



**TOWN OF SAINT ANDREWS  
PUBLIC HEARING OF OBJECTIONS MEETING  
MINUTES**

**January 10, 2022, 6:30 p.m.  
Electronic Meeting**

---

**A. RECORD OF ATTENDANCE**

*A Public Hearing of Objections of the Town of Saint Andrews Council for Amendment Z21-04 to the Town of Saint Andrews Zoning By-Law Z21-01 for the Van Horne Garden Homes on Monday, January 10, 2022, at 6:30 p.m. with the following members present:*

*Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillor Marc Blanchard, Lee Heenan, Kurt Gumushel, Jamie Hirtle, Steve Neil.*

*Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.*

**B. APPROVAL OF AGENDA**

**Motion: 001 - 01/22**

**Moved by Councillor Hirtle**

**Seconded by Councillor Heenan**

*That the Agenda be approved as presented.*

**6 – 0**

**Carried**

**C. DISCLOSURE OF CONFLICT OF INTEREST**

- 1. Mayor Henderson - Amendment By-Law Z21-04, 603366 N.B. LTD, Van Horne Garden Homes, Rezoning for PID 01326081 - PED211102**

**D. PRESENTATION**

**E. HEARING OF OBJECTIONS**

- 1. Amendment By-Law Z21-04, 603366 N.B. LTD, Van Horne Garden Homes, Rezoning for PID 01326081 - PED211102**

*Mayor Henderson left at 6:32 p.m.*

*Mayor Henderson returned at 6:59 p.m.*

*Clerk Nopper - Council received and has been provided with 4 letters regarding Amendment Z21-04 to the Town of Saint Andrews Zoning By-Law Z21-01 for rezoning from Estate Residential Zone to Multiple Residential 1 Zone for 603366 N.B. Ltd. Van Horne Garden Homes.*

*Mr. Gopen provided an overview of Amendment Z21-04 to Zoning By-Law Z21-01 for the Town of Saint Andrews. The overview highlighted PID01326081 to be rezoned from Estate Residential Zone to Multiple Residential 1 Zone at the corner of Mowat Drive and Bar Road for the purposes of a housing development.*

*David Raye, 364 Mowat Drive - My wife and I sent a couple of letters in advance of the meeting. We share three boundaries with the property in question. We have the following concerns:*

1. Concern regarding the water and stormwater runoff. We notice with the PAC a misconception of the property. The property is not built up to the same as the other property. If our backyard was to flood, our home would flood. We hope you will consider a stormwater management plan for the development.

2. Concern with the proposed trail that is set to circle our property on the northeastern and southeastern boundaries. It is a little unprecedented and we would be surrounded by three methods of public access. We are concerned with privacy and an infringement on this. There is no crosswalk to speak of and opens to a busy road.

3. Concern over the character of the neighbourhood. In general, considering the subdivision and Mowat Drive, there are trees between properties. Mr. Bourgeois sees trees as necessary, but most will be removed and will compound the water runoff issues.

4. Concern with the plan as it stands. It has all the buildings facing different directions which will look a bit weird. For those reasons, we think there will be an impact on the character of the neighbourhood. The development should be 5 or more units less than proposed. For any mitigation of any of these problems, they will have to shrink the development.

5. We also would like to ask for a restriction on the subdivision to limit or not have short-term rentals. This has limited apartments and long-term rentals cannot keep up with the market pressure. If these become short-term rental units, it will negatively affect us as we will be in a hotel courtyard. Perhaps restrictions can be put in place for this if approved is granted.

6. The proposed land for public use does not seem feasible. If this does go forward, we want to see this contributing to the housing supply.

Clay Leighton, property owner at the corner of Bar Road and Champlain Ave. - We have concerns regarding the adverse impact on our adjacent lot.

1. Under the current Estate Residential Zone on the lot, I would expect to have one to three housing units on one on this property. The current plan shows 9 housing developed across 78% of our shared property line. We are going to be looking from our property at a 220 ft wall of rear windows and doors resulting in likely noise and light pollution.

2. The fundamental problem with the Zoning regulations does not enforce greening or shading protections. Transition areas should mitigate the larger density versus the less dense properties. I would be willing to support if the houses are moved farther away, with reduced housing, and more landscaping. I believe a development agreement is to come forward and I should be able to review it myself before passing.

Reid Hurley, 48 Demonts Ave - Lived in the community since 1966. Currently rents were not an issue. We have participated in several developments with the Town over time especially on Victoria Terrace. Because of our age, my wife and I would like to spend the last times of our lives in this community, and we know a number of others in our community that want the same. This development provides an opportunity for our community. It is conveniently located on the trail network, a crosswalk on the corner of Bar Road, and a sidewalk that leads into the community. It is encouraging to see the support it has received. I am in support of this development, townhouses are places that would be a good place to move from our house, downsize and stay in this community. We lend our full support and like to hear back if there are any questions. I appreciate the opportunity to come forward.

F. QUESTION PERIOD

G. ADJOURNMENT

Motion: 002 - 01/22

Moved by Deputy Mayor Akagi  
Seconded by Councillor Gumushel

*At 7:00 p.m. that the meeting be adjourned.*

6 - 0

Carried



---

Brad Henderson, Mayor



Paul Nopper, Clerk – Senior  
Administrator

