



1003 Latimore Lake Road

Presentation to Common Council

June 3, 2019



Growth & Community Planning Team
Growth & Community Development Services



SAINT JOHN

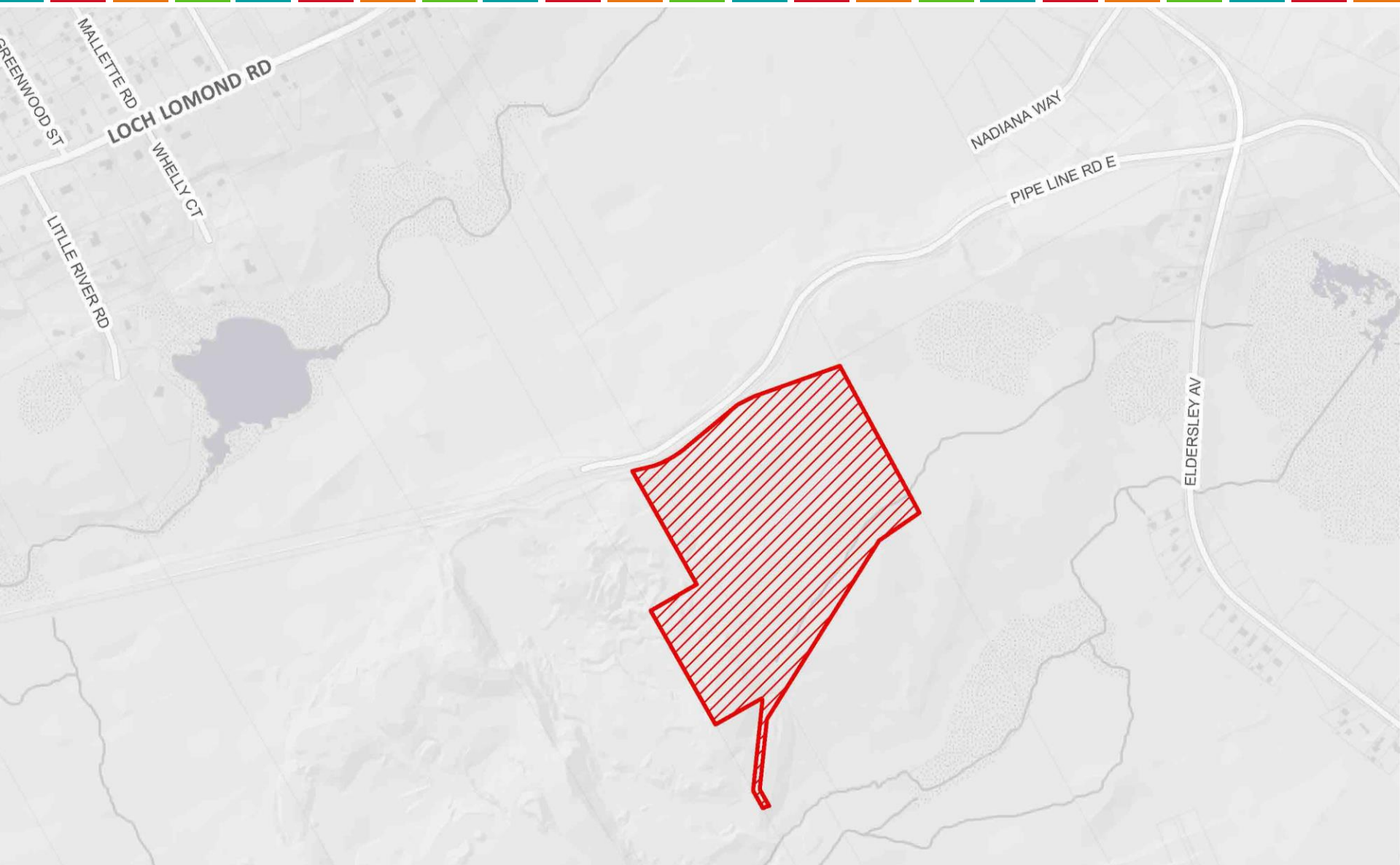
Proposal

Rezoning Application

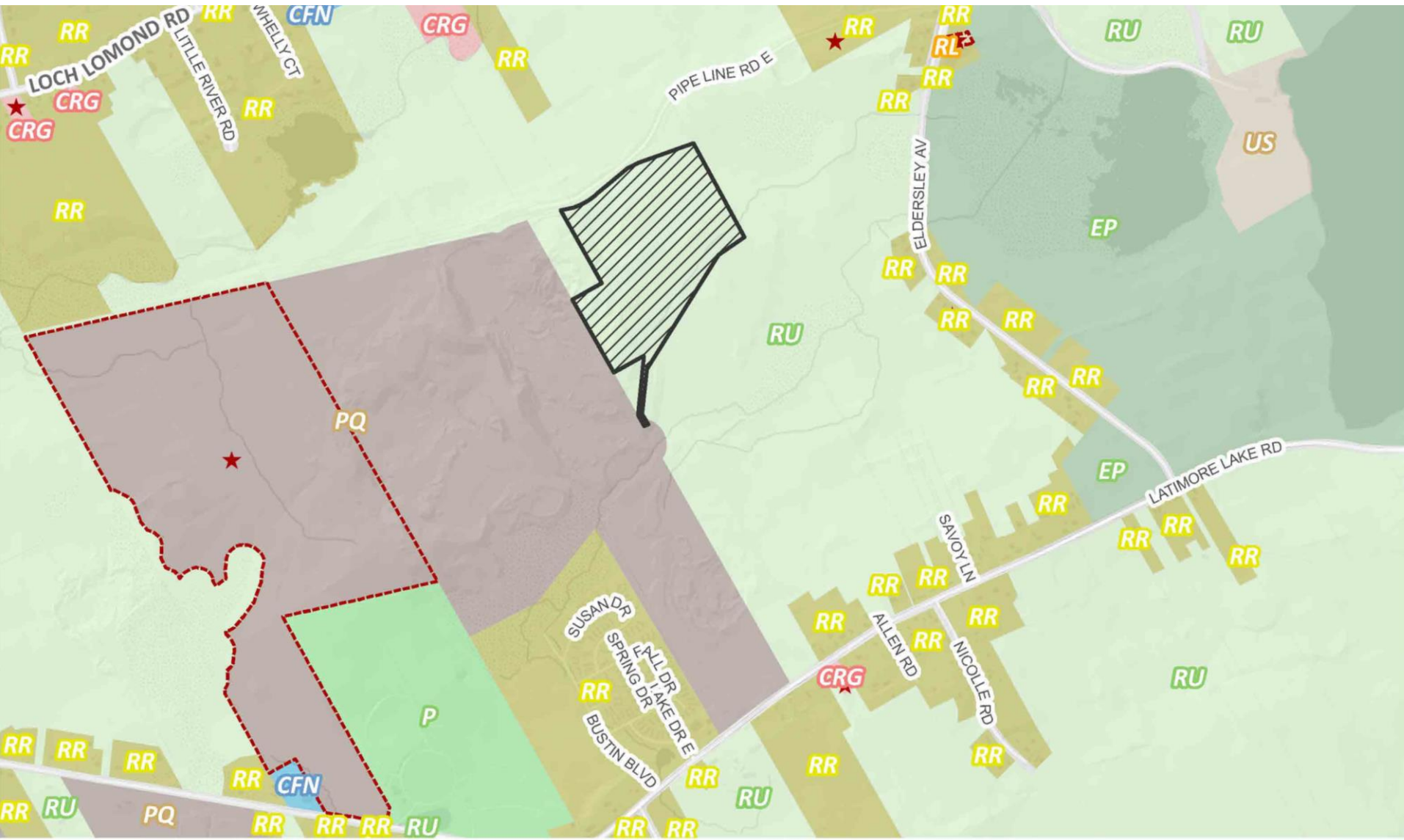
- Rezone 13 hectares of land from RU to PQ.



Site Location

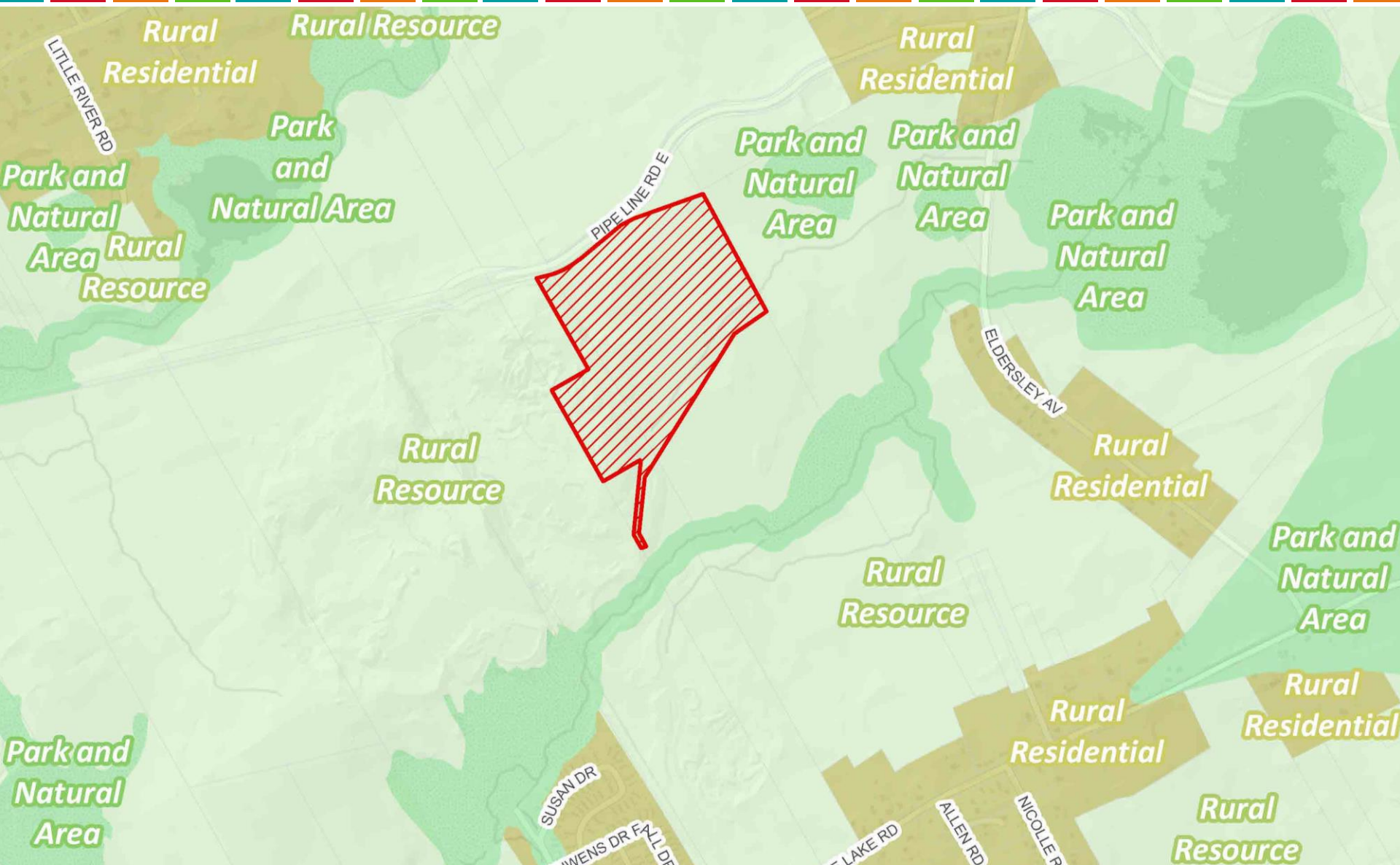


Zoning



(CFN) Neighbourhood Community Facility (RL) Low-Rise Residential

Future Land Use



PID 55206197
A.J. Mallette & Sons
(1985) Ltd. Property

PID 55155006
City of
Saint John
Property

PID 0033111
Thomas
Developments
Ltd. Property

PID 00335612
Thomas Developments
Ltd. Property

PID 00329403
Thomas Developments
Ltd. Property

PID 00333757
to be Rezoned PQ
Thomas Developments Ltd.
Property

Area to be Rezoned
13-ha ±
Excavation Area
9 ha ±

ZONED RU TO BE
REZONED PQ

PROPOSED LIMITS
OF EXCAVATION

NATURAL TREE BUFFER TO REMAIN

REGULATED WETLAND

30 m WETLAND BUFFER

PROPOSED POST WITH
WARNING SIGN TO BE
PLACED EVERY 60 m
ALONG BOUNDARY

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PROPOSED LIMITS
OF EXCAVATION

NATURAL TREE BUFFER TO REMAIN

REGULATED WETLAND

30 m BUFFER
PROPOSED LIMITS
OF EXCAVATION

CLAY

EXISTING SETTLEMENT POND

GRAPHIC SCALE
(in metres)

1 : 1000

No.	Description	Date	By

HUGHES
SURVEYORS - ENGINEERS
Hughes Surveys & Consultants Inc.
100 One Star Centre Drive, Suite 100
St. John's, NL A1B 1X9
Tel: (709) 576-1111
Fax: (709) 576-1112
Email: info@hughes-surveyors.com

Project Title:
**THOMAS CONSTRUCTION LTD.,
LATIMORE LAKE ROAD PIT**

Drawing Title:
EXISTING CONDITIONS
APRIL 3, 2019

Scale:
B.E.S. 1:500 R.E.T. 1:1000
Y17-008 # #

N	XXXXXXXXXXXXXXXXXXXX	VERBOD HOUT	DIN



EXISTING CONDITIONS
APRIL 3, 2019

Card by B.E.S.	Card by R.E.T.	Scale HORZ. 1 : 1000
Project No. Y17 008	Phase 44	Station 44

Site Aerial - Substantially Different



Site Photos



Substantially Different

Section 2.10(c) of the Zoning By-law states “When an application has been received that seeks approval of a matter that has been denied within the immediately preceding 12 months, it will not be reconsidered unless the Council, the Committee, or the Development Officer, as the case may be, is of the opinion that it is substantially different from the previous application.”

Substantially Different

Under the circumstances, the difference in area represents a substantially different application

	2018 Rezoning Application	2019 Rezoning Application
Area	21 Hectares	13 Hectares

Public Engagement

- Letter to area landowners – May 8, 2019
- Website ad (Public Hearing) – May 10, 2019
- PAC Meeting – May 22, 2019
 - No members of the public in attendance, correspondence or letters received.



Staff Recommendation

1. That Council approve the rezoning of a 13 hectare parcel of land from RU to PQ subject to the following conditions:

- Detailed site plan
- Access limited to the existing driveway
- Completion of berm along northern perimeter of site

2. That the Planning Advisory Committee amend condition 3(b) of temporary approval of a 1.5 hectare site, extending a rehabilitation deadline to July 31, 2019.

PAC Recommendation

That Council approve the staff recommendation.

PAC approved the amendment to the temporary approval condition as recommended by staff.

