

**PROPOSED MUNICIPAL PLAN
AMENDMENT**

RE: 695 SOMERSET STREET

Public Notice is hereby given that the Common Council of The City of Saint John intends to consider an amendment to the Municipal Development Plan which would:

1. Re-designate on Schedule A of the Municipal Development Plan, land having an area of 3445 square metres, located adjacent to 695 Somerset Street, also identified as PID No. 00415497 and PID No. 55147557, from **Local Centre to Stable Commercial** as illustrated below;
2. Re-designate on Schedule B of the Municipal Development Plan, land having an area of 3445 square metres, located adjacent to 695 Somerset Street, also identified as PID No. 00415497 and PID No. 55147557, from **Local Centre to Stable Commercial** as illustrated below;

A public presentation of the proposed amendment will take place at a regular meeting of Common Council, to be held in the Council Chamber at City Hall with a remote participation option on **Monday, April 19, 2021**.

REASON FOR CHANGE:

To permit an office/maintenance building and storage area.

Written objections to the proposed amendment may be made to the Council, in care of the undersigned, by May 19, 2021. Enquiries may

**PROJET DE MODIFICATION DU PLAN
MUNICIPAL**

OBJET : 695, RUE SOMERSET

Par les présentes, un avis public est donné par lequel le conseil communal de ville de Saint John a l'intention d'étudier la modification du plan d'aménagement municipal comme suit :

1. À l'annexe A du plan d'aménagement municipal, modifier le zonage d'un terrain d'une superficie de 3445 mètres carrés, situé à côté du 695, rue Somerset, également identifié comme NID 00415497 et NID 55147557, du centre local à commercial stable comme illustré ci-dessous;
2. À l'annexe B du plan d'aménagement municipal, modifier le zonage d'un terrain d'une superficie de 3445 mètres carrés, situé à côté du 695, rue Somerset, également identifié comme NID 00415497 et NID 55147557, du centre local à commercial stable comme illustré ci-dessous;

Une présentation publique de la modification proposée aura lieu lors d'une réunion ordinaire du Conseil communal, qui aura lieu dans la salle du Conseil à l'hôtel de ville, avec option de participation à distance, le **lundi 19 avril 2021**.

RAISON DE LA MODIFICATION

Permettre un bâtiment de bureau / d'entretien et une zone de stockage.

Les objections écrites à la modification proposée peuvent être présentées au Conseil, aux soins du soussigné, d'ici le 19 mai 2021.

be made at the office of the Common Clerk or 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.

Jonathan Taylor, Common Clerk
658-2862

Les demandes de renseignements peuvent être présentées au bureau du greffier communal ou aux Services de croissance et de développement communautaire, Hôtel de ville, 15, Market Square, Saint John (N.-B.), entre 8 h 30 et 16 h 30, du lundi au vendredi, inclusivement, jours fériés exclus.

Jonathan Taylor, greffier communal
658-2862



| | | |
|--------------------------------|---|--|
| LOCATION | CIVIC ADDRESS : SOMERSET STREET | PID # : 00415505, 55147557 |
| STAFF USE | HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N | |
| | APPLICATION #: | DATE RECEIVED: |
| | | RECEIVED BY: |
| APPLICANT INFORMATION | APPLICANT COMEAU MACKENZIE ARCHITECTURE for SEALE EXCAVATION | PHONE |
| | EMAIL | |
| | MAILING ADDRESS 183 CHARLOTTE ST., SAINT JOHN, E2L 0C7 | POSTAL CODE mackarchenbnet.nb.ca |
| | CONTRACTOR TO BE DETERMINED | PHONE |
| | EMAIL | |
| | MAILING ADDRESS | POSTAL CODE |
| OWNER | LEE Seale's | PHONE 1506 333.1087 |
| | EMAIL | |
| | MAILING ADDRESS | POSTAL CODE |
| PRESENT USE: vacant lot | | PROPOSED USE: contractor's bldg & equipment yard |
| CHECK ALL THAT APPLY | BUILDING | PLANNING |
| | <input type="checkbox"/> INTERIOR RENOVATION <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> EXTERIOR RENOVATION <input type="checkbox"/> ACCESSORY BLDG <input type="checkbox"/> ADDITION <input type="checkbox"/> POOL <input type="checkbox"/> DECK <input type="checkbox"/> DEMOLITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> SIGN <input type="checkbox"/> MINIMUM STANDARDS <input type="checkbox"/> OTHER | <input type="checkbox"/> VARIANCE <input type="checkbox"/> STREET EXCAVATION <input type="checkbox"/> PLANNING LETTER <input type="checkbox"/> DRIVEWAY CULVERT <input type="checkbox"/> PAC APPLICATION <input type="checkbox"/> DRAINAGE <input type="checkbox"/> COUNCIL APP <input type="checkbox"/> WATER & SEWERAGE <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> OTHER REZONE |
| DESCRIPTION OF WORK | INFRASTRUCTURE | HERITAGE |
| | <input type="checkbox"/> HERITAGE DEVELOPMENT <input type="checkbox"/> HERITAGE SIGN <input type="checkbox"/> HERITAGE INFILL <input type="checkbox"/> HERITAGE DEMO <input type="checkbox"/> OTHER | ON PROPOSED VACANT LOT, CONSTRUCT NEW OFFICE/ MAINTENANCE BUILDING, CREATE SECURE/FENCED EQUIPMENT COMPOUND. PROVIDE VISUAL BLOCKING @ SOMERSET ST. THROUGH PRIMARILY CONIFEROUS TREES & SHRUBS, PLUS VINYL-SLAT CHAIN-LINK FENCE. |

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
 commonckvk@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.

"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."

[Signature]
 Applicant Signature

11 Jan 2021
 Date

| | | | | | | |
|----------------------|---------------------|----------------------|--|-----------------|----------|----------|
| CIVIC ADDRESS | SOMERSET ST. | APPLICATION # | | FEE PAID | Y | N |
|----------------------|---------------------|----------------------|--|-----------------|----------|----------|

TYPE OF APPLICATION

| | | |
|---|---|--|
| <input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300 | <input type="checkbox"/> Non-Conforming Use Service Fee: \$200 | <input type="checkbox"/> Satisfactory Servicing Service Fee: \$200 |
| <input type="checkbox"/> Section 39 Amendment Service Fee: \$2,500 | <input checked="" type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500 | <input type="checkbox"/> 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.

ON PROPOSED VACANT LOT, CONSTRUCT NEW OFFICE/ MAINTENANCE BUILDING, CREATE SECURE/ FENCED EQUIPMENT COMPOUND, PROVIDE VISUAL BLOCKING OF EQUIPMENT COMPOUND THROUGH PRIMARY CONIFEROUS TREES & SHRUBS, PLUS VINYL-SLAT CHAIN-LINK FENCE

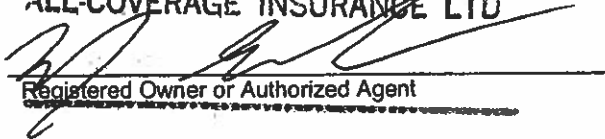
ENCUMBRANCES
 Describe any easements, restrictive covenants, and other encumbrances affecting the land.

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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.

ALL-COVERAGE INSURANCE LTD


 Registered Owner or Authorized Agent

 Additional Registered Owner

Jan - 5 - 2026
 Date

 Date

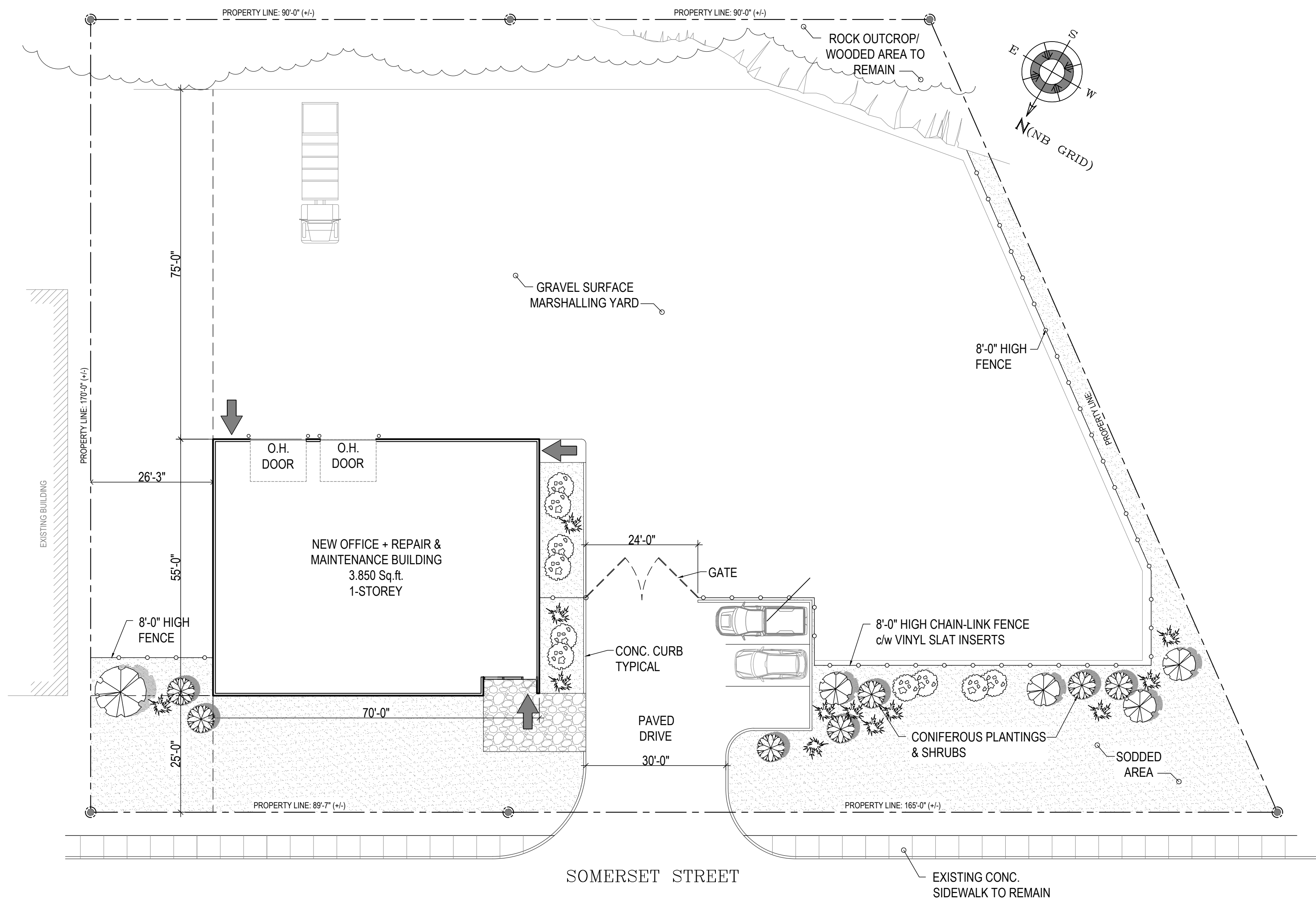
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.



 **COMEAU
MACKENZIE
ARCHITECTURE**
TEL: (506) 657-1611 mackarch@nbnet.nb.ca

SOMERSET ST. ELEVATION
SK-A2 12 JAN 2021

**PRELIMINARY -
FOR DISCUSSION**



SITE PLAN
SCALE: $\frac{1}{16}'' = 1'-0''$