



TOWN OF SAINT ANDREWS
PUBLIC HEARING OF OBJECTIONS MEETING
MINUTES

February 8, 2021, 6:00 p.m.
Electronic Meeting

A. RECORD OF ATTENDANCE

A Public Hearing of Objections of the Town of Saint Andrews Council was held on Monday, February 8, 2021, at 6:00 p.m. with the following members present: Mayor Doug Naish, Councillor Kate Akagi, Edie Bishop, Guy Groulx, Kurt Gumushel, Andrew Harrison.

Staff: Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, Alexander Gopen, Planner, Southwest New Brunswick Service Commission, Alex Henderson, Director of Planning, Southwest New Brunswick Service Commission.

Absent - Deputy Mayor Henderson

Facebook - 41

Zoom - 14

B. APPROVAL OF AGENDA

Motion: Motion: 051 - 02/21

Moved by Councillor Bishop

Seconded by Councillor Gumushel

That the Agenda be approved as presented.

5 - 0

Carried

C. DISCLOSURE OF CONFLICT OF INTEREST

D. PRESENTATION

1. Alexander Gopen, Planner, Southwest New Brunswick Service

Commission overview presentation on the Zoning By-Law Z21-01

Alexander Gopen, planner provided an overview of the Zoning By-Law Z21-

1. The presentation included discussions on increasing residential options, accessory dwelling units, permitted secondary uses, triplexes, and duplexes in Estate Residential. Discussion on setbacks from the high-water mark with new provisions within 20 m responsible development. Chickens allowed in municipalities common in adjacent communities, including St. Stephen and St. George. Limitations on hens, numbers, fencing regulations, and mapped where they can be in town. Sea level rise overlay and predictions for Saint Andrews regarding rising water levels. Fences and deer fencing in the side and rear yards. Often giving variances for fencing for deer. Rear and side yards can be 8.2 ft or 2.5 m with specific styles to reduce visual impact. Other changes include active transportation, regard for transportation, Mixed Use Zone, Section 9 and design of the Town Plan and Historic Business District, flag signs, limiting projecting signs, and Institutional growth area and the Huntsman developments. Window styles have been addressed when being replaced in the Historic Business District. A copy of the Zoning Map has been provided and on the Town website.

E. HEARING OF OBJECTIONS

1. PED200501b Public Hearing of Objections to Zoning By-Law Z21-01

The Town of Saint Andrews received 2 letters of Objection to the Zoning By-Law Z21-01.

Joanne Carney - I am wondering if definitions have been updated to Motel and Hotels. There is no oversight from the Provincial side. Has the definition been updated on B&B? This is voluntary by the province. The only thing to run a B&B in town is adequate parking, be on-site, and offer a meal. Has the definition of short-term rental with relation to dwelling units? It says a dwelling or a portion thereof for no more than 30 days. The definition of dwelling units says a room or suite thereof including culinary and sanitary conveniences for the individual and must have a private entrance. This would exclude many people from renting their property. Short-Term rental needs to be updated. It seems that the Zoning By-Law will pass before the Short-Term Rental By-Law and thus a Tourist Home should remain, so the Tourist Homes do not become illegal. I believe the Short-Term Rental By-Law should not pass before this Council's term because it is being rushed through. There is no definition of a Tourist home in either the Zoning By-Law or the Short-Term Rental By-Law. Tourist Home needs a definition. Section 4.6.5 goes through the minimum floor areas. I did find it confusing going from a two-bedroom facility with a square footage of space, 750 sq ft. to 350 sq. ft. for a three-bedroom. In general, if you want to promote long term rental, people used to live in smaller areas, and these square footage requirements could be reduced. Perhaps Council can go through those so people are not deterred from building long-term rentals. There is a section under Tourist Commercial zoning, nowhere does it say long-term rental is allowed, not as primary or secondary. The Council should promote long-term rental. Perhaps this can be looked at. What are the current regulations for parking requirements in the central commercial district? Can we update the motel definition, as one unit could be called a motel, have one parking space, and by-pass any regulations?

Lindy Townsend - I echo all the sentiments of Joanne Carney. There needs to be a ferreting out of descriptions and definitions of By-Laws. There are 4 documents out there and should be equal across the board but currently do not coincide. I think Joanne's questions are poignant as the By-Laws are being rammed through. Unless you have in-depth knowledge, without that, the typical neophyte isn't going to understand these By-Laws. The fines, up to \$10,000 are draconian. I think the town deserves better than plagiarized By-Laws from elsewhere regarding Short-Term Rentals.

F. QUESTION PERIOD

G. ADJOURNMENT

Motion: Motion: 052 - 02/21

Moved by Councillor Groulx

Seconded by Councillor Gumushel

That Council move into Closed Session at 6:35 p.m. under the Local Governance Act Section 68 (c) information that could cause financial loss or gain to a person or the local government leading to an agreement or contract.

5 - 0

Carried

Motion: Motion: 053 - 02/21

Moved by Councillor Gumushel

Seconded by Councillor Bishop

That Council return to Open Session at 6:52 p.m.

5 - 0

Carried

Motion: Motion: 054 - 02/21
Moved by Councillor Akagi
Seconded by Councillor Bishop

Motion that at 6:53 p.m. the meeting be adjourned.

5 - 0

Carried



Doug Naish, Mayor



Paul Nopper, Clerk

