

COMMON COUNCIL REPORT

M&C No.	2025-192
Report Date	July 24, 2025
Meeting Date	July 28, 2025
Service Area	Growth and Community Services

Her Worship Mayor Donna Noade Reardon and Members of Common Council

**SUBJECT: Supplementary Report – Municipal Plan Amendment and Rezoning of
1384 Latimore Lake Road**

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	Chief Administrative Officer
Jennifer Kirchner	Pankaj Nalavde	J. Brent McGovern

RECOMMENDATION

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 3.9 hectares, located at 1384 Latimore Lake, also identified as a portion of PID Number 55203095:

- a) No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road.
- b) “No Parking” signage meeting the Manual of Uniform Traffic Control Devices for Canada (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.

EXECUTIVE SUMMARY

An application to amend the Municipal Plan and to Rezone the property located at 1384 Latimore Lake Road is being considered for third reading. The application would facilitate the development of a Mini-Home Park outside the Primary Development Area. The report will address proposed Section 59 Conditions associated with the protection of the City of Saint John’s potable water watershed and will provide information on a series of residential subdivisions referenced during the July 7, 2025 Common Council Meeting.

PREVIOUS RESOLUTION

At the July 7, 2025 Meeting of Common Council:

- Common Council gave 1st and 2nd reading to By-Law Number C.P. 106-40 a Law to Amend the Municipal Plan of the City of Saint John.
- Common Council gave 1st and 2nd reading to By-Law Number C.P. 111-203 a Law to Amend the Zoning By-Law of the City of Saint John.

REPORT



On July 7, 2025, Common Council gave 1st and 2nd reading to a Municipal Plan Amendment to redesignate 1384 Latimore Lake Road from Rural Resource Area to Stable Area and Rural Residential. In addition, 1st and 2nd reading were also given to Rezone the property from the Rural (RU) zone to the Mini-Home Park Residential (RP) zone. The approvals would facilitate the development of a privately serviced mini-home park outside the Primary Development Area (PDA).

Staff are recommending the incorporation of two Section 59 Conditions which will ensure the protection of the City's protected potable water watershed. These conditions have been proposed by Saint John Water and are supported by infrastructure staff within Growth and Community Services. The following language is proposed:

No motor vehicles or construction equipment shall be permitted to park within the Latimore Lake protected potable water watershed on this property, being the area of the property within 240 metres (800 feet) of the center line of Latimore Lake Road.

"No Parking" signage meeting the Manual of Uniform Traffic Control Devices for Canada (MUTCDC) by the Transportation Association of Canada (TAC) shall be installed and maintained along the area of the driveway within the Latimore Lake protected potable water watershed at a spacing of no greater than 30 metres.

The Section 59 Conditions will ensure that the front portion of the property, which is proposed to contain site access, will not permit the parking or placement of vehicles and equipment which could potentially contaminate the water and soil.

As part of the discussions that occurred regarding the application, Common Council identified four residential streets that have been granted approval and may be examples of rural residential style development located outside the PDA. Staff have provided the following information to provide clarification on the history and approvals of those developments.

Dolly Drive forms part of the Lakewood Heights Subdivision which began its development in the 1950s. The subdivision is located within the PDA, is zoned Low-Rise Residential (RL) and is serviced by City Water and Sanitary Services.

Mallory Street and Meredith Street are located within the Bally Desmond Subdivision, which received approval in 2007 for the entire development concept. The subdivision is being developed in phases. Jadvo Road, located in the adjacent Hillcrest Heights Subdivision, received approval prior to 2007. Both subdivisions are located outside the PDA and are privately serviced.

Both the Bally Desmond Subdivision and the Hillcrest Heights Subdivision received their approvals prior to the 2012 adoption of the current Municipal Plan (Plan SJ). When Plan SJ was developed, rural areas with existing and approved residential subdivisions were designated Rural Residential. Through the Rural Residential designation and associated policies, Plan SJ acknowledges existing subdivision approvals and enables the completion of these subdivisions. With the 2014 adoption of Zone SJ, land within these subdivisions was zoned Rural Residential (RR).

STRATEGIC ALIGNMENT



The proposed development aligns with the Council Priority of Grow by helping to “Grow our population at a rate of 2% annually by the end of Council’s term” and to “Achieve 3% annual property tax base growth and ongoing work to increase the target”.

SERVICE AND FINANCIAL OUTCOMES

The processing of Municipal Plan Amendment and Rezoning Applications are part of the standard operations of the Growth and Community Services Department. They include the payment of an application fee as established by Common Council in the City’s Zoning By-Law.

INPUT FROM OTHER SERVICE AREAS

Name of Service Area/Stakeholder	Name of Staff Person
General Counsel Office	<i>Maria Powell</i>
Growth and Community Services	<i>Jeremy Clack</i>
Saint John Water	<i>Dean Price</i>

ATTACHMENTS

Staff Recommendation for Council Resolution – 3rd Reading for 1384 Latimore Lake Road