

COMMON COUNCIL REPORT

M&C No.	2024-325
Report Date	December 05, 2024
Meeting Date	December 09, 2024
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

SUBJECT: Proposed Public Hearing Dates for 221-271 Lancaster Avenue, 259 Golden Grove Road and 306-308 City Line

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
<i>Jennifer Kirchner</i>	<i>Amy Poffenroth/Pankaj Nalavde</i>	<i>J. Brent McGovern</i>

RECOMMENDATION

RESOLVED That Common Council schedule a public hearing on Monday, February 10, 2025 at 6:30 p.m. for:

Municipal Plan Amendment and Rezoning

Submitted by	J.D. Irving Limited
For	221, 251 and 271 Lancaster Avenue
PID	part of PID 55146302 and PIDs 55146310 and 55146328

Location: Council Chamber, City Hall 2nd floor, 15 Market Square, Saint John, NB.

RESOLVED That Common Council schedule public hearings on Monday, February 24, 2025 at 6:30 p.m. for:

Rezoning

Submitted by	Muath Al-Tameemi
For	529 Golden Grove Road
PID	55188379

Rezoning

Submitted by	Noory Engineering
For	306-308 City Line
PID	00366476

Location: Council Chamber, City Hall 2nd floor, 15 Market Square, Saint John, NB.

EXECUTIVE SUMMARY

The purpose of this report is to advise Common Council of a proposed Municipal Plan Amendment and Zoning By-law Rezoning Applications and to recommend

appropriate public hearing dates for these applications. The proposed public hearing dates are Monday, February 10, 2025 and Monday, February 24, 2025.

PREVIOUS RESOLUTION

At its meeting of August 3, 2004, Common Council resolved that:

1. *the Commissioner of Planning and Development receive all applications for amendments to the Zoning By-law and Section 39 [now referred as section 59] resolutions/agreements and proceed to prepare the required advertisements; and*
2. *when applications are received a report will be prepared recommending the appropriate resolution setting the time and place for public hearings and be referred to the Planning Advisory Committee as required by the Community Planning Act.*

REPORT

In response to the motions above, this report indicates the proposed Municipal Plan Amendment and Zoning By-Law Rezoning Amendments and recommends appropriate public hearing dates. Details of the applications are available in the Office of the City Clerk and will form part of the documentation at the public hearings.

Name of Applicant	Location	Existing Land Use Designations	Proposed Land Use Designations	Reason
J.D. Irving Limited	221, 251 and 271 Lancaster Avenue (part of PID 55146302 and PIDs 55146310 and 55146328)	Park and Natural Area	Stable Area and Stable Commercial	To facilitate the development of a parking lot for the pulp and paper mill.

Name of Applicant	Location	Existing Zones	Proposed Zones	Reason
Muath Al-Tameemi	529 Golden Grove Road (PID: 55188379)	Rural Residential (RR)	Rural Mixed Residential (RMX)	To develop the property with a mobile home.
Noory Engineering	306-308 City Line (PID: 00366476)	Two-Unit Residential (R2)	Mid-Rise Residential (RM)	To facilitate the expansion of a 3-unit residential building into a 15-unit residential building.

While the holding of public hearings for proposed Municipal Plan, Zoning By-law and Section 59 amendments are a legislative requirement of the *Community Planning Act*, it is also a key component of clear and consistent land development processes envisioned in the One Stop Development Shop Program. These processes provide transparency and predictability for the development community and City residents.

STRATEGIC ALIGNMENT

The processing of applications for Municipal Plan and Zoning By-Law Amendments aligns with the Council Priority of “Grow”. This includes the “Population Growth” objective to “grow our population at a rate of 2% annually by the end of Council’s term,” and the “Economic Growth” objective to “achieve 3% annual property tax base growth and on-going work to increase the target.”

SERVICE AND FINANCIAL OUTCOMES

The scheduling of the public hearing and referral to the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the *Community Planning Act*.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

The proposed amendments are circulated to other City Service Areas and external Agencies and Government Departments for feedback.

ATTACHMENTS

None