



# 93 Loch Lomond Road

Presentation to Common Council

2019 January 28



**Growth & Community Planning Team**  
Growth & Community Development Services



SAINT JOHN

# Proposal

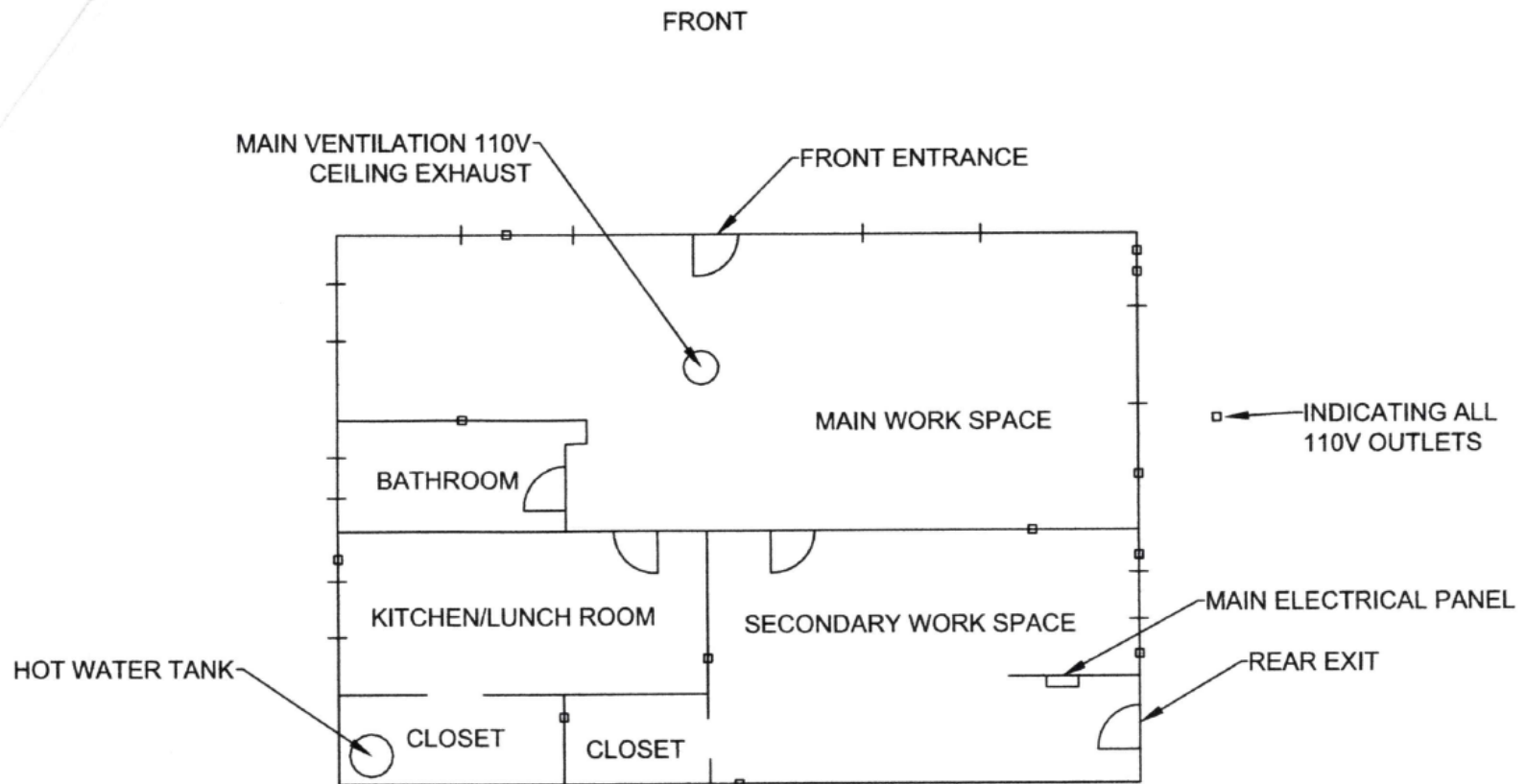
- To rescind the existing Section 39 conditions limiting the use of the site to an office use
- Permit a personal service establishment (aesthetic salon)



# Site Location



# Site Plan





# Site Aerial



# Site Photos





# Site Photos



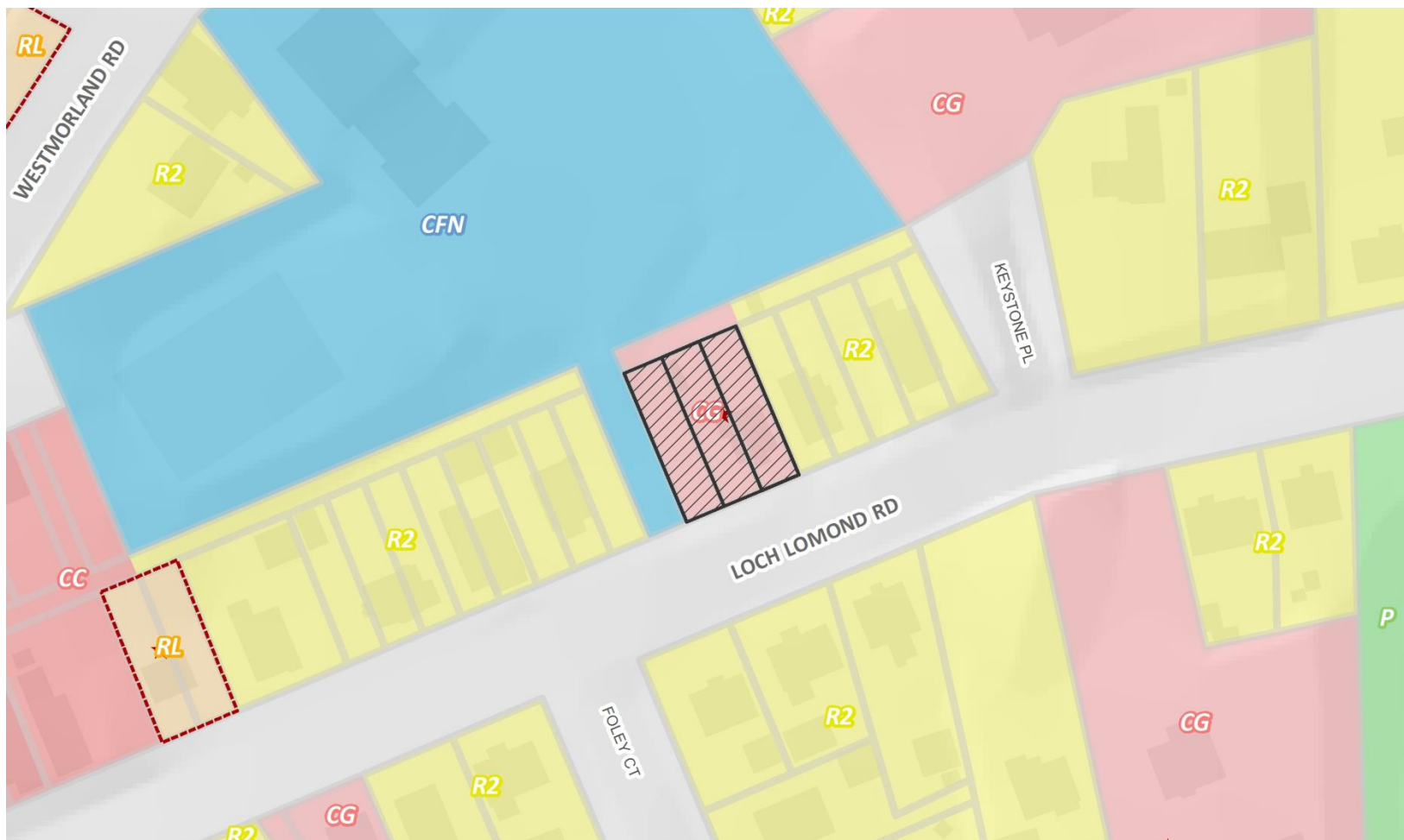
# Future Land Use





- Meets intent of Policy LU-88
  - Scale of proposal
  - Long standing commercial use of property (45 years)
  - Residential character of building
  - Serviced site on arterial road

# Zoning



# Zoning (Section 59 conditions)

- Expand list of permitted uses
  - Underlying General Commercial (CG) zone
- Rescind site development conditions
  - Now Zoning By-law standards



# Staff Recommendation

- That Common Council rescind the Section 39 conditions imposed on the June 18, 1973 rezoning of the property located at 93 Loch Lomond Road, also identified as PID Nos. 55088777, 00319558, and 55088769; and amended May 11, 1987, June 22, 1987 and March 30, 1992.
- That pursuant to Section 59 of the Community Planning Act, the development and use of the parcel of land with an area of approximately 693 square metres, located at 93 Loch Lomond Road, also identified as PID Nos. 55088777, 00319558, and 55088769 shall be limited to the uses outlined in the report



# PAC Recommendation

- That Common Council rescind the Section 39 conditions imposed on the June 18, 1973 rezoning of the property located at 93 Loch Lomond Road, also identified as PID Nos. 55088777, 00319558, and 55088769; and amended May 11, 1987, June 22, 1987 and March 30, 1992.
- That pursuant to Section 59 of the Community Planning Act, the development and use of the parcel of land with an area of approximately 693 square metres, located at 93 Loch Lomond Road, also identified as PID Nos. 55088777, 00319558, and 55088769 shall be limited to the uses outlined in the report

