

**PROPOSED ZONING BY-LAW
AMENDMENT**

RE: 97-99 EXMOUTH STREET

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider amending The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room, City Hall, on **Monday, March 11, 2019 at 6:30 p.m.**, by:

Rezoning a parcel of land having an area of approximately 862 square metres, located at 97-99 Exmouth Street, also identified as PID No. 00015834, from **Urban Centre Residential (RC)** to **General Commercial (CG)**, as illustrated below.

INSERT MAP

REASON FOR CHANGE:

To permit the construction of a new medical clinic (family counseling).

The proposed amendment may be inspected by any interested person at the office of the Common Clerk, or in the office of 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.

Written objections to the amendment may be sent to the undersigned at City Hall.

If you require French services for a Common Council meeting, please contact the office of the Common Clerk.

Jonathan Taylor, Common Clerk
658-2862

**PROJET DE MODIFICATION DE
L'ARRÊTÉ DE ZONAGE**

OBJET: 97-99, RUE EXMOUTH

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention d'étudier la modification suivante à l'Arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow, à l'hôtel de ville, le **lundi, 11 mars 2019 à 18 h 30 :**

Rezoning d'une parcelle de terrain d'une superficie d'environ 862 mètres carrés, située au 97-99 rue Exmouth, et portant le NID 00015834, de **zone résidentielle du centre-ville (RC)** à **zone commerciale générale (CG)** comme le montre la carte ci-dessous.

INSERT MAP

RAISON DE LA MODIFICATION:

Pour permettre la construction d'une nouvelle clinique médicale (consultations familiales).

Toute personne intéressée peut examiner le projet de modification au bureau du greffier communal ou au bureau du service de la croissance et du développement communautaire à l'hôtel de ville situé au 15, Market Square, à Saint John, au Nouveau-Brunswick., entre 8 h 30 et 16 h 30 du lundi au vendredi, sauf les jours fériés.

Veuillez faire part de vos objections au projet de modification par écrit à l'attention du soussigné à l'hôtel de ville.

Si vous avez besoin des services en français pour une réunion de Conseil Communal, veuillez contacter le bureau du greffier communal.

Jonathan Taylor, Greffier communal
658-2862

LOCATION	CIVIC ADDRESS: 97-99 Exmouth St.	PID #: 00015834
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N	
	APPLICATION #: 19-0001	DATE RECEIVED: Jan. 4, 2019
		RECEIVED BY: Aimee + Julie
APPLICANT INFORMATION	APPLICANT Krystal Kindred EMAIL supremehumanservices@bellaliant.com PHONE 639 6125	
	MAILING ADDRESS 600 Main St. Suite 206 Saint John NB E2K 1J5	POSTAL CODE
	CONTRACTOR Ron Scott EMAIL	PHONE
	MAILING ADDRESS	POSTAL CODE
	OWNER Supreme Human Services EMAIL services@bellaliant.com PHONE 652 8792	
	MAILING ADDRESS 600 Main St. Suite 206 Saint John NB E2K 1J5	POSTAL CODE
PRESENT USE: Vacant lot		PROPOSED USE: Commercial building.
CHECK ALL THAT APPLY	BUILDING ☐ INTERIOR RENOVATION ☐ NEW CONSTRUCTION ☐ EXTERIOR RENOVATION ☐ ACCESSORY BLDG ☐ ADDITION ☐ POOL ☐ DECK ☐ DEMOLITION ☐ CHANGE OF USE ☐ SIGN ☐ MINIMUM STANDARDS ☐ OTHER	PLANNING ☐ VARIANCE ☐ PLANNING LETTER ☐ PAC APPLICATION ☒ COUNCIL APP ☐ SUBDIVISION ☐ OTHER
	INFRASTRUCTURE ☐ STREET EXCAVATION ☐ DRIVEWAY CULVERT ☐ DRAINAGE ☐ WATER & SEWERAGE ☐ OTHER	HERITAGE ☐ HERITAGE DEVELOPMENT ☐ HERITAGE SIGN ☐ HERITAGE INFILL ☐ HERITAGE DEMO ☐ OTHER
DESCRIPTION OF WORK	Rezoning application to go from Residential (RC) to Commercial (C6)	

☒ 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
 8th Floor - 15 Market Square
 Saint John, NB E2L 1E8
communications@saintjohn.ca
 (506) 638-2862



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.

Krystal Kindred

Applicant Name

K Kindred

Applicant Signature

Jan. 4 2019

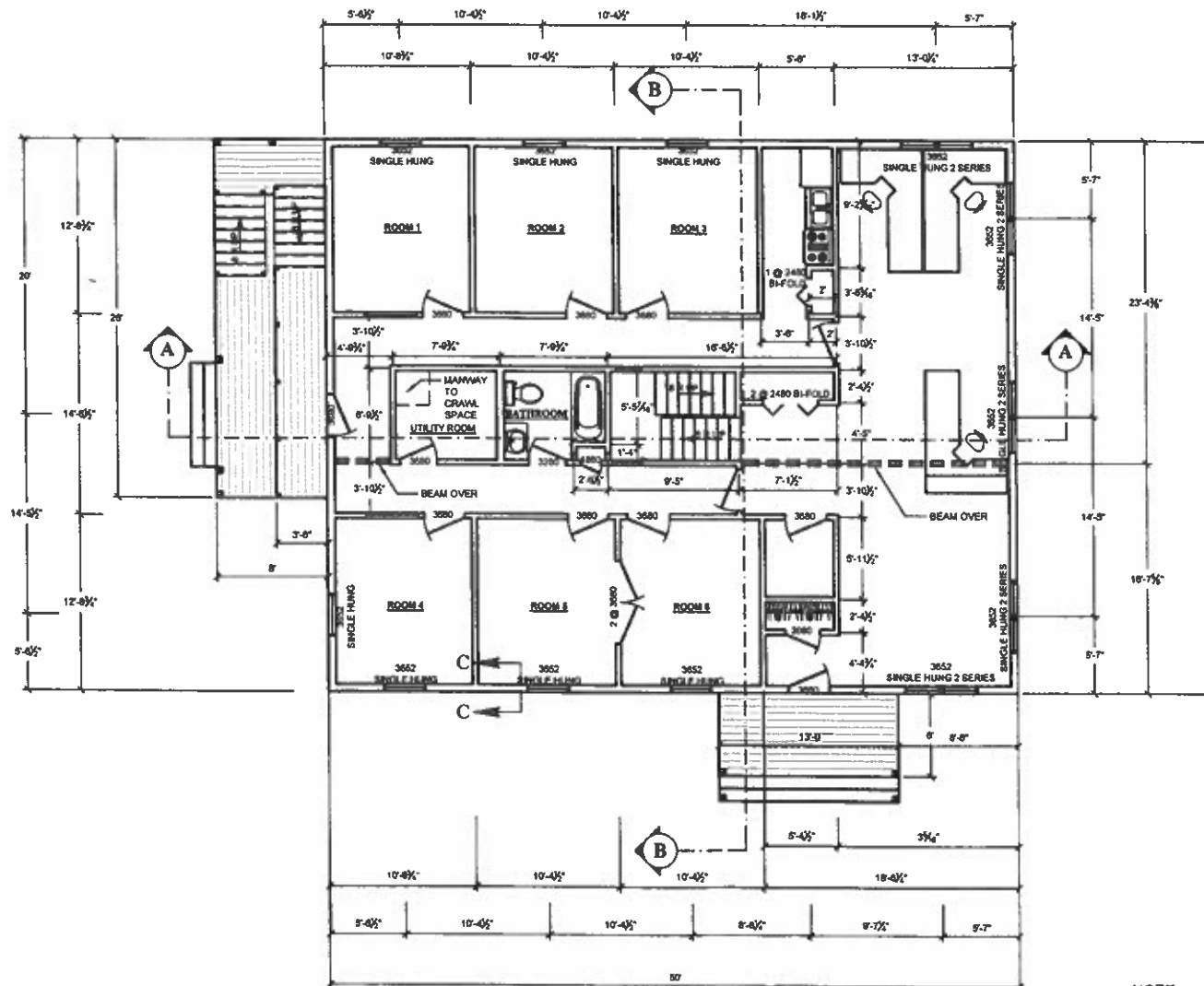
Date

CIVIC ADDRESS	97-99 Exmouth St	APPLICATION #	19-0001	FEE PAID	☒ Y ☐ N
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TYPE OF APPLICATION		
☐ Land for Public Purposes Release Service Fee: \$300	☐ Non-Conforming Use Service Fee: \$200	☐ Satisfactory Servicing Service Fee: \$200
☐ Section 39 Amendment Service Fee: \$2,500	☒ Zoning By-law Amendment Service Fee: \$2,500	☐ Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

DETAILED DESCRIPTION OF APPLICATION
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. <i>(in business since Feb 2014)</i> We are a family support company looking to own our own building as our business has grown over last 5 years and our current space has become too small. With a larger building we are able to offer more jobs and community support. Our hours of operation are 9am-6pm/7pm latest. We hope to encourage support of community resources with our clients in a positive way.
ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.

AUTHORIZATION	
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.	
<u>Krystal Kindred</u> Registered Owner or Authorized Agent	<u>Gail D. Duroette</u> Additional Registered Owner
<u>Jan 4 2019</u> Date	<u>Jan 4, 2019</u> Date
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.	



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE:
ROOMS 1 - 6 WALLS TO BE INSULATED
AND CLAD BOTH SIDES WITH 5/8"
GYPSUM BOARD FOR SOUND
PROOFING

STRUCTURAL NOTES
ALL NEW WOOD FRAME
CONSTRUCTION SHALL BE CARRIED
OUT IN ACCORDANCE WITH THE
REQUIREMENTS OF THE 2015
NATIONAL BUILDING CODE OF
CANADA AS WELL AS BUILDING ASSEMBLIES
MUST MEET EFFICIENCY REQUIREMENTS OF
9.38 OF THE NATIONAL BUILDING CODE 2015

ALL EXTERNAL FASTENERS TO BE
GALVANIZED

GENERAL NOTES

CONTRACTOR AND JOIST/TRUSS SUPPLIER
TO REFERENCE FLOOR PLAN, FOUNDATION
PLAN, AS WELL AS ELEVATION DRAWINGS
TO CO-ORDINATE MEMBER REQUIREMENTS,
LIMITATIONS AND DIMENSIONS.

TRUSS, BEAM AND JOIST SUPPLIER MUST
HAVE AN ENGINEER REVIEW AND STAMP
THE STRUCTURE AS REQUIRED. THE
MEMBER SIZES, DEPTHS AND LENGTHS
MUST BE CONFIRMED BY THE SUPPLIER'S
ENGINEER.

COLS 8 BELOW ATTIC		
DETAILS	REQ	R. VALUE
STEEL ROOFING		0.061
EXTERIOR AIR FILM		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

WALLS ABOVE GRADE & NOT IN CONTACT WITH GROUND		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
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WALLS BELOW GRADE		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

FLOOR		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

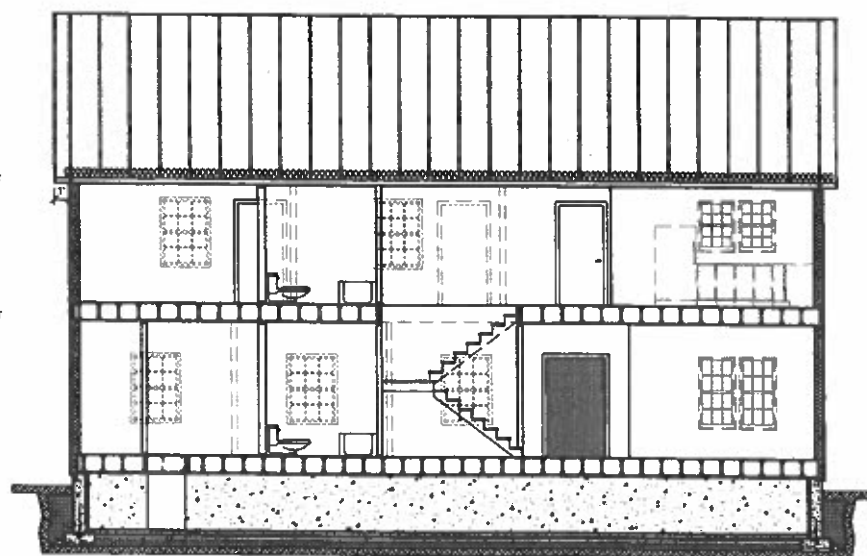
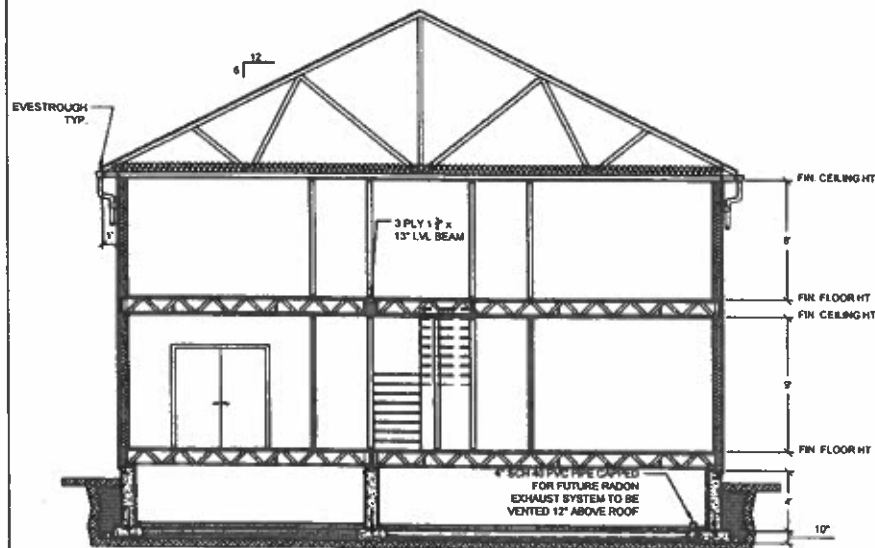
CEILING		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

ROOF		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

WALLS		
DETAILS	REQ	R. VALUE
EXTERIOR AIR FILM		0.03
STEEL STUDS		0.03
1 1/2" OSB INSULATION	0.08	0.39
2x4 BATTLES TRUSSES W/ R20 INSULA	11.00	66.34
STRAPPING	0.16	0.82
1/2" GWS	0.07	0.25
INTERIOR AIR FILM	0.11	0.43
TOTAL	12.385	16.88
REQUIRED	8.57	10

DRAWING No. 2018-234

[illegible]



STRUCTURAL NOTES
ALL NEW WOOD FRAME
CONSTRUCTION SHALL BE CARRIED
OUT IN ACCORDANCE WITH THE
REQUIREMENTS OF THE 2015
NATIONAL BUILDING CODE OF
CANADA AS WELL AS BUILDING ASSEMBLIES
MUST MEET EFFICIENCY REQUIREMENTS OF
9.36 OF THE NATIONAL BUILDING CODE 2015

ALL EXTERNAL FASTENERS TO BE
GALVANIZED

GENERAL NOTES
CONTRACTOR AND JOIST/TRUSS SUPPLIER
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PLAN, AS WELL AS ELEVATION DRAWINGS,
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THE STRUCTURE AS REQUIRED. THE
MEMBER SIZES, DEPTHS AND LENGTHS
MUST BE CONFIRMED BY THE SUPPLIERS
ENGINEER.

CEILING BELOW ATTIC		
DETAILS	QTY	Q VALUE
STEEL ROOFING		0.61
EXTR INSUL AIR FIRM	0.00	0.17
1/2" GIP SHEATHING	0.309	0.50
2x4 BABLE TRUSS W/ INSULATION	11.00	86.34
STRAPPING	0.16	0.57
1/2" GIP	0.02	0.45
INTR INSUL AIR FIRM	0.11	0.62
TOTAL	14.49	88.69
REQUIRED	8.67	97

WALL ABOVE GRADE & NOT IN CONTACT WITH GROUND		
DETAILS	QTY	Q VALUE
EXTR INSULATION	0.00	0.17
STEEL ROOFING		0.81
1 1/2" RIGID INSULATION		4
1/2" GAB SHIMATED	0.09	0.51
2x6 @ 16" o/c w/ R30 INSULATION	2.77	15.79
1/2" GAB	0.09	0.45
INTERIOR AIR F-136	0.11	0.62
	TOTAL	23.08
	REQUIRED	17

TOTAL	2.97	17
REQUIRED	2.97	17

REVISION	

DATE	DATE

LGM & KAY
CAD DRAFTING SERVICE

9 GOLDSBORO DR.
GOLDSBORO N.B.
E5K 0G8
508-533-8888
E-MAIL: lgmkaydrafting@shaw.ca

SUPREME HUMAN SERVICES
OFFICE BUILDING PLANS
CROSS SECTIONS A-A & B-B

1" = 1'-0" JUNE 08/2018
DRAWING No. 2018-238

**BY-LAW NUMBER C.P. 111-
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 862 square metres, located at 97-99 Exmouth Street, also identified as PID No. 00015834 from Urban Centre Residential (RC) to General Commercial (CG)

- 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. 2019 and signed by:

Mayor/Maire

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

**ARRÊTÉ N° C.P. 111-
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 862 mètres carrés, située a 97-99 rue Exmouth et portant le NID 00015834, de zone résidentielle du centre-ville (RC) à zone commerciale générale (CG)

- 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 * 2019, avec les signatures suivantes :

Première lecture -
Deuxième lecture -
Troisième lecture -