



**TOWN OF SAINT ANDREWS  
SPECIAL MEETING OF COUNCIL  
PUBLIC HEARING/READING OF OBJECTIONS  
ELECTRONIC MEETING**

**Monday, July 27, 2020, at 6:00 PM**

**MINUTES**

**RECORD OF ATTENDANCE**

A Special Meeting of the Town of Saint Andrews Council was held on Monday, July 27, 2020, at 7:00 p.m. for a Public Hearing of Objection to the Municipal Plan MP 20-01. The following members were present including Mayor Doug Naish, Deputy Mayor Brad Henderson, Councillors Kate Akagi, Guy Groulx, Edie Bishop, Andrew Harrison, and Kurt Gumushel. Also, present: Chris Spear, CAO/Treasurer, Paul Nopper Clerk – Senior Administrator, Alexander Gopen, Planner, and Alexander Henderson, Director, Southwest New Brunswick Service Commission.

Facebook Participants – 23  
Zoom Participants – 3

**APPROVAL OF AGENDA**

**Motion: 264 - 07/20**                      *It was moved by Councillor Groulx, seconded by Councillor Gumushel, and carried that the Agenda be approved as presented.*

**Carried 6 - 0**

**PRESENTATION**

*Municipal Plan By-Law MP 20-01. Alexander Gopen, Planner for the Southwest New Brunswick Service Commission.*

**HEARING OF OBJECTIONS**

*The Council of the Town of Saint Andrews received four (4) Letters of Objection to the Municipal Plan MP 20-01.*

- 1. I own the property at 249 Joes Point Road. There is a Greenspace beside my property that is labeled environmental/recreational. If you want to call it environmentally sensitive, please do so and not use the environment/recreation title. Section 2.1.2 identifies land with designations on greenspaces. Question, the language in the by-law highlights permissive use. Who has permissive use? The Town? The private landowner? These terms are confusing. Private land is not open to the public. Pottery Creek property is the last property that you continue to label environmental/recreation. It is vague, confusing, encourages trespassing. I hope that the Council will address this last remnant and eliminate it and label my property appropriately.*
- 2. I would like to echo the 249 Joes Point Road property statements. The main concern is the ambiguity and vagueness of the statements. The Planners are doing a great job but just wanted to make sure that 249 does not have to deal with trespassers. A solution, can you change this to yellow residential? We like to protect the environment, which is important, and you want to protect it. Can you colour it something else and not call it environmental/recreation and highlight private property?
  - a. Other areas are still marked environment/recreation including Pagan Point. The Municipal Plan goes on with this land use. It is intended to be general and a little vague. Policies feed into the Zoning By-Law, using language like "may" is done in the Municipal Plan. The future land use map is kind of the same, supposed to be general and vague and informs the Zoning By-Law of the types of zones. It means if you want to rezone from service residential**

to other, still need to go through the zoning process but not through the Municipal Plan. Environmental Significant Areas and Greenspace have similar treatments under the Zoning By-Law. Greenspaces are open to the public including those that are private including Katy's Cove. I have spoken to Mr. Bull and he made several good suggestions. His recommendations were included, and we tightened up the language. The document does need to be slightly general. I know there is concern over private property and this map. This is the Municipal Plan; it is really for the Council and it is available to the public. If you are a tourist coming to town, you would go to the Chamber website, not the Municipal Plan site for the planning and zoning map. I am not trying to diminish the process, but this is for Council and not for tourism, not helpful. Just wanted to say that.

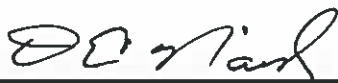
3. What does the 5.3 m indicate? Is it vertical?
  - a. The 5.3 m elevations are the Canadian Geodetic data dealing with sea-level rise. This is to the best of our projections on where storm surges could affect properties in 2100. This is to protect the town, property owners, etc. This does not mean you cannot build below there but people and equipment cannot be put there.
4. We are still working on unperfected work products. The Municipal Plan and strategic plans are not done together. Grateful for the changes and Zoom meetings. The most important thing is citizens' input and I think there is more civility, recorded, see what was said and what is clear. Very advantageous. Would it be possible, that all documents are perfected first as far as possible but for us to understand things, can all the documents be at the same reading at the same time? Is the first, second, or third reading?
  - a. All the By-Laws are going to move to Second Reading and will remain there until all documents have reached this point. After that, the public will have time to review and then the Council can move all the documents to Third and Final Reading.
5. What about developing current lines of sight on Water Street?
  - a. The Historic Business District section for massing and scale height. Lines of sight inform the Zoning By-Law around height.
6. Does this mean there can be more development allowed than before on Water Street?
  - a. There is a development that goes to the edge of the water and what can be done now and new plans, must be very low impact including gazebos, decking, etc., but not a full building. Erosion issues would need environmental protection measures. I do not think it would lead to more development but places the appropriate requirements for development. There must be a way to show mitigation measures and save on some of the administrative processes with variances. Variances are decided by a regional body and not the Council.
  - b. View lines to water have two provisions which conflict, a 20 ft. and a 20 m general development prohibition that conflict. Right now it requires a variance. Low impact development in the 20 m would need a variance at this point. View planes are one thing we are looking at and considering. We are aware of and issue developments based on zoning, sight, etc. The Street Ends Policy, no build, and keep open. This is an important sightline to water.

#### A. ADJOURNMENT

Motion: 265 - 07/20

At 6:45 PM It was moved by Councillor Akagi, seconded by Councillor Gumushel, that the meeting be adjourned.

Carried 6 - 0



Doug Naish, Mayor



Paul Nopper, Clerk – Senior Administrator

