

COUNCIL REPORT

M&C No.	2020-43
Report Date	February 04, 2020
Meeting Date	February 10, 2020
Service Area	Growth and Community Development Services

His Worship Mayor Don Darling and Members of Common Council

SUBJECT: Proposed Public Hearing Date – 191 Red Head Road and 90 Paradise Row

OPEN OR CLOSED SESSION

This matter is to be discussed in open session of Common Council.

AUTHORIZATION

Primary Author	Commissioner/Dept. Head	City Manager
<i>Kenneth Melanson</i>	<i>Jacqueline Hamilton</i>	<i>John Collin</i>

RECOMMENDATION

That Common Council schedule the public hearing for the rezoning applications of Sandor Toror (191 Red Head Road) and Saint John Energy (90 Paradise Row) for Monday April 6, 2020 at 6:30 p.m. in the Ludlow Room, and refer the applications to the Planning Advisory Committee for a report and recommendation.

EXECUTIVE SUMMARY

The purpose of this report is to advise Common Council of the rezoning/condition update applications received and to recommend an appropriate public hearing date. The next available public hearing date is April 6, 2020.

PREVIOUS RESOLUTION

At its meeting of August 3, 2004, Common Council resolved that:

- 1. the Commissioner of Planning and Development receive all applications for amendments to the Zoning By-law and Section 39 [now referred as section 59] resolutions/ agreements and proceed to prepare the required advertisements; and*
- 2. when applications are received a report will be prepared recommending the appropriate resolution setting the time and place for public hearings and be referred to the Planning Advisory Committee as required by the Community Planning Act.*

REPORT

In response to the motion above, this report indicates the applications received and recommends an appropriate public hearing date. Application details are available in the Common Clerk’s office and will form part of the documentation at the public hearings. The following applications were received:

Name of Applicant	Location	Existing Zone	Proposed Zone	Reason
Sandor Toror	191 Red Head Road	Rural Residential (RR)	Rural General Commercial (CRG)	To allow a car lot in association with a dwelling unit.
Saint John Energy	90 Paradise Row	Corridor Commercial (CC)	Utility Service (US)	To rezone a portion of the lot to construct a power substation.

STRATEGIC ALIGNMENT

While the holding of public hearings is a legislative requirement of the *Community Planning Act*, it is also a key component of a clear and consistent land development process, which provides transparency and predictability to the development community and City residents.

The development approvals process helps fulfill Council’s priorities by:

- ensuring Saint John has a competitive business environment for investment;
- supporting business retention and attraction; and
- driving development in accordance with PlanSJ which creates the density required for efficient infrastructure, services and economic growth.

SERVICE AND FINANCIAL OUTCOMES

The scheduling of the public hearing and referral to the Planning Advisory Committee satisfies the legislative and service requirements as mandated by the *Community Planning Act*.

INPUT FROM OTHER SERVICE AREAS AND STAKEHOLDERS

Not Applicable

ATTACHMENTS

None