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# PLANNING ADVISORY COMMITTEE



The City of Saint John

May 23, 2019

His Worship Mayor Don Darling and  
Members of Common Council

Your Worship and Councillors:

**SUBJECT:     Municipal Plan Amendment and Rezoning  
                     1007-1019 Millidge Avenue**

On April 8, 2019 Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its May 22, 2019 meeting.

Mr. Geordie Ring, the applicant, appeared before the Committee and was in agreement with the Staff recommendation. Responding to questions from the Committee, Mr. Ring noted that chemicals used in the proposed operation such as fibreglass resins have a limited shelf life and as a result there will be limited quantities of chemicals stored on site.

Staff responded to questions from the Committee members related to the change in Municipal Plan Designation for the portion of the site designated Parks and Natural Area, noting that the Staff recommendation limits the use to the applicant's proposal for the boat repair facility and any change to a different land use will require a planning application and a reassessment of the Municipal Plan designation and zoning of the site.

Mr. Bill Gandy, the applicant's lawyer, appeared before the Committee and expressed agreement with the Staff Recommendation.

No other persons appeared before the Committee and no letters were received regarding the application. Upon considering the Staff report, comments made by the applicant and his solicitor, the Committee adopted the Staff Recommendation.

**RECOMMENDATION:**

1. That Common Council redesignate on Schedule A of the Municipal Development Plan, land with an area of approximately 7242 square metres located at 1007-1019 Millidge Avenue, also identified as PID Nos. 00048397, and 00048389, from Stable Area and Park and Natural Area to Employment Area.
2. That Common Council redesignate on Schedule B of the Municipal Development Plan, land with an area of approximately 7242 square metres located at 1007-1019 Millidge Avenue, also identified as PID Nos. 00048397, and 00048389, from Stable Residential and Park and Natural Area to Stable Commercial.
3. That Common Council rezone land with an area of approximately 7242 square metres located at 1007-1019 Millidge Avenue, also identified as PID Nos. 00048397, and 00048389, from One-Unit Residential (R1) to Corridor Commercial (CC).
4. That Common Council hereby imposes pursuant to the provisions of Section 59 of the *Community Planning Act* (SNB 2017, c.19) the following condition upon the development and use of the parcel of land having an area of approximately 7242 square metres, located at 1007-1019 Millidge Avenue, also identified as PID Nos. 00048397, and 00048389, be restricted to the following purposes identified in the Corridor Commercial (CC) Zone of the City's Zoning By-law:
  - a. That the use of the lot be limited to the following uses as defined by the Zoning By-law:
    - Recreational Vehicle Sales and Service, Large;
    - Recreational Vehicle Sales and Service, Small;
    - Service and Repair, Household;
    - The existing use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CC zone.
5. That Common Council pursuant to the provisions of Section 59 of the *Community Planning Act* (SNB 2017, c. 19), here imposes the following conditions upon the Property having an area of 7242 square metres, located at 1007-1019 Millidge Avenue, also identified as PID Nos. 00048397, and 00048389, the following conditions upon the development and use of the land:

- a. A treed landscaped buffer be provided along the south east and south west property lines (adjacent to PIDs 00048371 and 55153043), in accordance with a landscaping plan, subject to the approval of the Development Officer prior to the issuance of a Building Permit. Trees provided in the buffer are to be at least a minimum height of 2.0 metres at the time of planting and be maintained for the life of the development.
- b. The applicant will supply plans with the required Building Permit showing that the storage of hazardous or dangerous chemicals and all electrical panels are located at least 2.0 metres above the floor of the proposed new building, subject to the approval of the Development Officer prior to the issuance of a Building Permit.

Respectfully submitted,



Eric Falkjar  
Chair

Attachments