



1007-1019 Millidge Avenue

Presentation to Common Council

June 3, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

Proposal

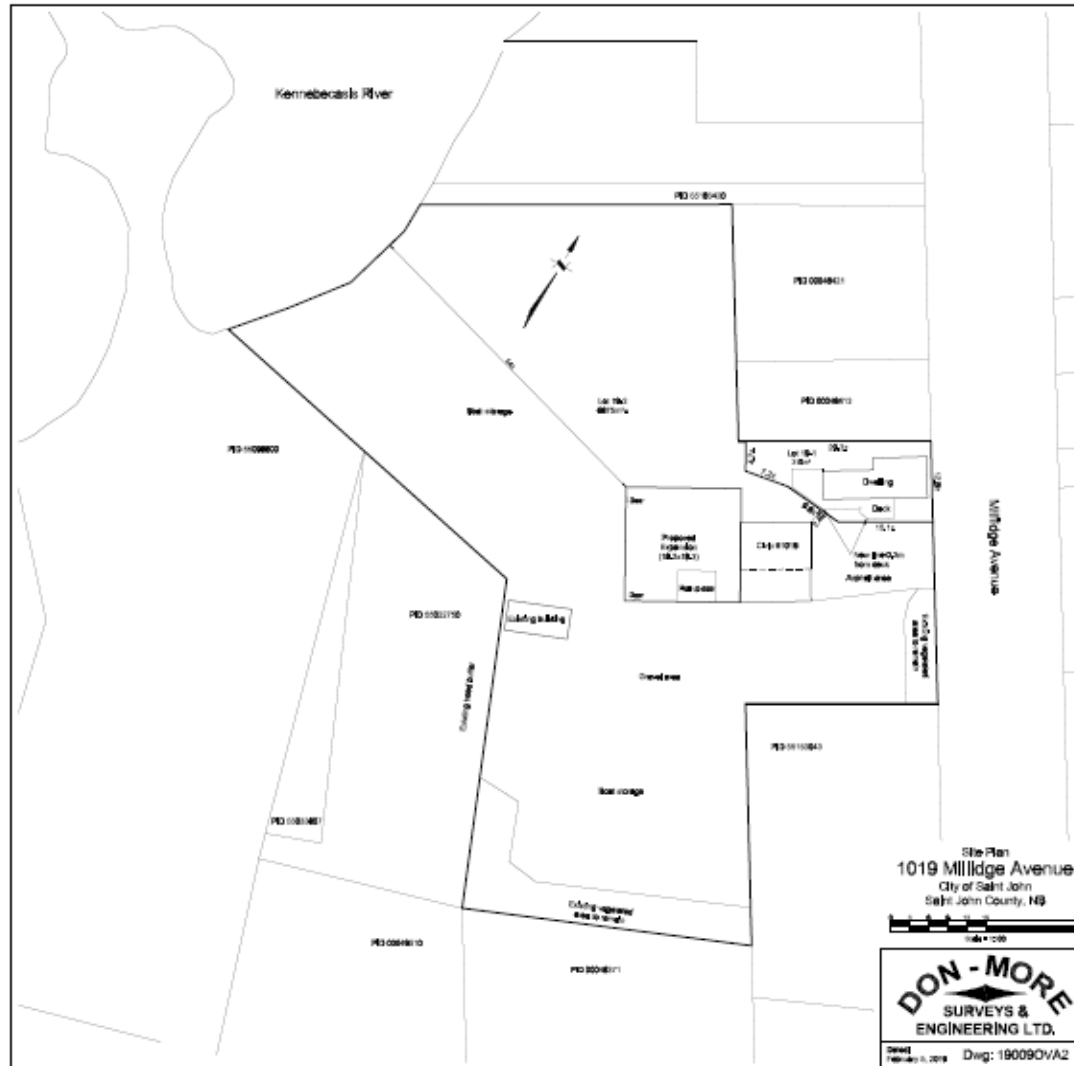
- Municipal Plan Amendment and Rezoning to bring a long standing non-conforming use (Boatyard and associated repair and sales) into conformance with current zoning to allow expansion of repair and sales activities.
- Expansion will occur through the construction of a new building for the repair of boats. There is limited areas for boat repair in and around the Saint John or New Brunswick Area.
- Community Planning Act limits expansion of a non-conforming use – Municipal Plan Amendment and Rezoning required.



Site Location



Site Plan



Site Aerial



Site Photos



Site Photos



Site Photos



Site Photos



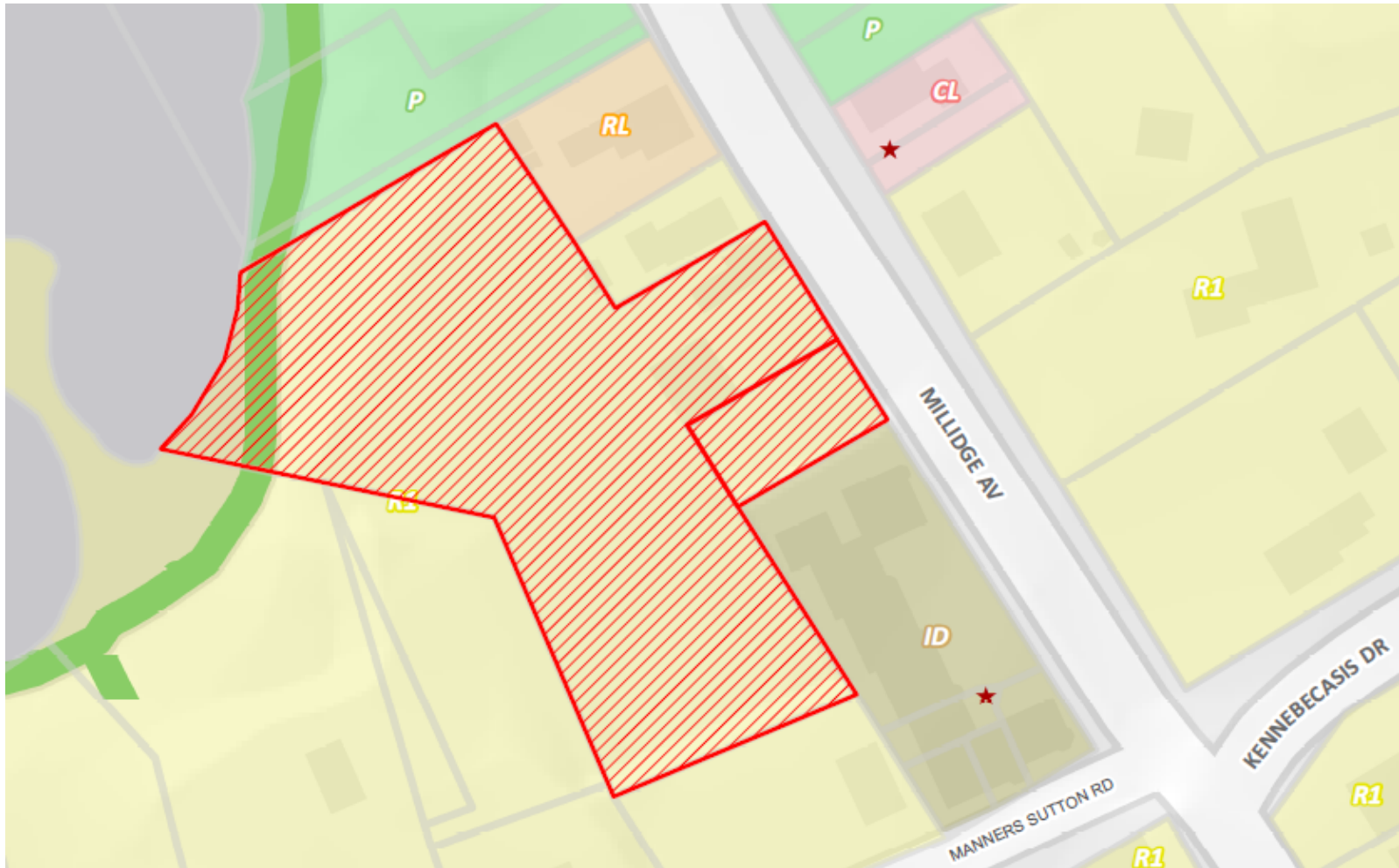
Future Land Use



Future Land Use

- Site is currently designated Stable Residential and Parks and Natural Areas – expansion of a boatyard is generally beyond the scope of these designations.
- Proposed Municipal Plan designation is Stable Commercial which would allow commercial use to expand to facilitate increase to repair/sales activity.

Zoning



- Proposed rezoning would be to Commercial Corridor (CC) Zone.
- Zone normally used along corridors but there are examples where it is used in stand alone situations.
- This use is water dependent and can only occur in CC Zone. Similar to what would be seen along commercial corridor – staff support proposed rezoning with conditions.

Zoning (Section 59 conditions)

- Given site specific nature; uses on the site will be restricted to Recreational Vehicle Sales & Service only – so only boatyard and related activities could occur.
- Flooding concerns in light of recent river floods – condition added to require storage of chemicals/hazardous materials and all electrical panels is at least 2.0 metres above floor of building to ensure public safety. Flooding records show that peak flood waters on site (where building would be proposed) were 1.5 metres.

Public Engagement (applicant led)

- Applicant reached out to property owners within approximately 100 metres with a letter, engaged with neighbours.
- Map and signatures of support provided in package showing those in support of proposal.



Staff Recommendation

- That Common Council redesignate on Schedule A of the Municipal Plan 1007-1019 Millidge Avenue from *Stable Area* and *Park and Natural Area* to *Employment Area*.
- That Common Council redesignate on Schedule B of the Municipal Plan 1007-1019 Millidge Avenue from Stable Residential and Park and Natural Area to Stable Commercial.
- That Common Council rezone 1007-1019 Millidge Avenue from One-Unit Residential (R1) to Corridor Commercial (CC).

(Cont'd)



Staff Recommendation (Cont'd)

- That Common Council impose the proposed Section 59 conditions, pursuant to Section 59 of the *Community Planning Act* as shown on pages 2 and 3.



Public Engagement

- Website advertisement – **May 10, 2019**
- Letters to landowners – **May 8, 2019**
- No letters from the public received by PAC or Common Council
- Applicant and solicitor appeared before Committee – in agreement with recommendation



PAC Recommendation

- Recommended approval of staff recommendation

