



The City of Saint John

January 23, 2018

His Worship Mayor Don Darling  
And Councillors

Your Worship and Councillors

**SUBJECT: Proposed Municipal Plan Amendment – 179-185 Golden Grove Road**

A Public Presentation was made on December 17, 2018 of a proposed amendment to the Municipal Development Plan which would redesignate on Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 0.55 hectares, located at 179-185 Golden Grove Road, also identified as PID Numbers 55057848, 55057855 and 55201750, from Stable Area to Employment Area; and to redesignate on Schedule B of the Plan, the same parcel of land, from Stable Residential to Stable Commercial, to construct a vehicle body and paint shop.

The required advertising has been completed, and attached you will find a copy of the public notice, and any letters of opposition or support received.

If Council wishes, it may choose to refer the matter to the Planning Advisory Committee for a report and recommendation and authorize the necessary advertising with a Public Hearing to be held on Monday, March 11, 2019 in the Council Chamber at 6:30 pm, or not to proceed with the proposed amendment process and adopt a resolution to deny the application.

Respectfully submitted,

Jonathan Taylor  
Common Clerk

Attachment



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | [www.saintjohn.ca](http://www.saintjohn.ca) | C.P. 1971 Saint John, N.-B. Canada E2L 4L1



## PROPOSED MUNICIPAL PLAN AMENDMENT RE: 179-185 GOLDEN GROVE ROAD

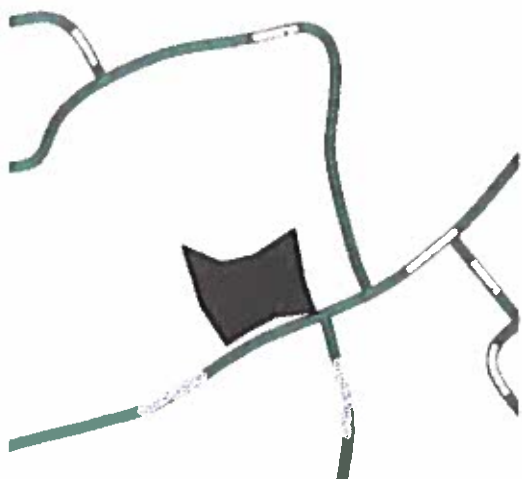
07-Dec-2018

### PROPOSED MUNICIPAL PLAN AMENDMENT

#### RE: 179-185 GOLDEN GROVE ROAD

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan which would:

1. Redesignate on Schedule A of the Municipal Development Plan, a parcel of land with an area of approximately 0.55 hectares, located at 179-185 Golden Grove Road, also identified as PID Nos. 55057848, 55057855 and 55201750, from Stable Area to Employment Area as illustrated below.
2. Redesignate, on Schedule B of the Plan, the same parcel of land, from Stable Residential to Stable Commercial.



A public presentation of the proposed amendment will take place at a regular meeting of Common Council on **Monday, December 17, 2018** in the Council Chamber, Lobby Level, City Hall.

#### REASON FOR CHANGE:

To construct a vehicle body and paint shop.

Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by **January 16, 2019**. Enquiries may be made at the office of the Common Clerk or 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.

Jonathan Taylor, Common Clerk

686-2862

LOCATION	CIVIC ADDRESS :	185 Golden Grove Rd at Vacant lots		PID #:	55201150, 55057855
STAFF USE	HERITAGE AREA: Y / N	INTENSIFICATION AREA: Y / N	FLOOD RISK AREA: Y / N	APPROVED GRADING PLAN: Y / N	
	APPLICATION #:	18-0182		DATE RECEIVED:	Sept 20/18
				RECEIVED BY:	Paula
APPLICANT INFORMATION	APPLICANT	Scotts Autobody & Collision Ltd.		EMAIL	scotttrites@fixauto.com
				PHONE	506-694-8769
	MAILING ADDRESS	187 Golden Grove Rd Saint John, NB		POSTAL CODE	E2H 1X7
	CONTRACTOR			EMAIL	
				PHONE	
	MAILING ADDRESS			POSTAL CODE	
APPLICANT INFORMATION	OWNER	Doug Mitton		EMAIL	
				PHONE	506-696-8542
	MAILING ADDRESS	185 Golden Grove Rd Saint John, NB		POSTAL CODE	E2H 1X7
PRESENT USE:		Home			
PROPOSED USE:		Collision Centre			
CHECK ALL THAT APPLY	BUILDING		PLANNING		INFRASTRUCTURE
	<input type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/> DECK <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> MINIMUM STANDARDS		<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> POOL <input type="checkbox"/> DEMOLITION <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER		<input type="checkbox"/> VARIANCE <input type="checkbox"/> PLANNING LETTER <input checked="" type="checkbox"/> PAC APPLICATION <input checked="" type="checkbox"/> COUNCIL APP <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER
DESCRIPTION OF WORK	HERITAGE		<input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> DRAINAGE <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> OTHER		
	<input type="checkbox"/> HERITAGE DEVELOPMENT <input type="checkbox"/> HERITAGE SIGN <input type="checkbox"/> HERITAGE INFILL <input type="checkbox"/> HERITAGE DEMO <input type="checkbox"/> OTHER				
Demolish existing house and outbuildings to construct new collision centre					

☐ 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  
 5th Floor - 15 Market Square  
 Saint John, NB A1B 1X8  
 Tel: (506) 658-2911  
 Fax: (506) 658-2962



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.

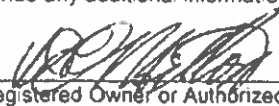
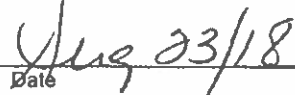
Applicant Signature: *[Signature]*  
 Date: Aug 23/18

<b>CIVIC ADDRESS</b>	185 Golden Grove Rd	<b>APPLICATION #</b>	18-0182	<b>FEE PAID</b>	<input checked="" type="radio"/> Y <input type="radio"/> N
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<b>TYPE OF APPLICATION</b>		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 39 Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500	<input checked="" type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

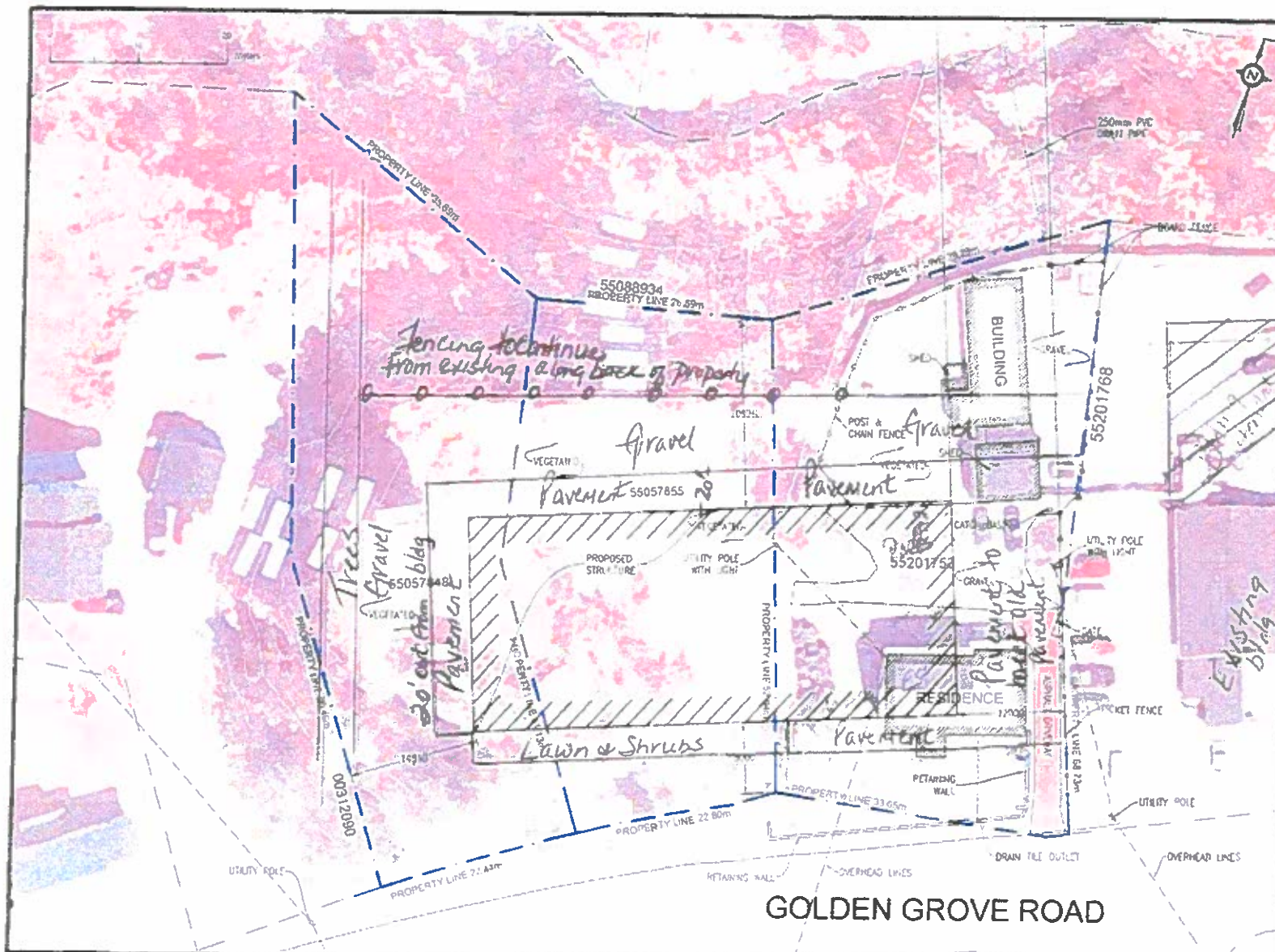
<p><b>DETAILED DESCRIPTION OF APPLICATION</b></p> <p>Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission 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.</p> <p>Requesting current property to be rezoned to construct a new collision centre facility.</p>
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<p><b>ENCUMBRANCES</b></p> <p>Describe any easements, restrictive covenants, and other encumbrances affecting the land.</p>
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<b>AUTHORIZATION</b>	
<p>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.</p>	
<p></p> <p>_____ Registered Owner or Authorized Agent</p>	<p>_____ Additional Registered Owner</p>
<p></p> <p>_____ Date</p>	<p>_____ Date</p>
<p>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.</p>	

- Purchase house and two vacant lots – leave the last lot as a buffer zone
- Build new shop to handle work flow. Two additions have been added to our current building over the last 7 years, which we have outgrown.
- Hire 10-15 more staff to handle work load
- Fence in area for a compound for cars under repair so that they are not seen from the road
- Lot will be landscaped
- We must stay in this area due to our contract with Fix Auto, as all Insurance work goes by postal codes
- I purchased the existing building in 2009 and have continued to make improvements to the building and land (new siding, windows, roof, aluminum entrance, pavement, landscaping, fenced in yard) to appeal to our neighbors and community
- We have had no complaints from the community since being here
- We currently have 13 employees
- Increased tax base for the City of Saint John
- Economical spin-off of hiring new employees





#### GENERAL NOTES

- 1 All dimensions in millimeters unless otherwise specified
- 2 Elevations in meters and based on NAD83 (CSRS) Datum
- 3 Site Plan (underlay) provided by others and depicted for reference use only and not for construction
- 4 This drawing is not a survey and any property boundaries are shown for reference only

NO.	REVISION/ISSUE	DATE

**FUNDY Engineering**

21 Westington Ave. Tel: (506) 835-1566  
 P.O. Box 6626 Fax: (506) 835-0708  
 Saint John, NB E7Y 4S1 Email: fundy@fundyeng.com  
 www.fundyeng.com

Project:  
**ZONING APPLICATION**  
**FIX AUTO**  
**185 GOLDEN GROVE AVE**  
**SAINT JOHN**

**SITE PLAN**  
**EXISTING CONDITIONS**

Project No.	Designed	Date Issued
13028	AM	18/6/15
Scale	Drawn	Rev
1:400	RTH	
Sheet		

**C1.1**

## Reade, Mark

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**From:** Fix Auto Saint John East <saintjohneast@fixauto.com>  
**Sent:** October-24-18 11:20 AM  
**To:** Reade, Mark  
**Subject:** FW: New Shop  
**Attachments:** LOGO.gif; a0.gif; a1.gif; a2.gif; a3.gif; b0.gif; b1.gif; b3.gif; c0.gif; c3.gif; d0.gif; d3.gif; e0.gif; solidline350.gif

**Importance:** High

Here's some pic's of what we would like to do.

Thanks

Scott Trites 654-0994 cell





This message was sent from a Bell mobile phone.

**Bell**