



# 3700 King William Road

Presentation to Common Council

January 28, 2019



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



SAINT JOHN

# Proposal

- To rezone property to Pit and Quarry (PQ Zone) from Industrial Medium (IM) Zone.
- Rezoning will facilitate restarting former Pit and Quarry operation.



# Site Location





# Site Aerial



# Site Photos



Site access and tree buffer along King William Road



# Site Photos



Existing tree buffer (east side) – King William Road

# Site Photos



Existing tree buffer (west side) – King William Road

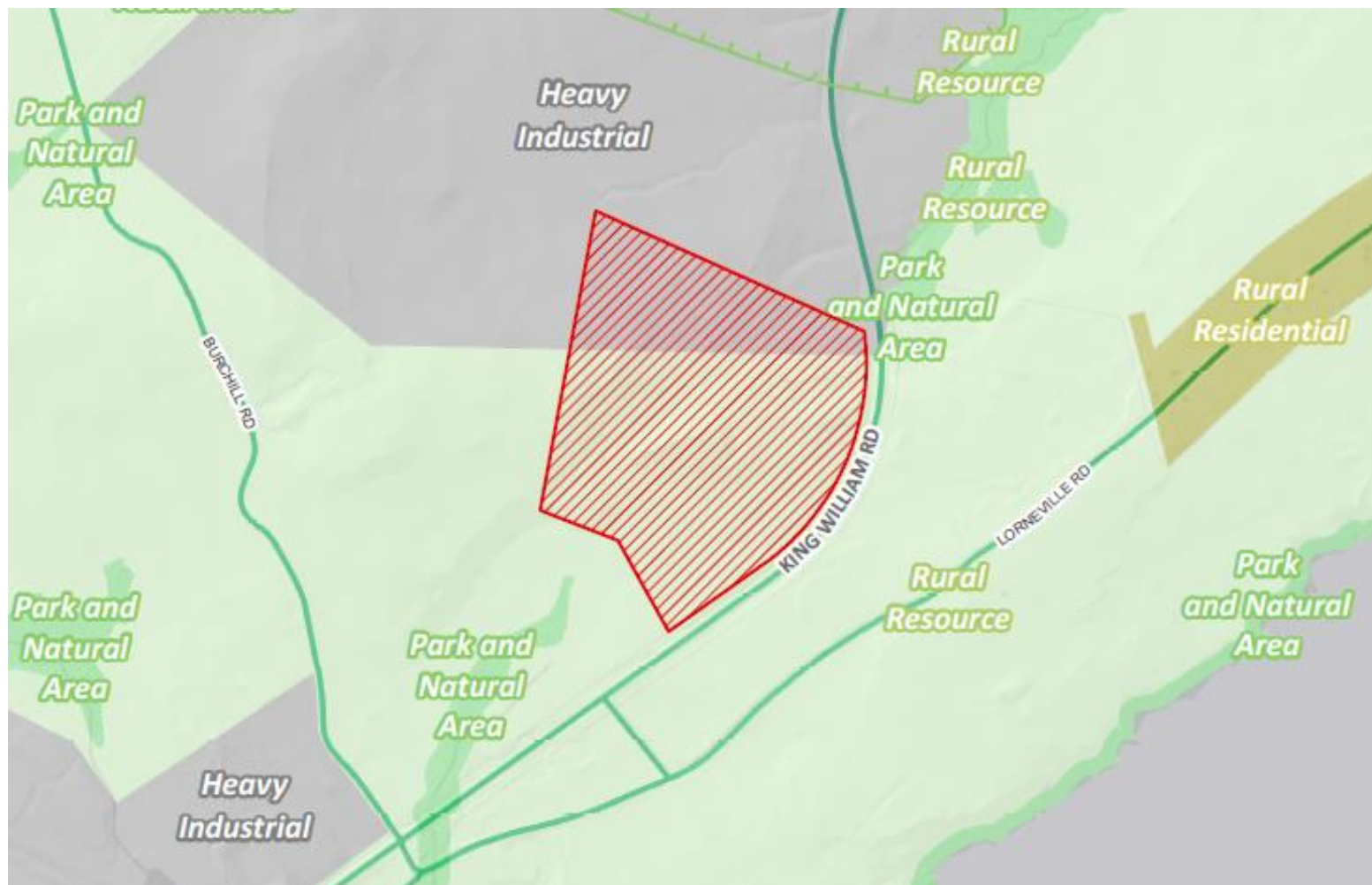
# Site Photos



Existing site conditions



# Future Land Use



## Municipal Plan – dual designation

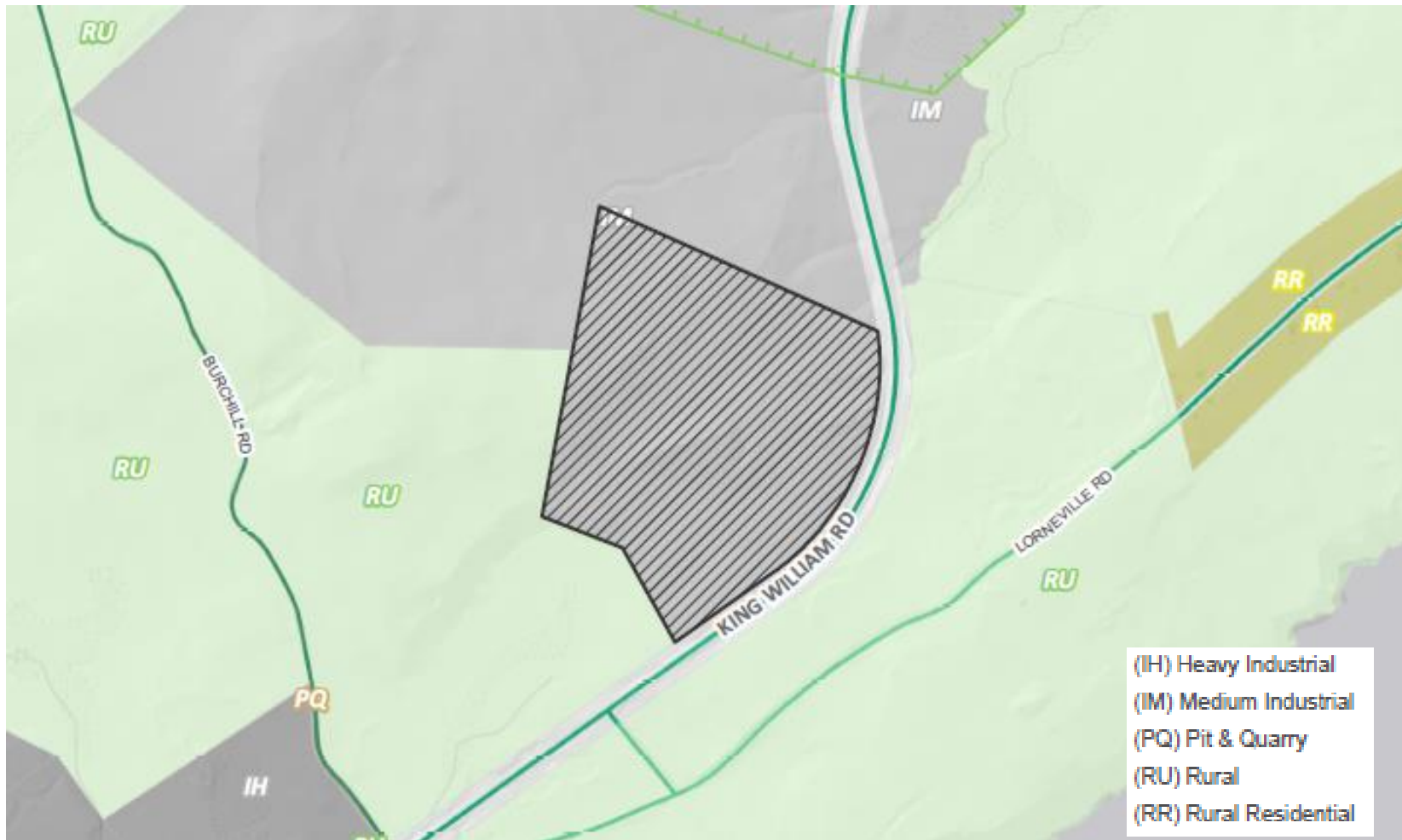
### Heavy Industrial

- Contemplates major industrial uses where pollution, visual appearance and disturbance may occur.
- Pit and Quarry activities create noise, visual disturbance and many similar impacts as heavy industrial.
- Plan silent on Pits and Quarry in this designation – similar; reasonable to rezone site.

### Rural Resource

- Policy LU-96 outlines requirements to consider rezoning to PQ Zone (see page 3 of staff report).
- Proposal can generally meet these requirements with exceptions to some screening requirements (due to previous temp approval).

# Zoning





## Proposed Section 59 Conditions

### **Stormwater Management Plan**

- Stormwater Management Plan will be required prior to commencing any Pit or Quarry use to ensure no stormwater impacts adjacent parcels.

### **Screening**

- Existing tree buffer/screen with natural features along King William Road – retain existing extent of this buffer; document and prevent further reduction. If any reduction occurs; it must be replanted to meet Zoning By-law (full 30m width and 4m in height).
- Ensures screening to residential to the east is maintained.
- Applicant has provided plans to replant tree buffer along all other property lines (see PAC package).

# Staff Recommendation

Staff recommends that the Planning Advisory Committee recommend to Common Council that:

1. Common Council rezone 31.1ha of land at 3700 King William Road (PID 55218754) from Industrial Medium (IM) Zone to Pit and Quarry (PQ) Zone; and
2. Pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the proposed conditions contained on Page 2 of the Staff report with this rezoning.

# Community Engagement

- The applicant stated they were in agreement with staff's recommendations.
- No one presented for or against the proposed rezoning.
- Letters distributed to neighbours within 100m on January 4, 2019.
- Advertised on City website on December 21, 2018 – no letters received and no members of public attended the Planning Advisory Committee meeting.





# PAC Recommendation

Planning Advisory Committee recommends:

1. Common Council rezone 31.1ha of land at 3700 King William Road (PID 55218754) from Industrial Medium (IM) Zone to Pit and Quarry (PQ) Zone; and
2. Pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the proposed conditions contained on Page 2 of the Staff report with this rezoning.