

**BY-LAW NUMBER C.P. 111-63
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

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

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

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 1361 square metres, located at 243 Loch Lomond Road, also identified as PID No. 00321224 from Two-Unit Residential (R2) to General Commercial (CG) pursuant to a resolution adopted by Common Council under Section 59 of the Community Planning Act.

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

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. 2018 and signed by:

**ARRÊTÉ N° C.P. 111-63
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

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

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

1 La modification de l'annexe A, Carte de zonage de The City of Saint John, permettant de modifier la désignation pour une parcelle de terrain d'une superficie d'environ 1361 mètres carré, située au 243, chemin Loch Lomond, et portant le NID 00321224, de zone résidentielle bifamiliale (R2) à zone commerciale générale (CG) conformément à une résolution adoptée par le conseil municipal en vertu de l'article 59 de la Loi sur l'urbanisme.

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

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le * 2018, avec les signatures suivantes :

Mayor/Maire

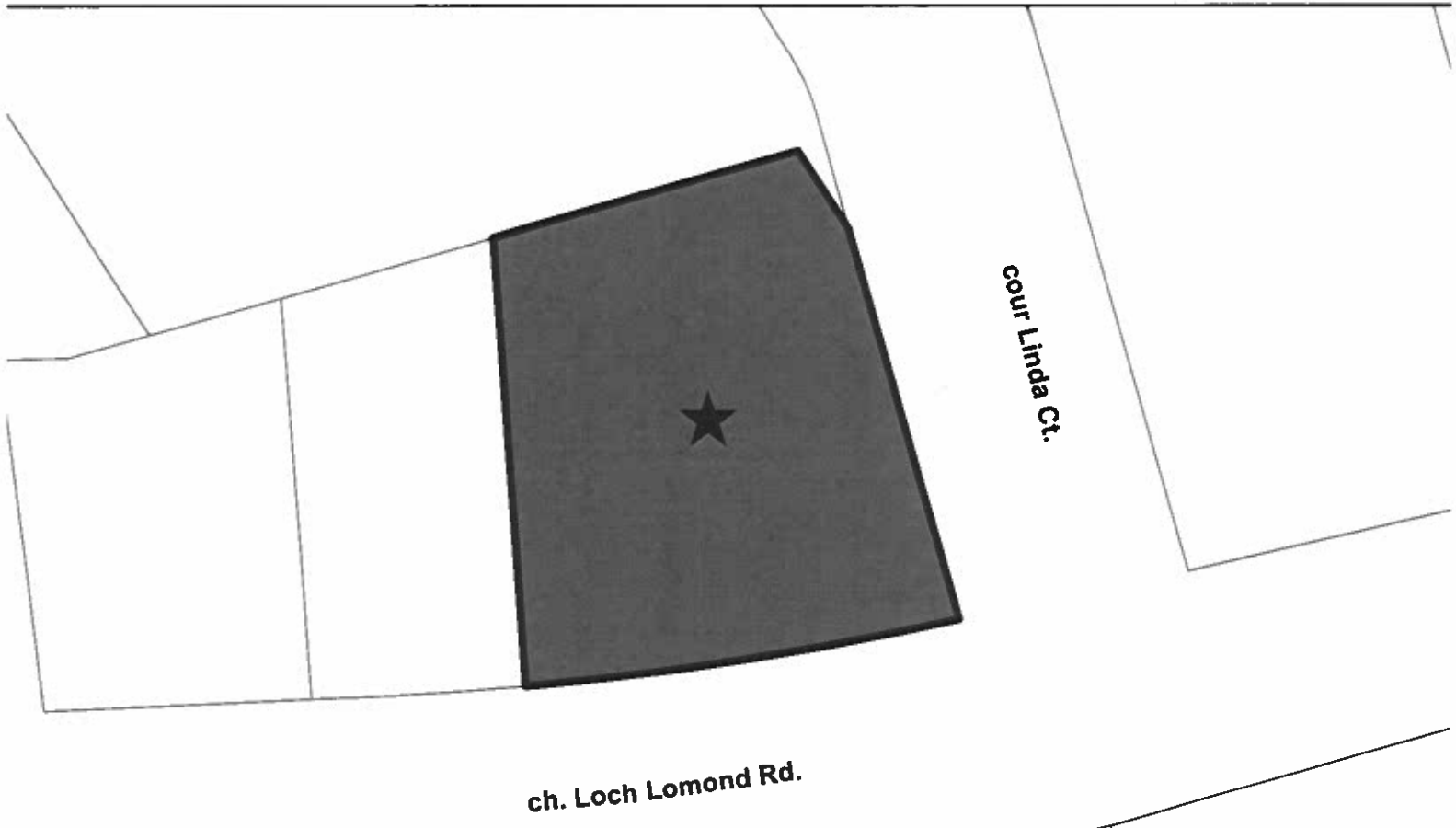
Common Clerk/Greffier communal

First Reading - November 5, 2018
Second Reading - November 5, 2018
Third Reading -

Première lecture - le 5 novembre 2018
Deuxième lecture - le 5 novembre 2018
Troisième lecture -

GROWTH & COMMUNITY DEVELOPMENT SERVICES
SERVICE DE LA CROISSANCE ET DU DÉVELOPPEMENT COMMUNAUTAIRE
REZONING / REZONAGE

Amending Schedule "A" of the Zoning By-Law of The City of Saint John
Modifiant Annexe «A» de l'Arrêté de zonage de The City of Saint John



FROM / DE

TO / À

Two-Unit Residential
Zone résidentielle bifamiliale

R2



CG

General Commercial
Zone commerciale générale



Pursuant to a Resolution under Section 59 of the Community Planning Act
Conformément à une résolution adoptée par le conseil municipal en vertu
de l'article 59 de la Loi sur l'urbanisme

Applicant: Nathalie and Kevin Hayward

Location: 243 Loch Lomond Road

PID(s)/NIP(s): 00321224

Considered by P.A.C./considéré par le C.C.U.: October 16 octobre, 2018

Enacted by Council/Approuvé par le Conseil:

Filed in Registry Office/Enregistré le:

By-Law #/Arrêté #

Drawn By/Créée Par: Andrew Pollock **Date Drawn/Carte Créée:** November 6 novembre, 2018

Section 59 Conditions – 243 Loch Lomond Road

That, pursuant to Section 59 of the *Community Planning Act*, the use of the parcel of land having an area of approximately 1361 square metres, located at 243 Loch Lomond Road, also identified as PID Number 00321224, be subject to the following conditions:

a. That the use of the lot be limited to the following:

- Artist or Craftsperson Studio;
- Bakery;
- Business Office, subject to paragraph 11.7(3)(b);
- Commercial Group;
- Community Policing Office;
- Day Care Centre;
- Dwelling Unit, subject to paragraph 11.7(3)(c);
- Financial Service;
- Funeral Service;
- Garden Suite, subject to section 9.8;
- Grocery Store;
- Home Occupation;
- Library;
- Medical Clinic;
- Personal Service;
- Pet Grooming;
- Place of Worship;
- Restaurant;
- Retail, General;
- Secondary Suite, subject to section 9.13;
- Service and Repair, Household;
- Supportive Housing, subject to section 9.14 ;
- Veterinary Clinic;

b. That any development of the site shall be in accordance with a detailed landscaping plan, to be prepared by the proponent and subject to the approval of the Development Officer. The landscaping plan must be submitted with the building permit/change of use applicant and the identified landscaping on the approved plan must be completed no later than one year after the issuance of a building permit.

c. That no direct access to Loch Lomond Road be permitted and the existing access off Linda Court be maintained.