

**PROPOSED MUNICIPAL PLAN
AMENDMENT, ZONING BY-LAW
AMENDMENT. SECTION 59 AMENDMENT
AND SECTION 101 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 amending the Municipal Development Plan and The City of Saint John Zoning By-law at its regular meeting to be held in the Ludlow Room on **Monday, March 11, 2019 at 6:30 p.m.**, by:

1. Redesignate on Schedule A of the Municipal Development Plan, parcels 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 parcels of land, from **Stable Residential** to **Stable Commercial**.
3. Rezone the same parcels of land from **Two-Unit Residential (R2)** to a **special zone** that would permit a vehicle body and paint shop in addition to other commercial uses.
4. Amending the Section 59 conditions imposed on the November 8, 1976 rezoning of the property located at 185 Golden Grove Road, also identified as PID No. 55201750, to permit a revised proposal.
5. Amending the agreement, made pursuant to the provisions of Section 101 of the Community Planning Act in effect at that time between Douglas and Gloria Mitton as developer, and the City of Saint John,

**PROJET DE MODIFICATION DU PLAN
MUNICIPAL, L'ARRÊTÉ DE ZONAGE,
L'ARTICLE 59 ET L'ARTICLE 101**

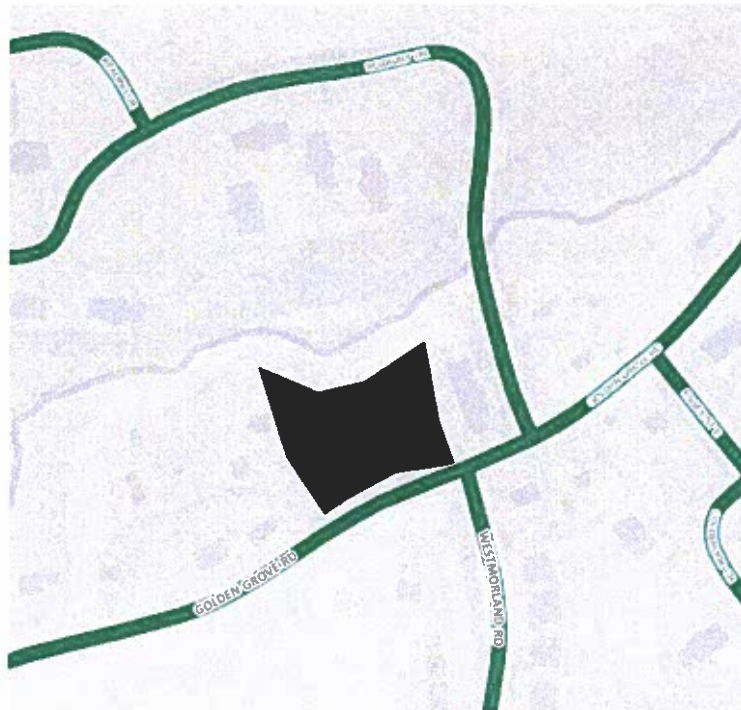
OBJET : 179-185, CHEMIN GOLDEN GROVE

Par les présentes, un avis public est donné par lequel le conseil communal de The City of Saint John indique son intention de modifier le plan d'aménagement municipal et l'arrêté de zonage de The City of Saint John, lors de la réunion ordinaire qui se tiendra dans la salle Ludlow le **lundi 11 mars 2019 à 18 h 30**, en apportant les modifications suivantes :

1. Modifier la désignation, à l'annexe A du plan municipal, des parcelles de terrain d'une superficie d'environ 0.55 hectares, située au 179-185, chemin Golden Grove, et portant les NID 55057848, 55057855 et 55201750, afin de la faire passer de **secteur stable** à **secteur de d'emploi**, comme il est indiqué ci-dessous;
2. Modifier la désignation, à l'annexe B du plan municipal, des parcelles de terrain précitée, afin de la faire passer de **secteur résidentiel stable** à **secteur commercial stable**.
3. Modifier le zonage des parcelles de terrain précitée, de **zone résidentielle bifamiliale (R2)** à **une zone spéciale** qui permettra un atelier de débosselage et de peinture de véhicules en plus s d'autres usages commerciales.
4. Modification des conditions de l'article 59 imposées relativement au rezonage du 8 novembre 1976 et modifié le 15 février 1979 et le 11 juin 1984 de la propriété située au 185, chemin Golden Grove, portant le NID 55201750, pour permettre la préparation d'une proposition révisée.
5. Modification de l'entente conclue en vertu des dispositions de l'article 101 de la Loi sur l'urbanisme en vigueur à cette époque entre Douglas et Gloria Mitton en tant que

dated March 19, 1997 respecting the property located at 185 Golden Grove Road, also identified as PID No. 55201750, to permit a revised proposal.

promoteurs, et de la ville de Saint John le 19 mars 1997 concernant la propriété située au 185, chemin Golden Grove, portant le NID 55201750, pour permettre la préparation d'une proposition révisée.



REASON FOR CHANGE:

To construct a vehicle body and paint shop to be used in conjunction with the existing vehicle body and paint shop located at 187 Golden Grove Road..

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

RAISON DE LA MODIFICATION :

Construire un atelier de débosselage et de peinture de véhicules. utilisée conjointement avec l' atelier de débosselage et de peinture de véhicules.existant au 187, chemin Golden Grove.

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, Greffière communale
658 2862

LOCATION	CIVIC ADDRESS:	185 Golden Grove Rd <i>vacant lots</i>		PID #:	55201150, 55057855																												
STAFF USE	HERITAGE AREA:	Y / N	INTENSIFICATION AREA:	Y / N	FLOOD RISK AREA:																												
	APPROVED GRADING PLAN:	Y / N																															
	APPLICATION #:	18-0182		DATE RECEIVED:	Sept 20/18																												
APPLICANT INFORMATION	APPLICANT		EMAIL	PHONE																													
	Scotts Autobody & Collision Ltd.		scotttrites@fixauto.com	506-694-8769																													
	MAILING ADDRESS		POSTAL CODE																														
	187 Golden Grove Rd Saint John, NB		E2H 1X7																														
	CONTRACTOR		EMAIL	PHONE																													
	MAILING ADDRESS		POSTAL CODE																														
	OWNER		EMAIL	PHONE																													
CHECK ALL THAT APPLY	Doug Mitton		506-696-8542																														
	MAILING ADDRESS		POSTAL CODE																														
	185 Golden Grove Rd Saint John, NB		E2H 1X7																														
	PRESENT USE:		PROPOSED USE:																														
Home		Collision Centre																															
DESCRIPTION OF WORK	<table border="1"> <thead> <tr> <th>BUILDING</th> <th>PLANNING</th> <th>INFRASTRUCTURE</th> <th>HERITAGE</th> </tr> </thead> <tbody> <tr> <td>☐ INTERIOR RENOVATION</td> <td>☐ NEW CONSTRUCTION</td> <td>☐ VARIANCE</td> <td>☐ STREET EXCAVATION</td> </tr> <tr> <td>☐ EXTERIOR RENOVATION</td> <td>☐ ACCESSORY BLDG</td> <td>☐ PLANNING LETTER</td> <td>☐ DRIVEWAY CULVERT</td> </tr> <tr> <td>☐ ADDITION</td> <td>☐ POOL</td> <td>☒ PAC APPLICATION</td> <td>☐ DRAINAGE</td> </tr> <tr> <td>☐ DECK</td> <td>☐ DEMOLITION</td> <td>☒ COUNCIL APP</td> <td>☐ WATER & SEWERAGE</td> </tr> <tr> <td>☐ CHANGE OF USE</td> <td>☐ SIGN</td> <td>☐ SUBDIVISION</td> <td>☐ OTHER</td> </tr> <tr> <td>☐ MINIMUM STANDARDS</td> <td>☐ OTHER</td> <td>☐ OTHER</td> <td>☐ OTHER</td> </tr> </tbody> </table>					BUILDING	PLANNING	INFRASTRUCTURE	HERITAGE	☐ INTERIOR RENOVATION	☐ NEW CONSTRUCTION	☐ VARIANCE	☐ STREET EXCAVATION	☐ EXTERIOR RENOVATION	☐ ACCESSORY BLDG	☐ PLANNING LETTER	☐ DRIVEWAY CULVERT	☐ ADDITION	☐ POOL	☒ PAC APPLICATION	☐ DRAINAGE	☐ DECK	☐ DEMOLITION	☒ COUNCIL APP	☐ WATER & SEWERAGE	☐ CHANGE OF USE	☐ SIGN	☐ SUBDIVISION	☐ OTHER	☐ MINIMUM STANDARDS	☐ OTHER	☐ OTHER	☐ OTHER
	BUILDING	PLANNING	INFRASTRUCTURE	HERITAGE																													
	☐ INTERIOR RENOVATION	☐ NEW CONSTRUCTION	☐ VARIANCE	☐ STREET EXCAVATION																													
	☐ EXTERIOR RENOVATION	☐ ACCESSORY BLDG	☐ PLANNING LETTER	☐ DRIVEWAY CULVERT																													
	☐ ADDITION	☐ POOL	☒ PAC APPLICATION	☐ DRAINAGE																													
	☐ DECK	☐ DEMOLITION	☒ COUNCIL APP	☐ WATER & SEWERAGE																													
	☐ CHANGE OF USE	☐ SIGN	☐ SUBDIVISION	☐ OTHER																													
	☐ MINIMUM STANDARDS	☐ OTHER	☐ OTHER	☐ 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
 8th Floor - 15 Market Square
 Saint John, NB E2L 1E8
communications@sjmjohn.ca
 (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

Date

[Signature]
 Aug 23/18

CIVIC ADDRESS	185 Golden Grove Rd	APPLICATION #	18-082	FEE PAID	☒ Y ☐ N
----------------------	---------------------	----------------------	--------	-----------------	--

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.

Requesting current property to be rezoned to construct a new collision centre facility.

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.



Registered Owner or Authorized Agent

Additional Registered Owner



Date

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.

- 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

Photos of Similar Facility





**BY-LAW NUMBER C.P. 106-____
A LAW TO AMEND THE
MUNICIPAL PLAN BY-LAW**

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

The Municipal Plan By-law of The City of Saint John enacted on the 30th day of January, A.D. 2012 is amended by:

1 Amending Schedule A – City Structure, by redesignating 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* classification;

2 Amending Schedule B – Future Land Use, by redesignating the same parcel of land from *Stable Residential* to *Stable Commercial* classification;

- all as shown on the plans 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

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

**ARRÊTÉ N° C.P. 106-____
ARRÊTÉ MODIFIANT L'ARRÊTÉ
RELATIF AU PLAN MUNICIPAL**

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

L'arrêté concernant le plan municipal de The City of Saint John décrété le 30 janvier 2012 est modifié par :

1 la modification de l'annexe A – Structure de la municipalité, afin de faire passer la désignation d'une parcelle de terrain d'une superficie d'environ 0,55 hectares, située au 179-185, chemin Golden Grove, et portant les NID 55057848, 55057855 et 55201750, de *secteur stable* à *secteur d'emploi*;

2 la modification de l'annexe B – Utilisation future des sols, afin de faire passer la désignation de la parcelle de terrain précitée de *secteur résidentiel* à *secteur commercial stable*;

- toutes les modifications sont indiquées sur les plans ci-joints 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 -