

PLANNING ADVISORY COMMITTEE

October 13, 2022

Her Worship Mayor Donna Noade Reardon and
Members of Common Council



The City of Saint John

Your Worship and Councillors:

SUBJECT: Zoning By-Law Housekeeping Amendments

On September 26, 2022, Common Council referred the above matter to the Planning Advisory Committee for a report and recommendation. The Committee considered the attached report at its October 12, 2022 meeting.

Mr. Mark Reade, Senior Planner with Growth and Community Services, appeared before the Committee and provided an overview of the proposed amendments. Mr. Reade responded to questions from the committee members related to expanded locations for crisis care facilities and fees related to Development Permits. Jennifer Kirchner, Community Planning Manager, responded to questions from the Committee related to additional initiatives to support increased affordable housing including a dedicated staffing resource.

No other persons appeared before the Committee. Following consideration of the presentation, and Staff Report, the Committee unanimously adopted the Staff Recommendation.

RECOMMENDATION:

That Common Council adopt the attached by-law amendment entitled "By-law No. C.P. 111-xx, A Law to Amend the Zoning By-Law of The City of Saint John."

Respectfully submitted,

A handwritten signature in black ink that reads "Brad Mitchell".

Brad Mitchell
Vice Chair

Attachments



The City of Saint John

Date: October 7, 2022
To: Planning Advisory Committee
From: Growth & Community Services
Meeting: October 12, 2022

SUBJECT

Applicant: The City of Saint John
Application Type: Zoning By-law Amendment
Jurisdiction: The *Community Planning Act* authorizes the Planning Advisory Committee to give its views to Common Council concerning proposed amendments to the Zoning By-law. Common Council will consider the Committee recommendation at a public hearing on **Monday, November 14, 2022.**

EXECUTIVE SUMMARY

Community Planning Staff have initiated the first in an ongoing series of Zoning By-Law amendments to either clarify existing By-Law standards or address contemporary issues that have arisen through the administration of the current regulations.

This is part of an ongoing effort to rationalize and clarify the provisions of the Zoning By-Law, streamline the approvals process, and reduce red tape, and provide a better customer service to the citizens of Saint John.

RECOMMENDATION

1. That Common Council adopt the attached by-law amendment entitled "By-law No. C.P. 111-xx, A Law to Amend the Zoning By-Law of The City of Saint John."

ANALYSIS

Background

On December 15, 2014, Common Council adopted the current Zoning By-Law (ZoneSJ). This new Zoning By-Law was the first deliverable of the One-Stop Development Shop, grounded in best practices in land use planning and entrenching our community standards as promoted by Saint John's 2012 Municipal Development Plan (PlanSJ). The Zoning By-Law is considered a state-of-the-art document which allows a more permissive approach for development, a more streamlined approach to development approvals, and takes a supportive approach to housing intensification, implementing the land use direction established in the Municipal Plan.

Since adoption, there have been amendments to the By-Law focused on three areas:

- response to development applications;
- Provincial and Federal legislative changes such as cannabis legalization; and
- staff-initiated amendments to address initiatives including:
 - Green Energy,
 - Increased flexibility for Garden Suites including their expansion to rural areas,
 - Development Permits,
 - Temporary Car Shelters,
 - Increased provision for manufactured housing in the City's rural area,
 - Commercial Recreational Facilities in Commercial and Industrial Zones,
 - Increased provision for mixed use including multi residential development in the City's Regional Retail Centres, and
 - Implementation of the Central Peninsula Secondary Plan.

Staff initiated amendments, often referred to as "Housekeeping Amendments," focus on issues such as operationalizing the implementation of the One-Stop Development Shop and as a means of continuous improvement responding to trends in urban planning and land development.

City Staff have prepared a series of amendments for adoption that seek to implement continuous improvement, reduce red tape for residents and the development community, and to streamline the processing and review of development applications. The proposed series of amendments align with Council's Strategic priorities of Perform, Grow and Belong.

With the City's recently endorsed Affordable Housing Action Plan, the current round of amendments presented in this report also include amendments focusing on increasing housing affordability including:

- Elimination of minimum floor areas for dwelling units in multiple unit dwellings.
- Allowing crisis care facilities, including shelters, as a permitted use in additional zones.
- Streamlining regulations relating to the conversion of larger single and two-unit dwellings into multiple unit dwellings.

Additional amendments will be brought forward to Council in 2023 related to the implementation of the City's Affordable Housing Action Plan and other improvements to municipal land use regulation identified by Community Planning.

An overview of the proposed amendments is provided below:

Public Washrooms

An amendment to the definition of a "Minor Utility Service Building or Structure" is proposed to specifically include Public Washrooms provided by the City. This aligns with the trend across Canada to provide enhanced opportunities for the provision of municipal public washrooms. Public Washroom facilities would be added to the list of specific facilities associated with the defined use.

Park (P) Zone – Building Heights

The Park (P) Zone currently requires a minimum building height of two stories, although most buildings constructed in the City's parks are a single storey. Since the adoption of the current Zoning By-Law, new construction within the City's parks has necessitated the issuance of a variance to allow for a single storey building height.

Staff recommend that the requirement for a minimum building height of two stories be deleted from the Park zone. This would be accomplished by the deletion of paragraph 14.1(4) (i) of the Zoning By-Law.

Barrier Free Parking

Section 4.2 of the Zoning By-Law outlines standards for barrier free parking within the City. Barrier Free parking is also regulated by Provincial legislation through the *Barrier-Free Design Building Code Regulation* (Regulation, 2021-3 of the *Building Code Administration Act*).

Given this matter is subject to Provincial regulation, it is recommended that Subsection 4.2(4) be deleted and replaced with the following to defer to the Provincial regulations.

4.2(4) BARRIER FREE PARKING

- (a) *Barrier-free parking shall be in accordance with the Barrier-Free Design Building Code Regulation, Regulation, 2021-3 of the Building Code Administration Act, and where there is conflict between this By-law and the Regulation, the Regulation including amendments subsequent thereto shall prevail.*

Excavating of Land

Section 9.7 of the Zoning By-Law provides for the limited filling and excavating of land. An amendment is proposed to correct a typographical error in Subparagraph 9.7(2)(b) (v) which should refer to excavating instead of filling of land. Subparagraph 9.7(2)(b) (v) is proposed to be deleted and replaced with the following:

- (v) *The Development Officer has indicated approval of the excavating of land in the form of a development permit.*

Regional Commercial (CR) Ground Floor Areas

The Regional Commercial (CR) zone currently has a minimum gross floor area requirement of 3000 square metres for main buildings. Staff are proposing to delete this requirement from the zone standards to allow for the construction of smaller buildings as-of-right.

Many lots in the areas zoned Regional Commercial (CR) in the Fairville Boulevard and the McAllister Regional Retail Centres, while large enough for the construction of a sizeable commercial building, are not of a sufficient size to allow for the construction of a 3000 square metre building and associated site development. In addition to the lot pattern, many recently constructed retail buildings have floor areas below this 3000 square metre threshold and have required a variance to be developed including the Starbucks, A&W, and Mr. Lube establishments on the City's West Side.

Development Permits

Section 2.11 of the By-Law outlines the provisions related to the applicability and issuance of Development Permits. The scope of these permits includes changes to the use of land, buildings, and structures where a Building Permit is not required, and signage

Changes to the *Building Code Administration Act* and associated regulations will exempt smaller building projects from requiring a Building Permit issued by the municipality. As a result, Development Permits will be required more frequently to ensure that these projects, such as larger accessory buildings, which currently require a building permit are located and constructed in accordance with the requirements of the Zoning By-Law.

Staff are proposing additional requirements relating to the Development Permit application to require a site plan and to increase the fee from \$120 to \$250. The requirement for a site plan will place the onus on the applicant to provide the necessary information for Community Planning staff to review the proposed development with respect to the standards of the Zoning By-Law. Increasing the fee to \$250 will respond to costs associated with any site visits conducted by Community Planning staff related to the application

As a comparative example, with the current requirement for a Building Permit, fees associated with the Building Permit application for a 24 foot by 24-foot garage would be \$ 324 with no requirement for a Development Permit as it is included in the Building Permit process. With the proposed changes to the *Building Code Administration Act* and associated regulations, a project of this magnitude would be exempt from the requirement for a Building Permit and only require a Development Permit under the Zoning By-Law, as the project will not be reviewed for compliance with the National Building Code. With the proposed \$ 250 fee conformity with the City's Zoning By-Law will still be reviewed and the applicant will have a lower fee.

Subsection 2.11 (c), relating to application requirements for a Development Permit is currently worded as follows:

- (c) *The Development Officer shall accept for consideration an application for a development permit when:*
 - (i) *A completed application, in a form prescribed by the Development Officer, has been received;*
 - (ii) *The information submitted appears correct and adequate to determine compliance with the standards of this By-law and the Municipal Development Plan; and*
 - (iii) *The full application fee of \$110.00 has been received by the Development Officer, but where the proposed development requires a building permit, no fee shall be required for the development permit.*

The By-law Amendment proposes the following wording related to the site plan requirements and revised fee:

- (c) *The Development Officer shall accept for consideration an application for a development permit when:*
 - (i) *A completed application, in a form prescribed by the Development Officer, has been received;*
 - (ii) *A site plan has been received showing the following information:*
 - (A) *the shape and dimensions of the lot where the development is located;*
 - (B) *the location of all existing and proposed buildings on the property and their distance from each other and property lines;*
 - (C) *the height, number of storeys, location, and use of existing and proposed buildings and structures;*
 - (D) *the location and dimension of all existing and proposed driveways or other access locations, parking spaces, loading spaces, easements, right of ways, and utilities;*
 - (E) *site servicing information including water, sanitary and storm services, where applicable;*
 - (F) *the location and dimensions of all existing and proposed driveway culverts;*
 - (G) *the direction of stormwater flow and location and grade of surface drainage features and when the lot on which the proposed work is to take place has an approved grading plan, a proposed rough grading plan must be included with the site plan.*
 - (H) *any landscaped area required by this By-Law;*
 - (I) *the location of any natural features, watercourse(s), flood plain and wetland areas and the location of any existing or proposed building or structure in relation to the natural features, watercourse(s), flood plain or wetland;*
 - (J) *the location and dimensions of any existing and proposed*

- signage; and*
- (K) *any other information the Development Officer deems necessary to determine whether or not the proposed development conforms to the requirements of this By-law or other requirements.*
- (iii) *The information submitted appears correct and adequate to determine compliance with the standards of this By-Law and the Municipal Development Plan; and*
- (iv) *The full application fee, outlined in Schedule B, has been received by the Development Officer, but where the proposed development requires a building permit, no fee shall be required for the development permit.*

An amendment to Schedule B Fees is also proposed related to the \$250 fee. Fees related to annual Pit and Quarry permits will remain unchanged at \$1100 as outlined in paragraph 12.4(8)(m) of the Zoning By-Law.

Amendments focused on Affordable Housing

Staff also note the current Zoning By-Law provides a supportive and permissive zoning framework related to housing through the provision of secondary suites such as basement apartments and garden suites (small self-contained dwelling units in a building separate from a one-unit dwelling) and continuing to allow for conversions of larger single unit dwellings into multiple unit dwellings. These approaches eliminate the exclusivity associated with typical single-unit or “R-1 zoning” found in other jurisdictions.

The current round of amendments presented in this report also include amendments focusing on increasing housing affordability given the City’s recently endorsed Affordable Housing Action Plan. Additional amendments will be brought forward to Council in 2023 related to the implementation of the City’s Affordable Housing Strategy and other improvements to municipal land use regulation identified by Community Planning. Amendments in the current round of proposed changes focusing on affordability include the following:

Converted Dwellings

Both the One-Unit Residential (R1), and Two-Unit Residential (R2) zones list a converted dwelling as a permitted use. These are buildings, originally constructed as a one-unit dwelling or two-unit dwelling, which have been lawfully converted into a two-unit dwelling or a multiple dwelling.

Section 9.4 of the Zoning By-Law provides the following specific criteria to allow these conversions, which would be accomplished through a building permit:

- The building shall have been erected before January 1, 1967, as a one-unit dwelling or two-unit dwelling containing at least ten habitable rooms;
- The building shall be serviced by municipal sanitary sewer and municipal water;
- One on-site parking space is provided for each dwelling unit in addition to those required for any other uses of the lot; and

- No bed and breakfast, garden suite, home day care, neighbourhood day care, secondary suite, or supportive housing is permitted in any building on the lot.

Currently, paragraphs 9.4 (c) and (d) of the Zoning By-Law also require the following:

- (c) *Unless otherwise required by the Saint John Building By-law, access, and egress to dwelling units shall be from an interior common hallway;*
- (d) *There shall not be any change to the exterior appearance of the building that would indicate the building is a converted dwelling;*

Staff are recommending that paragraph 9.4 (c) be deleted, and that paragraph 9.4 (d) be amended as follows:

- (d) *There shall not be any change to the exterior appearance of the front or flankage façades of the building that would indicate the building is a converted dwelling;*

The proposed changes to paragraphs (c) and (d) would allow for converted dwellings to have exterior access to individual units from the side or rear of the building on façades of the building which do not face a Public Street. This would preserve the architectural integrity of the street-facing façades of the building while providing additional flexibility in accessing units in the converted dwelling.

While converted dwellings are not a large component of the City's housing stock, the proposed changes play a role in supporting housing affordability in providing for the adaptive reuse of larger, older dwellings.

Garden Suites

Garden suites, a dwelling unit established in a separate building on the same lot as a one-unit dwelling or a mobile or mini-home, are currently limited to a floor area of 70 square metres. This maximum floor area is proposed to be increased to 75 square metres to provide increased flexibility for the development and design of these dwelling units and to better align with comparator municipalities.

Minimum Unit Sizes in Multiple Unit Dwellings

Four of the City's residential zones, High-Rise Residential (RH), Mid-Rise Residential (RM), Low-Rise Residential (RL), and Urban Centre Residential (RC) have minimum gross floor areas for dwelling units in a multiple unit dwelling. These minimum floor areas are based on the number of bedrooms in the dwelling unit and range as follows:

- Three or more bedrooms - 60 square metres to 69 square metres
- Two Bedrooms - 50 square metres to 60 square metres
- One Bedroom/Bachelor - 35 square metres to 41 square metres.

Staff are recommending eliminating these requirements as a means of promoting affordability, smaller footprint dwelling units and increased design flexibility.

Crisis Care Facilities

The Zoning By-Law currently permits Crisis Care Facilities in certain zones. These are establishments such as shelter facilities providing short-term accommodation to persons in crisis who requiring immediate lodging. These facilities may also involve 24-hour supervision and personal support services.

These are currently permitted in the Uptown Commercial (CU), Neighbourhood Community Facility (CFN), and Major Community Facility (CFM) zones. They are also permitted in the Urban Centre Residential (RC) zone subject to a 60-metre spacing requirement from a day care centre, rooming house, supportive facility, or another crisis care facility and subject to a limit of 18 residents. These are Conditions of Use and cannot be varied by Staff or the Committee and would require a Text Amendment to the Zoning By-Law or site-specific rezoning to waive.

To provide increased flexibility to social agencies in providing additional housing for vulnerable residents of the city, as the winter approaches, it is proposed to expand location options for these facilities. This involves allowing a Crisis Care Facility as a permitted use in the following zones:

- Mid-Rise Residential (RM)
- High-Rise Residential (RH)
- Commercial Corridor (CC)
- General Commercial (CG)
- Regional Retail Centre (CR).

Staff also propose an amendment to remove the 18 resident cap and 60-metre spacing requirement in the Urban Centre Residential (RC) zone for Crisis Care Facilities.

These facilities are administered by social agencies, often with the involvement of one or more levels of government, which provides a degree of oversight regarding the need, location, and operation of these facilities. If desired, a more detailed review of regulations relating to shelters and crisis care facilities can be undertaken in conjunction with future amendments related to supportive housing and other housing initiatives.

Conclusion

The proposed amendments conform to the policy direction in the Municipal Plan and are necessary to clarify the provisions of the Zoning By-Law and provide better customer service to the citizens of Saint John.

ALTERNATIVES AND OTHER CONSIDERATIONS

No other alternatives have been considered. It should be noted that any further changes to the Zoning By-Law would require consideration by both the Planning Advisory Committee and Common Council as required by the *Community Planning Act*.

ENGAGEMENT**City**

Notice of the Public Hearing for the proposed By-Law amendments will be posted on the City of Saint John website on or prior to October 24, 2022.

APPROVALS AND CONTACT

Author	Manager	Commissioner
Mark Reade , P.Eng., MCIP, RPP	Jennifer Kirchner , MCIP, RPP	Jacqueline Hamilton , MCIP, RPP

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APPENDIX

Attachment 1: **By-law No. C.P. 111-xx, A Law to Amend the Zoning By-Law of The City of Saint John**

**BY-LAW NUMBER C.P. 111-XX
A LAW TO AMEND
THE ZONING BY-LAW
OF THE CITY OF SAINT JOHN**

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

The Zoning By-law of The City of Saint John enacted on the fifteenth day of December, A.D. 2014, is amended by:

1. Section 3.1 is amended by deleting the definition for "minor utility service building or structure" and replacing it with the following:

"minor utility service building or structure" means any overhead, surface, or underground building, facility, or structure owned by The City of Saint John or a public utility for the delivery of electricity, natural gas, municipal water, municipal sanitary sewer, municipal storm sewer, or telecommunications, including, but not limited to, the following:

- (a) Communications devices;
- (b) Distribution or transmission lines, poles including overhead wires and associated hardware or anchoring devices;
- (c) Small surface mounted enclosures;
- (d) Underground pipe systems;
- (e) Underground wires;
- (f) Water booster stations, pumping stations, or sewage lift stations; or
- (g) Public Washroom facilities,

but does not include an electrical substation, wastewater treatment facility, water tank, or water treatment plant. (*bâtiment ou construction secondaire des services publics*)

2. Section 14.1 is amended by deleting paragraph 14.1(4) (i)

3. Deleting subsection 4.2(4) and replacing it with the following words:

**ARRÊTÉ N° C.P. 111-XX
ARRÊTÉ MODIFIANT L'ARRÊTÉ DE
ZONAGE DE THE CITY OF SAINT
JOHN**

Le conseil communal de The City of Saint John, étant réuni, édicte ce qui suit :

L'Arrêté de zonage de The City of Saint John, édicté le 15 décembre 2014, est ainsi modifié :

1. L'article 3.1 est modifié par abrogation de la définition du terme « bâtiment ou construction secondaire des services publics » et son remplacement par ce qui suit :

« bâtiment ou construction secondaire des services publics » Les bâtiments, installations ou constructions aériens, au sol ou souterrains dont est propriétaire The City of Saint John ou une entreprise de services publics et qui servent à la prestation de services d'électricité, de gaz naturel ou de télécommunications ou au réseau municipal d'approvisionnement en eau, à l'égout sanitaire municipal ou à l'égout pluvial municipal; sont notamment visés les éléments suivants :

- a) les appareils de communication;
- b) les lignes de distribution ou de transmission, les poteaux, y compris les fils aériens et les pièces ou dispositifs d'ancrage connexes;
- c) les petites enceintes montées en surface;
- d) les canalisations souterraines;
- e) les fils souterrains;
- f) les stations de pompage-relais ou de pompage des eaux, ou les stations de relèvement des eaux usées;
- g) les toilettes publiques.

La présente définition ne vise pas les sous-stations d'électricité, les installations de traitement des eaux usées, les réservoirs d'eau et les usines de traitement de l'eau. (*minor utility service building or structure*)

2. L'article 14.1 est modifié par abrogation de l'alinéa 14.1(4)i).

3. Le paragraphe 4.2(4) est abrogé et remplacé par ce qui suit :

<p>4.2(4) BARRIER FREE PARKING</p> <p>(a) Barrier-free parking shall be in accordance with the <i>Barrier-Free Design Building Code Regulation, Regulation 2021-3 of the Building Code Administration Act</i>, and where there is conflict between this By-law and the <i>Regulation</i>, the <i>Regulation</i> including amendments subsequent thereto shall prevail.</p>	<p>4.2(4) EMPLACEMENTS DE STATIONNEMENT SANS OBSTACLES</p> <p>a) Les emplacements de stationnement sans obstacles doivent être conformes aux exigences du <i>Règlement d'application du Code du bâtiment portant sur la conception sans obstacles</i>, soit le <i>Règlement 2021-3</i> pris en vertu de la <i>Loi sur l'administration du Code du bâtiment</i>. En cas de conflit avec le présent arrêté, le <i>Règlement</i>, ensemble ses modifications subséquentes, l'emporte dans la mesure du conflit.</p>
<p>4. Section 9.4 is amended by deleting paragraph 9.4 (c)</p>	<p>4. L'article 9.4 est modifié par abrogation de l'alinéa 9.4c).</p>
<p>5. Deleting paragraph 9.4 (d) and replacing it with the following words:</p> <p>(d) There shall not be any change to the exterior appearance of the front or flankage façades of the building that would indicate the building is a converted dwelling;</p>	<p>5. L'alinéa 9.4d) est abrogé et remplacé par ce qui suit :</p> <p>d) aucun changement ne doit être apporté à l'apparence de l'extérieur de la façade avant ou de la façade de flanc du bâtiment pour indiquer qu'il s'agit d'une habitation transformée;</p>
<p>6. Deleting subparagraph 9.7(2)(b) (v) and replacing it with the following words:</p> <p>(v) The Development Officer has indicated approval of the excavating of land in the form of a development permit.</p>	<p>6. Le sous-alinéa 9.7(2)b)(v) est abrogé et remplacé par ce qui suit :</p> <p>(v) l'agent d'aménagement a indiqué son approbation des travaux d'excavation du terrain au moyen d'un permis d'aménagement.</p>
<p>7. Deleting paragraph 9.8(b) and replacing it with the following words:</p> <p>(b) The garden suite shall not exceed a maximum gross floor area of 75 square metres;</p>	<p>7. L'alinéa 9.8b) est abrogé est remplacé par ce qui suit :</p> <p>b) le pavillon-jardin ne peut avoir une aire de plancher brute supérieure à 75 mètres carrés;</p>
<p>8. Section 10.1 is amended by deleting subparagraph 10.1(3) (j).</p>	<p>8. L'article 10.1 est modifié par abrogation de l'alinéa 10.1(3)j).</p>
<p>9. Section 10.2 is amended by deleting subparagraph 10.2(3) (i).</p>	<p>9. L'article 10.2 est modifié par abrogation de l'alinéa 10.2(3)i).</p>
<p>10. Section 10.3 is amended by deleting subparagraph 10.3(3) (j).</p>	<p>10. L'article 10.3 est modifié par abrogation de l'alinéa 10.3(3)j).</p>
<p>11. Section 10.4 is amended by deleting subparagraph 10.4(3) (j).</p>	<p>11. L'article 10.4 est modifié par abrogation de l'alinéa 10.4(3)j).</p>

- 12. Deleting paragraph 2.11 (c) and replacing it with the following words:**
- (c) The Development Officer shall accept for consideration an application for a development permit when:
- (i) A completed application, in a form prescribed by the Development Officer, has been received;
- (ii) A site plan has been received showing the following information:
- (A) the shape and dimensions of the lot where the development is located;
- (B) the location of all existing and proposed buildings on the property and their distance from each other and property lines;
- (C) the height, number of storeys, location, and use of existing and proposed buildings and structures;
- (D) the location and dimension of all existing and proposed driveways or other access locations, parking spaces, loading spaces, easements, right of ways, and utilities;
- (E) site servicing information including water, sanitary and storm services, where applicable;
- (F) the location and dimensions of all existing and proposed driveway culverts;
- (G) the direction of stormwater flow and location and grade of surface drainage features and when the lot on which the proposed work is to take place has an approved grading plan, a proposed rough grading plan must be included with the site plan;
- (H) any landscaped area required by this By-Law;
- (I) the location of any natural features, watercourse(s), flood plain and wetland areas and the location of any existing or proposed building or structure in
- 12. Le paragraphe 2.11c) est abrogé et remplacé par ce qui suit :**
- c) L'agent d'aménagement accepte une demande de permis d'aménagement en vue de son examen lorsque les conditions suivantes sont réunies :
- (i) une demande dûment remplie, établie en la forme prescrite par l'agent d'aménagement, a été reçue;
- (ii) un plan de situation indiquant les renseignements suivants a été reçu :
- (A) la forme et les dimensions du lot sur lequel l'aménagement est situé;
- (B) l'emplacement de tous les bâtiments existants et proposés sur la propriété et leur distance des autres bâtiments sur la propriété et des limites de la propriété;
- (C) la hauteur, le nombre d'étages, l'emplacement et l'usage des bâtiments et constructions existants et proposés;
- (D) l'emplacement et la dimension de toutes les voies d'accès existantes et proposées et de tous autres accès, emplacements de stationnement, aires de chargement, servitudes, droits de passage et services publics;
- (E) les renseignements sur la viabilisation du site, y compris les services d'alimentation en eau et d'égouts sanitaires et pluviaux, le cas échéant;
- (F) l'emplacement et les dimensions des ponceaux des voies d'accès existants et proposés;
- (G) la direction de l'écoulement des eaux d'orage et l'emplacement et la pente des éléments de drainage de surface et, lorsque le terrain sur lequel les travaux proposés doivent avoir lieu dispose d'un plan de nivellement approuvé, un plan de nivellement préliminaire doit accompagner le plan de situation;
- (H) toute aire paysagée prescrite par le présent arrêté;
- (I) l'emplacement des éléments naturels, cours d'eau, plaines inondables et terres humides, s'il en est, et l'emplacement des bâtiments ou

relation to the natural features, watercourse(s), flood plain or wetland;	constructions existants ou proposés par rapport à ces éléments naturels, cours d'eau, plaines inondables et terres humides;								
(J) the location and dimensions of any existing and proposed signage; and	(J) l'emplacement et les dimensions des enseignes existantes et proposées, s'il en est;								
(K) any other information the Development Officer deems necessary to determine whether or not the proposed development conforms to the requirements of this By-law or other requirements.	(K) tous autres renseignements que l'agent d'aménagement estime nécessaires pour déterminer si le projet d'aménagement est conforme ou non aux exigences du présent arrêté ou autres exigences;								
(iii) The information submitted appears correct and adequate to determine compliance with the standards of this By-Law and the Municipal Development Plan; and	(iii) les renseignements présentés semblent exacts et suffisants pour permettre de déterminer la conformité aux normes prescrites par le présent arrêté et le plan d'aménagement municipal;								
(iv) The full application fee, outlined in Schedule B, has been received by the Development Officer, but where the proposed development requires a building permit, no fee shall be required for the development permit.	(iv) le droit de demande intégral, indiqué à l'annexe B, a été reçu par l'agent d'aménagement; toutefois, dans le cas où un permis de construction doit être obtenu à l'égard du projet d'aménagement, aucun droit n'est requis pour le permis d'aménagement;								
13. Amending "Schedule B: Fees" by adding the following:	13. L'annexe B : Frais est modifiée par adjonction de ce qui suit :								
(m) Development Permit \$ 250	m) Permis d'aménagement 250 \$								
14. Section 10 is amended by adding to Table 10 - 1 the following words under the following headings:	14. L'article 10 est modifié par adjonction, au tableau 10-1, de ce qui suit sous les rubriques suivantes :								
<table border="0"> <tr> <td>Use</td> <td>Zone Permitted</td> </tr> <tr> <td>Crisis Care Facility</td> <td>RH, RM</td> </tr> </table>	Use	Zone Permitted	Crisis Care Facility	RH, RM	<table border="0"> <tr> <td>Usage</td> <td>Zone où permis</td> </tr> <tr> <td>Centre pour personnes en état de crise</td> <td>RH, RM</td> </tr> </table>	Usage	Zone où permis	Centre pour personnes en état de crise	RH, RM
Use	Zone Permitted								
Crisis Care Facility	RH, RM								
Usage	Zone où permis								
Centre pour personnes en état de crise	RH, RM								
15. Subsection 10.2(1) is amended by adding the words " Crisis Care Facility" immediately before the words " Day Care Centre"	15. Le paragraphe 10.2(1) est modifié par insertion de « centre pour personnes en état de crise; » immédiatement avant « clinique médicale, sous réserve du paragraphe 10.2(2); ».								
16. Subsection 10.3(1) is amended by adding the words " Crisis Care Facility" immediately after the words " Bed and Breakfast, subject to section 9.2"	16. Le paragraphe 10.3(1) est modifié par insertion de « centre pour personnes en état de crise; » immédiatement après « activité professionnelle à domicile, sous réserve de l'article 9.9; ».								
17. Deleting paragraph 10.1(2) (a) and replacing it with the following words:	17. Le paragraphe 10.1(2)a) est abrogé et remplacé par ce qui suit :								
(a) A Day Care Centre, Rooming House, or Supportive Facility	a) Les garderies, les maisons de chambres et les établissements de								

permitted in subsection 10.1(1) shall be subject to the following:

(i) The lot shall only contain one of these land uses, and shall be at least 60 metres away from another lot in the RC zone that also contains one of these above uses; and

(ii) In the case of a Rooming House, or Supportive Facility, the establishment shall be limited to a maximum of 18 residents.

18. Section 11 is amended by adding to Table 11 - 1 the following words under the following headings:

Use	Zone Permitted
Crisis Care Facility	CC, CR, CG

19. Subsection 11.5(1) is amended by adding the words " Crisis Care Facility" immediately before the words " Day Care Centre"

20. Subsection 11.6(1) is amended by adding the words " Crisis Care Facility" immediately before the words " Sales Centre, Model Home"

21. Subsection 11.7(1) is amended by adding the words " Crisis Care Facility" immediately before the words " Day Care Centre"

- all as shown on the plan 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. 2022 and signed by:

soutien permis par le paragraphe 10.1(1) sont subordonnés aux conditions suivantes :

(i) un seul de ces usages peut être exercé sur un lot, et il doit être situé à une distance minimale de 60 mètres d'un autre lot dans la zone RC où s'exerce également un de ces usages;

(ii) s'agissant d'une maison de chambres ou d'un établissement de soutien, il ne doit pas héberger plus de 18 résidents.

18. L'article 11 est modifié par adjonction, au tableau 11-1, de ce qui suit sous les rubriques suivantes :

Usage	Zone où permis
Centre pour personnes en état de crise	CC,CR,CG

19. Le paragraphe 11.5(1) est modifié par insertion de « centre pour personnes en état de crise; » immédiatement avant « chenil; ».

20. Le paragraphe 11.6(1) est modifié par insertion de « centre pour personnes en état de crise; » immédiatement avant « clinique médicale; ».

21. Le paragraphe 11.7(1) est modifié par insertion de « centre pour personnes en état de crise; » immédiatement avant « clinique médicale; ».

- toutes les modifications sont indiquées sur la carte ci-jointe qui fait partie du présent arrêté.

EN FOI DE QUOI, The City of Saint John a fait apposer son sceau communal sur le présent arrêté le 2022, avec les signatures suivantes :

Mayor/Maire

Common Clerk/Greffier communal

First Reading -
Second Reading -
Third Reading -

Première lecture -
Deuxième lecture -
Troisième lecture -