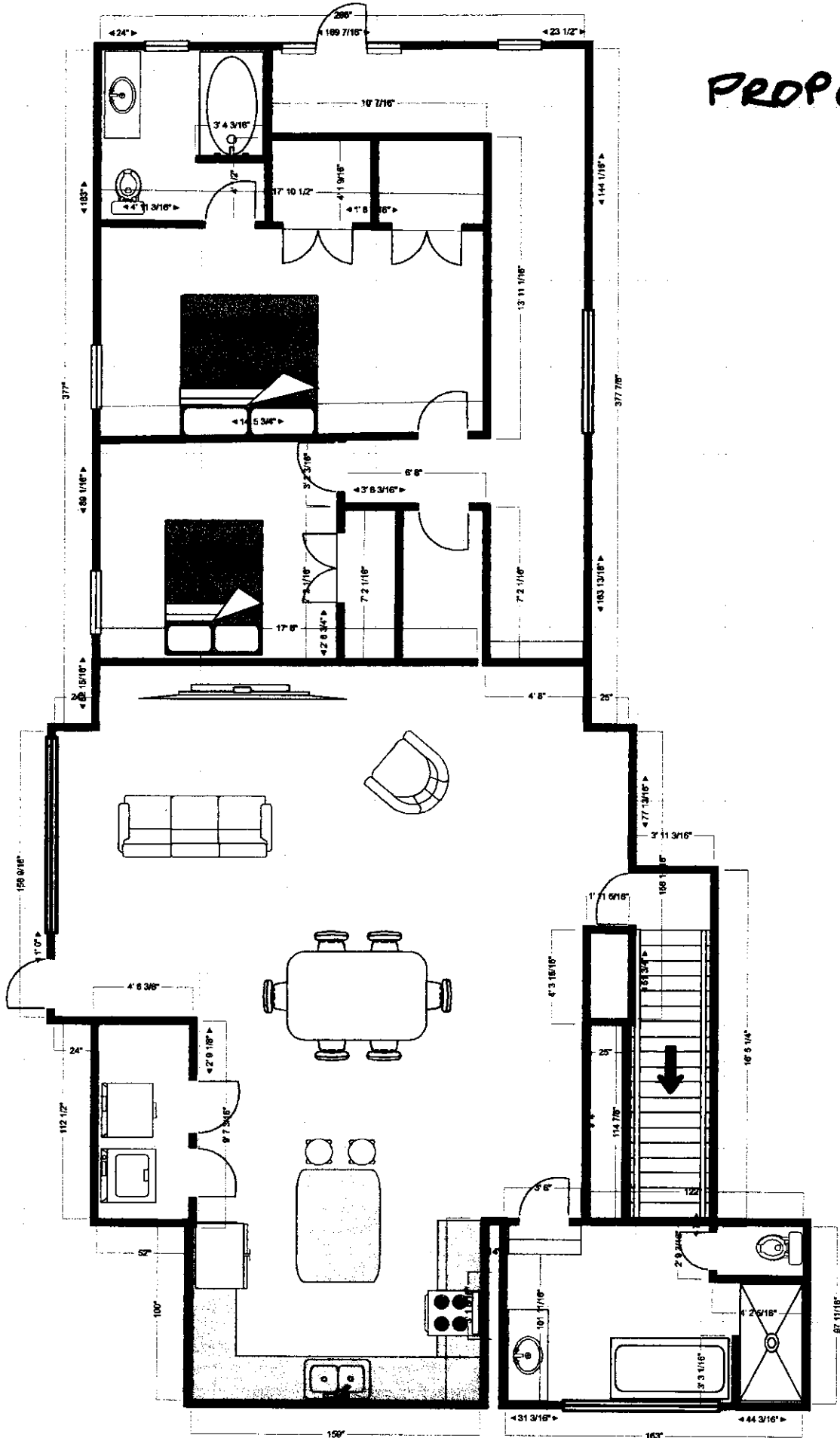
Compliments of: **MADISON DAIGLE -COLDWELL BANKER SELECT REALTY**
COLDWELL BANKER SELECT REALTY
 Phone: (506) 847-0522
 Email: madison@the-smiffgroup.ca

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The agents, managers and salespeople of The Saint John Real Estate Board assume no responsibility for its accuracy.

EXISTING



PROPOSED





PROPERTY LINES PER SNB PROPERTY ASSM'T ONLINE