



**TOWN OF SAINT ANDREWS
PLANNING ADVISORY COMMITTEE MEETING
MINUTES**

**January 5, 2022, 7:00 p.m.
Electronic Meeting**

A. RECORD OF ATTENDANCE

At the Planning Advisory Committee Meeting on Wednesday, January 5, 2022, at 7:00 p.m. with the following members present:

PAC - Chair Chris Flemming, Vice-Chair Jill Stewart, Jenny Cook, Jeff Cross, Kevin Simmonds, Councillor Lee Heenan

Late: Dwight Ingalls - 7:06 p.m.

Staff: Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, Alex Henderson, Director of Planning, Alexander Gopen, Senior Planner, Judy Hartford, Senior Development Officer.

B. APPROVAL OF AGENDA

Motion: 001 - 01/22

Moved By PAC Cross

Seconded By PAC Simmonds

That the Agenda be approved as presented.

Amended

Motion: 002 - 01/22

Moved By PAC Cross

Seconded By PAC Simmonds

That the Agenda be amended to include:

1. PAC211201 Van Horne Garden Homes to obtain views of the Planning Advisory Committee on the Subdivision Plan presented for the property.

2. PAC211204 obtaining views of the Planning Advisory Committee for Amendment Z21-06 to the Town of Saint Andrews Zoning By-Law Z21-01 Regarding a text amendment for Nanobreweries.

5 – 0

Carried

Motion: 003 - 01/22

Moved By PAC Cross

Seconded By PAC Simmonds

That the Agenda be approved as amended.

5 - 0

Carried

C. DECLARATION OF CONFLICT OF INTEREST

PAC Vice-Chair Jill Stewart - PAC211202 Obtain Views of the Planning Advisory Committee for Rezoning Amendment Z21-05 - Belmax Ltd.

PAC Member Kevin Simmonds - PAC211204 Obtain Views of the Planning Advisory Committee for Amendment By-Law Z21-06 to Zoning By-Law Z21-01 Nanobreweries.

PAC Member Dwight Ingalls - PAC211203 Application for Variances at 66 Water Street.

D. CONFIRMATION OF MINUTES

1. Minutes of the 211117 Planning Advisory Committee Meeting on November 17, 2021, at 7:00 p.m.

Refer to PAC Member Jenny Cook in future Minutes as Ms. Cook.

211117 Minutes Page 4 - Ms. Cook add inquire to "the committee inquired about greenspace."

211117 Minutes Page 4 - PAC members discussed adding comments regarding the removal of the knoll, redistribution, and where the materials are moved to. It was noted that the site plan highlights the changes to property, but the Town of Saint Andrews does not trace where materials are removed. PAC recommended no additional change to this section.

Motion: 004 - 01/22

Moved By Councillor Heenan

Seconded By PAC Stewart

That the Minutes of the 211117 Planning Advisory Committee Meeting on November 17, 2021, at 7:00 p.m. be adopted.

Amended

Motion: 005 - 01/22

Moved By Councillor Heenan

Seconded By PAC Stewart

That the Minutes of the 211117 Planning Advisory Committee Meeting on November 17, 2021, at 7:00 p.m. be adopted as amended.

6 - 0

Carried

E. AGENDA ITEMS

1. PRESENTATIONS/DELEGATIONS

2. ZONING APPLICATIONS

1. Obtain Views of PAC for Rezoning Amendment Z21-04 – Van Horne Garden Homes, PAC211201

Mr. Gopen provided a presentation to the Planning Advisory Committee regarding obtaining views on Amendment By-Law Z21-04 to the Town of Saint Andrews Zoning By-Law Z21-01 on the proposed development at PID 01326081 Van Horne Garden Homes PAC211201. The request to Council is to rezone from Estate Residential Zone to Multiple Residential 1 Zone to facilitate a subdivision of 'garden homes' (vertically attached rental dwelling units in a townhome design). An aerial view of the property was provided and noted that the property envelops an adjacent property. The property is currently vacant, treed, and a drainage ditch running through the property. Provided was a map of the tentative Subdivision Plan for review. The plan delineates a public street with a cul-de-sac that has an entry on Bar Road. Driveways would connect to the public street. There would be no direct access onto Mowat Drive or Bar Road from a driveway. Lands for public purposes are required or cash-in-lieu or a hybrid of both. Lands identified for public purposes could be used as a trail and for sidewalks along Bar Road. The Subdivision Plan is configured to not require any variances. PAC was provided with the Multiple Residential 1 Zone permitted uses for reference. The Municipal Plan Section 2.1.2(2)(8) Environment and Climate Change Policies referencing adding density to the community and Section 2.8.2(1) Housing Policies referencing ensuring the appropriate character of the Town. The Town is currently in a housing crisis and there is a need for rental units. Denser, smaller units meet the Municipal Plan. A Development Agreement will be required. The nearby infrastructure services are adequate to handle the increased density proposed. Under the legal authority process, Council is requesting PAC's views as per Section 110 of the Community Planning Act. Views are not binding, and Council has the final decision-making authority. A Public Hearing of Objections is scheduled for January 10, 2022.

Rezoning Discussion

The PAC provided opinions on the rezoning from Estate Residential Zone to Multiple Residential 1 Zone as per Section 110 of the Community Planning Act. It was noted that this property has remained undeveloped and that there is room for the proposed development. It was noted that it would be a good move for the Town to proceed with the rezoning. The PAC asked about rental costs and the affordability of rentals as part of the discussion. Mr. Gopen stated that the developers are working on their Class D estimates and the cost of materials. This would determine rental costs but is anticipated to be more than \$1,000.00 per month. Rental costs do not have a bearing on the request for views from Council regarding the proposed rezoning. PAC asked for clarification on the number of storeys for each unit. Mr. Gopen noted that the buildings would be one-storey in height.

Subdivision Plan Discussion

Mr. Gopen stated the lot is suitable for the proposed intent, streets intersections and interceptions are at right angles, convenient access to the proposed subdivision lots, and convenient for further subdividing of land. All properties around the Subdivision Plan will still have road frontages.

The PAC provided opinions on the Subdivision Plan for PID 01326081 regarding the proposed housing development of the Van Horne Garden Homes on the location of the public street and land for public purposes as per Section 88(8) of the Community Planning Act. The PAC asked for clarification on blocks A, B, and D for public purposes. Mr. Gopen noted each block would be a new PID and land for public purposes was noted as a trail through the subdivision and a section of land along Bar Road. There would need to provide cash-in-lieu to make up for the 8% land for public purposes as per the Subdivision By-Law. A hybrid of land and cash can be provided. The PAC discussed the topography of the land as it seems low from street grade. The property has been known to have some wet areas and how would adjacent property owners be affected. There was a concern of homes backing onto Mowat Drive and Bar Road. The public street off of Bar Road is the main access for vehicular traffic and the other access to Mowat Drive is the trail proposed as there is a safety factor. There was concern on the visual perspective of the positioning of the units and the character look of the community with inward-looking homes. Units with backs to the street will need to be addressed for visual characteristics of the community. It was suggested that hedging or fencing should be put in place for the street views.

Motion: 006 - 01/22

Moved By Councillor Heenan

Seconded By PAC Stewart

That the Planning Advisory Committee of the Town of Saint Andrews provides the following written views on the proposed By-Law Z21-04 as per Section 110 of the Community Planning Act:

The PAC unanimously recommends the rezoning of PID 01326081 from Estate Residential Zone to Multiple Residential 1 Zone.

The PAC has considered the Subdivision Plan put forward by the proponent and recommends the following:

- *Examine the height of the land to see whether infill is required to lesson any water collection or runoff.*
- *Examine the appearance of the development from Mowat Drive and Bar Road. The layout of the proposed development exposes sides and backs to these streets. Could a requirement for hedging or fencing reduce this look?*
- *Examine the usefulness of the land set aside for public purposes.*
- *Examine the connection of the proposed pedestrian pathway to Mowat Drive. Is there a need to add a crosswalk to allow access to the sidewalk opposite?*

6 – 0

Carried

2. Obtain Views of PAC for Rezoning Amendment Z21-05 – Belmax Ltd., PAC211202

Vice-Chair Stewart left the meeting at 7:44 p.m.

Vice-Chair Stewart returned to the meeting at 8:12 p.m.

Chair Flemming noted that the Planning Advisory Committee is being asked to review the rezoning changes from Estate Residential Zone to Multiple Residential 2 Zone and not on the tentative Subdivision Plan.

Mr. Gopen provided a presentation to the Planning Advisory Committee regarding obtaining views on Amendment By-Law Z21-05 to the Town of Saint Andrews Zoning By-Law Z21-01 on the proposed rezoning at PID 15036031 Belmax Ltd. PAC211202. The request to Council is to rezone from Estate Residential Zone to Multiple Residential 2 Zone to facilitate a condominium development. The developer is proposing 12 - 15 one-storey units. An aerial map was provided for review. The property is landlocked with no road frontage but has a 10-metre easement right-of-way access between two properties along Mowat Drive. If the rezoning were to proceed, they would need a variance for this property for access. Multiple Residential 2 Zone permitted uses were provided for review. The only Multiple Residential 2 Zone in Town developed is Anchor's Landing. The Municipal Plan Section 2.1.2(2)(8) Environment and Climate Change Policies referencing adding density to the community and Section 2.8.2(1) Housing Policies referencing ensuring the appropriate character of the Town. The Town is currently in a housing crisis and there is a need for smaller ownership options. Denser, smaller units meet the Municipal Plan. The property is an interior lot with a legal right of way access. Staff has recommended a strong Development Agreement to set parameters if Council chooses to rezone. Mr. Gopen highlighted the Community Planning Act regulations on Development Agreements and discussed that Council can add conditions or terms above the Zoning By-Law requirements. Services nearby the property can handle the increased density. The legal authority is provided under Section 110 of the Community Planning Act and the Council has the final decision-making authority in this process. A Public Hearing of Objections is scheduled for January 10, 2022.

The PAC provided opinions on the rezoning from Estate Residential Zone to Multiple Residential 2 Zone as per Section 110 of the Community Planning Act. It was asked if Council was seeking input for the Development Agreement. The Development Agreement is a Council document, but a recommendation could be that pursuant to the rezoning that a Development Agreement is created. PAC identified that traffic should be reviewed at the access point to the property for vehicles and pedestrians. As there is only a 10-metre right of way, Council and the developers would need to determine if the road is to be public or private. There were concerns with blind spots along the roadway and what adding 30 additional cars to this intersection at Tim Hortons will do. Concern was brought forward that there is no public road for this landlocked property, that this proposed development might not fit the character of the area, and appropriate use for this land. The property has potential for development as it could create density and is walkable to the downtown.

Motion: 007 - 01/22

Moved By PAC Simmonds
Seconded By PAC Cross

That the Planning Advisory Committee of the Town of Saint Andrews provides the following written views on the proposed By-Law 21-05 as per section 110 of the Community Planning Act:

The PAC unanimously recommends rejecting the proposed rezoning amendment as it believes the property is not suitable for Multiple Residential Developments. It does not integrate with the surrounding community and the access to Mowat Drive is problematic as there is already significant multiple traffic flow in the immediate area.

5 – 0

Carried

3. VARIANCE APPLICATIONS

1. Application for Variances at 66 Water Street, Chelsea Jardine, and David Souliere, PAC211203

PAC Member Ingalls left the meeting at 8:13 p.m.

PAC Member Ingalls returned to the meeting at 8:37 p.m.

Ms. Hartford provided an overview of the variance request for 66 Water Street from Chelsea Jardine and David Souliere. Their request was to create one lot and a remnant lot with six variances on lot dimensions between both parcels. A site plan visual was provided for clarification on the proposed lots highlighting the Adolphus Street access. The property is currently zoned Serviced Residential within the Town Plat. Lot dimensions were provided with the three variances for the main lot and three variances for the remnant lot. It was noted that undersized lots can create development challenges on scaling, mass, setbacks, and lot coverage. Variances can be applied when reasonable and desirable within the general intent of the Zoning By-Law. The staff's recommendation to the Planning Advisory Committee is to deny the requested variances to allow for the creation of the lots. The variances are not reasonable or desirable for the development of land and are not within the general intent of the Zoning By-Law. There were 36 property owners polled within 100 metres of the property with 2 responses received. The responses were not in favour of the proposed variances. Mr. Souliere was present at the meeting and briefed the Planning Advisory Committee on the proposed development and the need for the variances. Mr. Souliere also commented on the housing crisis, the need for up to 170 units in Saint Andrews, and highlighted several media articles and studies. Mr. Souliere noted that the development would be close to the downtown, increase densification and that the small-sized lot can meet the massing and scaling as necessary. No questions were provided to Mr. Souliere from the PAC. The PAC proceeded with public comments as follows:

Judith Northrup-Wilson - Noted that it is good to have progression on new builds but this lot and the restrictions on the house would not be in the character of the town, it would look crowded, and there is an issue with runoff from the property. This property does not meet the

standard lot size of the community and would deflate the property values.

Patricia McNamee - Property owner at 49 Adolphus. I do not believe this is a suitable lot for another house. I have been coming to the community for a long time and think it would set a bad precedence. A house will not fit on the lot and it would look crowded. I do not believe the By-Laws are supporting the separation of lots of this size for Saint Andrews.

Herb McGee - I have been living in my house since 1933 and definitely against another third lot beside my property. It will downgrade property values and there are drainage issues that already exist with the adjacent properties. I am totally against it as it does not fit with the properties around here.

Motion: 008 - 01/22

Moved By Councillor Heenan

Seconded By PAC Cross

That the Planning Advisory Committee for the Town of Saint Andrews denies the requested variances, for Chelsea Jardine and David Souliere at 66 Water Street PID 01318203, to allow for the creation of a lot as the variances are not reasonable or desirable for the development of land and are not within the general intent of the By-Law.

Proposed Lot:

- 1. *A variance of 4,730.5 ft.² (59%) in area.*
- 2. *A variance of 39 ft. (49%) in frontage.*
- 3. *A variance of 20 ft. (25%) in depth.*

Remnant Portion:

- 1. *A variance of 1,690.5 ft.² (21%) in area.*
- 2. *A variance of 1 ft. (1.25%) in frontage.*
- 3. *A variance of 20 ft. (20%) in depth.*

5 – 0

Carried

4. TERMS AND CONDITIONS APPLICATION

5. SIGN APPLICATIONS

F. NEW BUSINESS

1. Obtain Views of the Planning Advisory Committee for Amendment By-Law Z21-06 to Z21-01 - Nanobreweries, PAC211204

PAC Member Simmonds left the meeting at 8:38 p.m.

PAC Member Simmons returned to the meeting at 8:50 p.m.

Mr. Henderson provided an overview of the report regarding Amendment By-Law Z21-06 to the Town of Saint Andrews Zoning By-Law Z21-01. The overview noted that Nanobreweries has been previously adopted, but were not included in Zoning By-Law Z21-01. This process is a housekeeping

matter addressing the Nanobreweries. There were terms and conditions approved by the PRAC. These conditions have no expiry date if they can come back to a valid By-Law in place. The process cannot occur until By-Law Z21-06 is active and in place. Proponents are waiting on building permits to start construction in Saint Andrews. Once aligned with the Zoning By-law the building permit will be issued. Nanobreweries are an appropriate use within retail zones and are smaller than Microbreweries. Municipal Plan Section 2.5.2.1 and 2.5.2.6 on Economic Policy were presented. PAC noted that under Amendment 3 to change the wording to either licences or licenced premises as a secondary use.

Motion: 009 - 01/22

Moved By PAC Stewart
Seconded By PAC Cook

That the Planning Advisory Committee of the Town of Saint Andrews provides the following written views on the proposed Amendment By-Law Z21-06 to Z21-01 as per section 110 of the Community Planning Act:

That PAC unanimously recommends the three amendments necessary to add "nanobreweries" as a permitted use to the Central Commercial Zone.

5 – 0

Carried

- G. PAC MEMBER COMMENTS**
- H. CLOSED ITEMS**
- I. ADJOURNMENT**

Motion: 010 - 01/22

Moved By PAC Cross
Seconded By PAC Stewart

At 8:51 p.m. that the meeting be adjourned.

6 – 0

Carried



Chris Flemming, Chair



Paul Nopper, Clerk - Senior Administrator

