

**PROPOSED ZONING BY-LAW
AMENDMENT**

RE: 431 MILLIDGE AVENUE

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, City Hall, on **Monday, December 2, 2019 at 6:30 p.m.**, by:

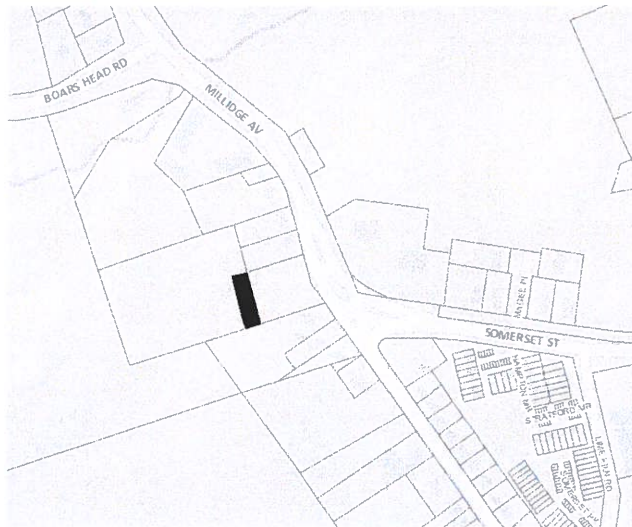
Rezoning a portion of a parcel of land having an area of approximately 844 square metres, located at 431 Millidge Avenue, also identified as a portion PID No. 00041483, from **Two-Unit Residential (R2)** to **General Commercial (CG)**, as illustrated below.

**PROJET DE MODIFICATION DE
L'ARRÊTÉ DE ZONAGE**

OBJET: 431, AVENUE MILLIDGE

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, à l'hôtel de ville, le **lundi, 2 décembre 2019 à 18 h 30** :

Rezonage d'une partie d'une parcelle de terrain d'une superficie d'environ 844 mètres carrés, située au 431 avenue Millidge, également identifiée comme une partie de NID 00041438, de **zone résidentielle bifamiliale (R2)** à **zone commerciale générale (CG)** comme le montre la carte ci-dessous.



REASON FOR CHANGE:

To construct a commercial building.

RAISON DE LA MODIFICATION:

Construire un immeuble commercial.

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.

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.

Written objections to the amendment may be sent

Veuillez faire part de vos objections au projet de

to the undersigned at City Hall.

modification par écrit à l'attention du soussigné à l'hôtel de ville.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.

Jonathan Taylor, Common Clerk
658-2862

Jonathan Taylor, Greffier communal
658-2862

LOCATION	CIVIC ADDRESS :	431 MILLIDGE AVENUE		PID #:	41483
STAFF USE	HERITAGE AREA: Y / ☒ N	INTENSIFICATION AREA: Y / ☒ N	FLOOD RISK AREA: Y / ☒ N	APPROVED GRADING PLAN: Y / ☒ N	
	APPLICATION #:	19-0217		DATE RECEIVED:	Oct 16/19
			RECEIVED BY:	Paul	
APPLICANT INFORMATION	APPLICANT CRISTIAN PARASCAN FOR 680707 N.B. Limited		EMAIL parascan.dental@gmail.com	PHONE 506.6511548	
	MAILING ADDRESS 40 ANCHORAGE AVE SAINT JOHN, N.B.		POSTAL CODE E2K 5R1		
	CONTRACTOR		EMAIL	PHONE	
	MAILING ADDRESS		POSTAL CODE		
	OWNER 680707 N.B. LTD		EMAIL parascan.dental@gmail.com	PHONE 506.6511548	
	MAILING ADDRESS - S.H.A. -		POSTAL CODE		
PRESENT USE:		PROPOSED USE:			
CHECK ALL THAT APPLY	BUILDING		PLANNING	INFRASTRUCTURE	HERITAGE
	☐ 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
DESCRIPTION OF WORK					

☐ 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 - 13 Market Square
 Saint John, NB E2L 1E8
 communications@saintjohn.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.

"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

11. OCT. 2019

Date

CIVIC ADDRESS	19-0217	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.
<i>Revise the zoning line to include the rear of lot 19-1 as shown on the design attached.</i>

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.	

City of Saint John
ONE STOP DEVELOPMENT SHOP
15 Market Sq 10th Floor
506-658-2911
onestop@saintjohn.ca

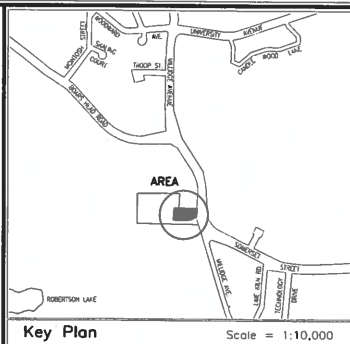
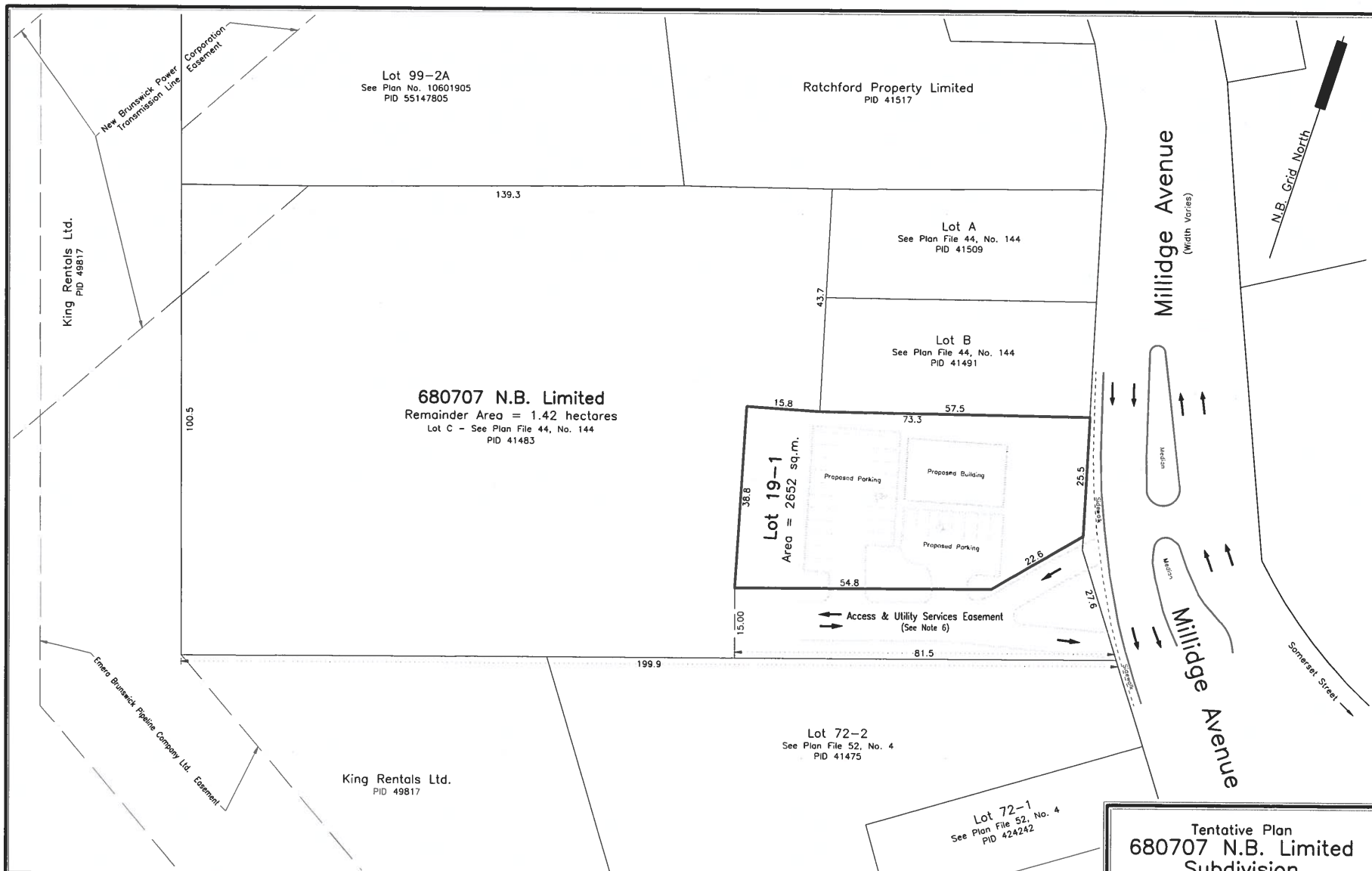
Term ID: 001

Sale - Approved

Date	10/16/19	Time 09:28:19
Method of Payment	Visa	
Entry Method	Manual	
Customer Name	Dr. Cristain Parascan	
Account #	XXXXXXXXXXXX1033	
Order ID	PA190217	
Order Description:	431 Millidge Avenue S39	
Approval Code	417498	
Amount	\$2,500.00	

Thank you for your business!

Customer Copy



NOTES:

1. Distances are in METRES.
2. Lands dealt with by this plan are bounded thus
3. Peripheral information and adjacent names were derived from various sources and should be verified.
4. All plans and documents referenced are recorded in the Saint John County Registry Office or in the Land Titles Office for the District of New Brunswick.
5. This plan is for conceptual purposes only. Final dimensions, areas and location of property lines may vary slightly following field survey and lot calculations.
6. This easement in favour of Lot 19-1 is for the purposes of access and utility services.

PURPOSE OF PLAN:

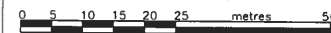
- * To create Lot 19-1.

LEGEND:

- SMF - Standard survey marker found
- ⊙ SMS - Standard survey marker set
- RIBF - Round iron bar found
- IBF - Square iron bar found
- IPF - Iron pipe found
- CALC - Calculated point
- ▲ NBGM - N.B. Co-ordinate Monument
- sq.m. - Square metres
- A - Arc
- R - Radius
- Rad.Pt. - Radius point
- ⊙ - Centreline
- Line not to scale
- Fence
- PID - Parcel identifier number
- Adj - Adjusted network
- (100) - Tabulated co-ordinate reference

A.N.B.L.S. - Association of N.B. Land Surveyors

Tentative Plan
680707 N.B. Limited
 Subdivision
 Lot 19-1
 Millidge Avenue
 City of Saint John
 Saint John County, N.B.



KIERSTEAD QUIGLEY
 and **ROBERTS Ltd.**
 Saint John, New Brunswick

Dated: July 31, 2019
 Job No. 14-0034

Dwg. No. T-0740

**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 de 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 portion of a parcel of land having an area of approximately 844 square metres, located at 431 Millidge Avenue, also identified as a portion of PID No. 00041483 from Two-Unit Residential (R2) to General Commercial (CG)

1 La modification de l'annexe A, Carte de zonage de The City of Saint John, permettant de modifier la désignation pour d'une partie d'une parcelle de terrain d'une superficie d'environ 844 mètres carrés, située au 431 Avenue Millidge, et portant les parties de NID 00041483, de zone résidentielle Bifamiliale (R2) à zone commerciale générale (CG)

- 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 -