

PROPOSED ZONING BY-LAW AMENDMENT

RE: 289 SYDNEY 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 on **Monday, December 2, 2019 at 6:30 p.m.**, by:

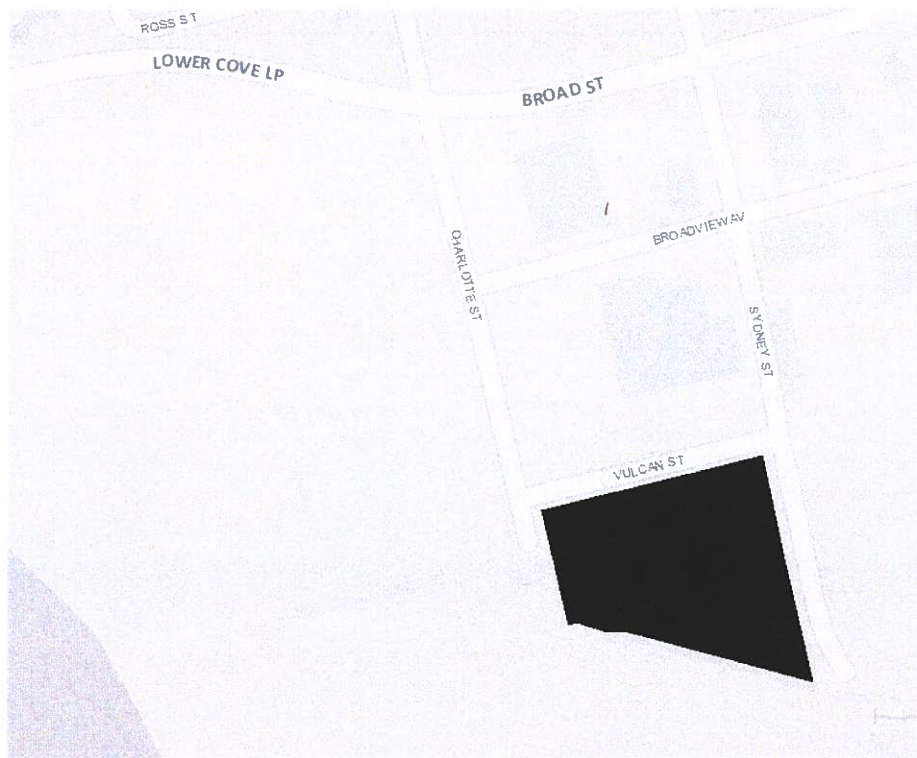
Rezoning a parcel of land having an area of approximately 1.01 hectares, located at 289 Sydney Street, also identified as PID Nos. 00002444 and 55147482 from **Waterfront Commercial (CW)** to **Integrated Development (ID)** as illustrated below.

PROJET DE MODIFICATION DE L'ARRÊTÉ DE ZONAGE

OBJET: 289 RUE SYDNEY

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 le **lundi 2 décembre 2019 à 18 h 30**:

Rezonage d'une parcelle de terrain d'une superficie d'environ 1.01 hectares, située au 289, rue Sydney, et portant les NIDs 00002444 et 55147482, de **zone commerciale riveraine (CW)** à **zone d'aménagement intégré (ID)** comme le montre la carte ci-dessous.



REASON FOR CHANGE:

To permit land uses including a commercial parking lot and snow dump.

RAISON DE LA MODIFICATION:

Permettre les utilisations des sols, y compris un parc de stationnement commercial et une décharge à neige.

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

LOCATION	CIVIC ADDRESS: 289 Sydney St. corner of Vulcan & Sydney		PID #: 2444
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N		
	APPLICATION #: 19-020	DATE RECEIVED:	
APPLICANT INFORMATION	APPLICANT CITY OF SAINT JOHN		EMAIL curtis.kingille@saintjohn.ca
	c/o Real Estate Services		PHONE 639-6575
	MAILING ADDRESS		POSTAL CODE
	11th floor, City Hall		
	CONTRACTOR	EMAIL	PHONE
	MAILING ADDRESS		POSTAL CODE
CHECK ALL THAT APPLY	PRESENT USE:		
	PROPOSED USE:		
	BUILDING ☐ INTERIOR RENOVATION ☐ EXTERIOR RENOVATION ☐ ADDITION ☐ DECK ☐ CHANGE OF USE ☐ MINIMUM STANDARDS	☒ NEW CONSTRUCTION ☐ ACCESSORY BLDG ☐ POOL ☐ DEMOLITION ☐ SIGN ☐ OTHER	☐ VARIANCE ☐ PLANNING LETTER ☐ PAC APPLICATION ☒ COUNCIL APP ☐ SUBDIVISION ☐ OTHER
	☐ STREET EXCAVATION ☐ DRIVEWAY CULVERT ☐ DRAINAGE ☐ WATER & SEWERAGE ☐ OTHER	☐ HERITAGE DEVELOPMENT ☒ HERITAGE SIGN ☐ HERITAGE INFILL ☐ HERITAGE DEMO ☐ OTHER	
DESCRIPTION OF WORK	To permit the use of a commercial parking lot on the subject property through Sec 59 conditions.		

☒ 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
 communications@saintjohn.ca
 (506) 638-2862



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.

By submitting a complete permit application, the applicant grants permission to City inspectors to enter the land, building or premises at all reasonable times for the purposes of conducting inspection(s) associated with the permit.

Applicant Signature

Date

Curtis Kingille
 Oct 10/19



Council Application

GROWTH & COMMUNITY DEVELOPMENT SERVICES
CITY OF SAINT JOHN

CIVIC ADDRESS	Corner of Vulcan & Sydney Streets	APPLICATION #		FEE PAID	Y	N
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TYPE OF APPLICATION

- | | | |
|--|--|--|
| ☐ Land for Public Purposes Release
Service Fee: \$300 | ☐ Non-Conforming Use
Service Fee: \$200 | ☐ Satisfactory Servicing
Service Fee: \$200 |
| ☒ Section 39 Amendment
Service Fee: \$2,500 | ☐ Zoning By-law Amendment
Service Fee: \$2,500 | ☐ Zoning By-law Amendment with a Municipal Plan Amendment
Service Fee: \$3,500 |

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.

To permit the subject property to be used for a commercial parking lot and snow dump site (if required). This is a contaminated site suitable for limited use. A parking lot is needed in this area for nearby commercial activities/businesses.

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

Date

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.

**BY-LAW NUMBER C.P. 111-
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

**ARRÊTÉ N° C.P. 111-
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

Be it enacted by The City of Saint John in Common Council convened, as follows:

Lors d'une réunion du conseil communal, The City of Saint John a décrété ce qui suit :

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

L'arrêté sur le zonage de The City of Saint John, décrété le quinze (15) décembre 2014, est modifié par :

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 1.01 hectares, located at 289 Sydney Street, also identified as being PID Nos. 00002444 and 55147482, from Waterfront Commercial (CW) to Integrated Development (ID).

1. La modification de l'annexe «A», Plan de zonage de The City of Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 1.01 hectares, située au 289, rue Sydney, et portant les NID 00002444 and 55147482, de zone commerciale riveraine (CW) à zone d'aménagement intégré (ID);

- all as shown on the plan attached hereto and forming part of this by-law.

- toutes les modifications sont indiquées sur le plan ci-joint et font partie du présent arrêté.

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:

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 :

Mayor/Maire

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -