

PLANNING ADVISORY COMMITTEE

November 20, 2024

Her Worship Mayor Donna Noade Reardon and
Members of Common Council



The City of Saint John

Your Worship and Councillors:

**SUBJECT: Municipal Plan Amendment and Rezoning
0 Alloy Drive (PID 55032924)**

On October 31, 2024, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its November 19, 2024, meeting.

The applicant, Rick Turner, was in attendance and agreed with Staff's report and recommendations. The Committee had no questions for the applicant. There were no members of the public present who wished to speak.

Committee members discussed recommending that Common Council undertake an amendment to the Zoning By-Law to delete a Scrap and salvage yard as a permitted use in the Medium Industrial (IM) zone. Although not part of the formal staff recommendation on the application, this was adopted by the Committee as a separate recommendation to Common Council.

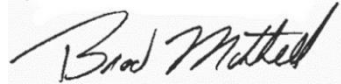
The Committee unanimously adopted a motion to adopt Staff Recommendation and recommend that Council initiate an amendment to the Zoning By-Law to delete a Scrap and Salvage yard as a permitted use in the Medium Industrial (IM) zone.

RECOMMENDATION:

1. That Common Council redesignate on Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural Resource and Urban Reserve (outside of the Primary Development Area) to Employment Area (within the Primary Development Area).
2. That Common Council redesignate on Schedule B of the Municipal Development Plan, a parcel of land with an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Urban Reserve, Park and Natural Areas, and Rural Resource Area (outside

- of the Primary Development Area), to Heavy Industrial and Park and Natural Areas (within the Primary Development Area).
3. That Common Council rezone a parcel of land with an area of approximately 25.19 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural (R) to Medium Industrial (IM).
 4. That Common Council rezone a parcel of land with an area of approximately 2.32 hectares, located at 0 Alloy Drive, also identified as PID 55032924, from Rural (R) to Park (P).
 5. That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, impose the following conditions on the parcel of land having an area of approximately 27.51 hectares, located at 0 Alloy Drive, also identified as PID Number 55032924:
 - a. The following uses under the Medium Industrial (IM) zone are prohibited:
 - i. Scrap or Salvage Yard

Respectfully submitted,



Brad Mitchell
Chair
Attachments