

**BY-LAW NUMBER C.P. 111-64
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 rezoning a parcel of land having an area of approximately 1,406 square metre, located at 476 Sandy Point, also identified as PID No. 00431544 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:

Mayor/Maire

Common Clerk/Greffier communal

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

**ARRÊTÉ N° C.P. 111-64
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 1406 mètres carré, située a u476, chemin Sandy Point et portant le NID 00431544, 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.

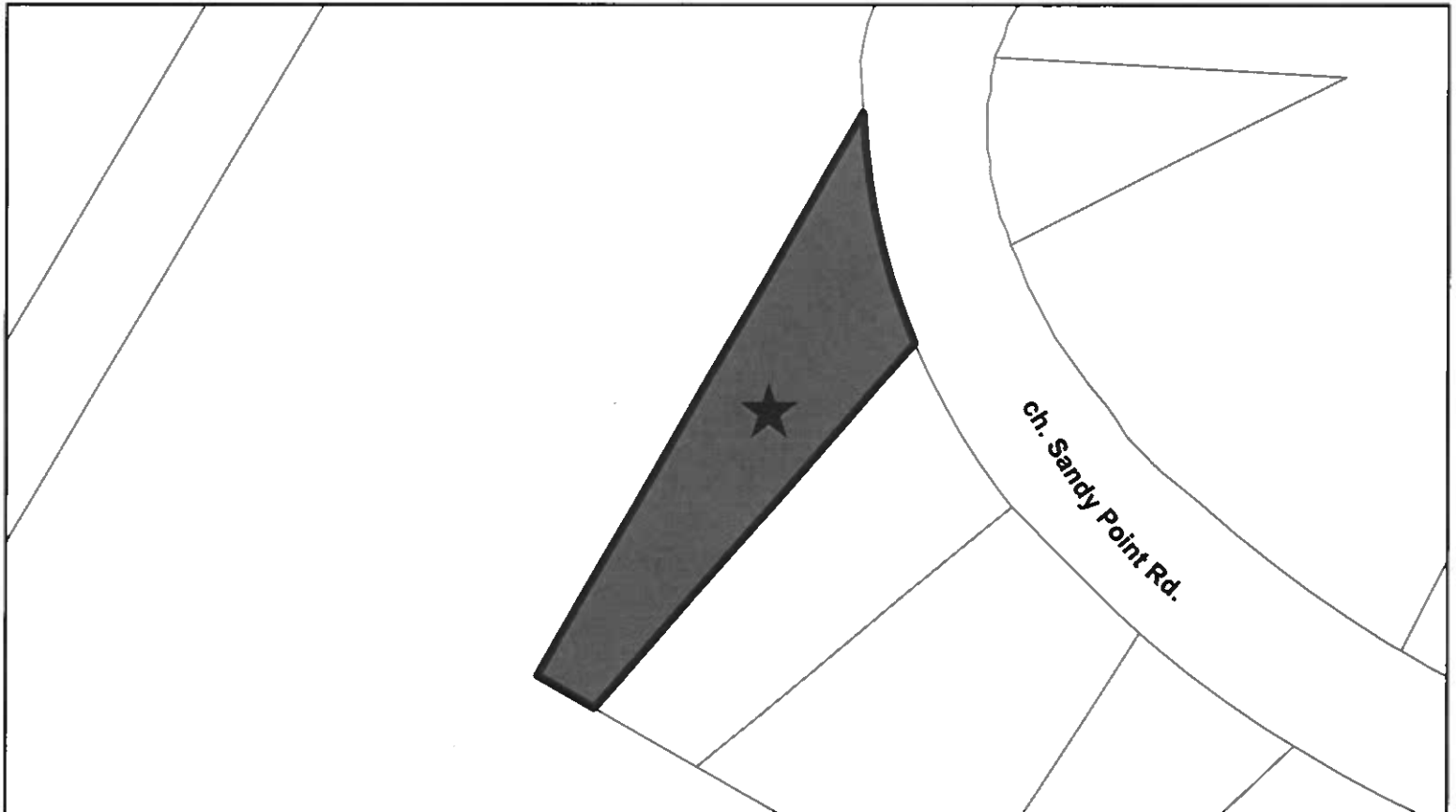
EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le * 2018, avec les signatures suivantes :

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: Chris Barry on behalf of the Saint John Trojans Rugby Club

Location: 476 Sandy Point Road

PID(s)/NIP(s): 00431544

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 7 novembre, 2018

Section 59 Conditions – 476 Sandy Point Road

That Common Council, pursuant to the provisions of Section 59 of the Community Planning Act, shall subject the use of the parcel of land with an area of 1,406 square metres, located at 476 Sandy Point Road, also identified as PID Number 00431544, to the following conditions:

- a. Any development of the site shall be in accordance with a detailed site plan building elevation plans and landscaping plans, prepared by the proponent and subject to approval of the Development Officer, indicating the location of all buildings, structures, parking areas, driveways, exterior lighting, outdoor storage areas, landscaped areas, exterior building materials, and building entrances and finishes. These plans are to be attached to the application for the building permit with all improvements shown on the plans to be completed within one year of the issuance of the building permit.
- b. As part of the development, a solid board-on-board fence shall be installed and maintained and shall have a minimum height of one metre located between the property and the adjacent property at 474 Sandy Point Road.
- c. General Commercial (CG) uses shall be limited to a banquet hall, private club, and health and fitness facility. No other uses described in the General Commercial (CG) zone shall be permitted.