



**TOWN OF SAINT ANDREWS
REGULAR COUNCIL MEETING
MINUTES**

**February 22, 2022, 7:15 p.m.
Electronic Meeting**

A. RECORDING OF ATTENDANCE

A Regular Meeting of the Town of Saint Andrews Council was held on Tuesday, February 22, 2022, at 7:15 p.m. with the following members present:

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

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

Absent - Councillor Kurt Gumushel

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

Motion: 098 - 02/22

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Agenda be approved as presented.

Amended

Motion: 099 - 02/22

Moved by Councillor Blanchard

Seconded by Councillor Heenan

That under New Business, a motion is brought forward to provide feedback and recommendations to the Provincial Climate Change Advisory Panel regarding the review of the Provincial Climate Change Plan.

5 – 0

Carried

Motion: 100 - 02/22

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Agenda be approved as amended.

5 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

E. PRESENTATIONS

F. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

G. COMMUNICATIONS

H. STAFF REPORT/FINANCIAL REPORT

I. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS

1. **Finance & Administration - Deputy Mayor Akagi**
2. **Public Works - Councillor Blanchard**
3. **By-Law 22-01 A By-Law Respecting the Stopping Up and Permanent Closure of Part of Bar Road Second and Third Reading, PW220106**

Mayor Henderson read for Second Reading in full.

Mayor Henderson read for a Third and Final Reading by title.

Motion: 101 - 02/22

Moved by Councillor Blanchard

Seconded by Deputy Mayor Akagi

That Council grants leave for Second Reading to By-Law 22-01, A By-Law Respecting the Stopping Up and Permanent Closer of Part of Bar Road.

5 – 0

Carried

Motion: 102 - 02/22

Moved by Councillor Blanchard

Seconded by Councillor Heenan

That Council grants leave for Third and Final Reading to By-Law 22-01, A By-Law Respecting the Stopping Up and Permanent Closer of Part of Bar Road.

5 – 0

Carried

4. **Public Safety - Councillor Neil**
5. **Business, Tourism, Heritage and Culture - Councillor Hirtle**

1. **Tourism Accommodation Levy Council Policy for Use and Distribution, BTHC220204**

Council asked that the policy include the maintenance of tourism assets as part of the policy.

Motion: 103 - 02/22

Moved by Councillor Hirtle

Seconded by Deputy Mayor Akagi

That Council approves the Tourism Accommodation Levy Council Policy for Use and Distribution.

5 – 0

Carried

6. **Recreation and Community Services - Councillor Gumushel**
7. **Planning & Economic Development - Councillor Heenan**

1. **Council Workshop on the Proposed Zoning By-Law Z22-01, PED220103**

Council discussed the 4 recommended changes to the Zoning By-Law Z22-01 including Accessory Dwelling Units, Townhouse Dimension Standards, Multiple Residential 2 Standards, and Parking Standards. Council was to provide consensus on the topics

to allow staff to make modifications to the Zoning By-Law Z22-01 document prior to bringing the document for First Reading.

1. Accessory Dwelling Units

Council asked if the regulations being discussed would apply to the Town Plat, outside the Town Plat, or all of the Municipality. Planner Gopen noted that the regulations would be for the entire municipality.

Council consensus on setting the Accessory Dwelling Unit standard at 904 sq. ft.

2. Townhouse Dimensional Standards

Council consensus on Townhouse Dimensional Standards for reducing frontage from 12 metres to 6 meters and width from 12 metres to 6 metres.

3. Short-Term Rentals in a Multiple Residential 1 Zone are being moved forward through Amendment Z21-08 to Zoning By-Law Z21-01.

4. Multiple Residential 2 Zone Standards

Buffering

Council was presented with images to show the difference in buffer areas when Multiple Residential 2 Zones are adjacent to Serviced Residential and Estate Residential Zones for visual reference. Council had concerns about reducing the buffer zone from 15 metres to 10 meters as they wanted to protect the current residential homes from the new potential densification builds. Council discussed the option of 12 metres versus 15 metres.

Council consensus on Multiple Residential 2 Zone buffers to remain at 15 metres.

Frontage

Council discussed the frontage reduction proposed by staff from 100 metres to 30.5 metres. Council noted that this seemed to be an aggressive drop in the frontage and to look at an alternative reduction amount. Council discussed a range of options between 60 metres and 40 metres. Council noted that if they chose a higher reduction amount the Council could review this in the future and could be reduced further as necessary. Staff noted that there are other communities in New Brunswick with even less frontage for Multiple Residential 2 Zones than 30.5 metres for reference. Variances can still be applied for a reduction in the frontage.

Council consensus on frontage reduction for Multiple Residential 2 Zone was to 50 metres.

Lot Depth

Council was presented with a lot depth change from 50 metres to 30.5 metres. CAO Spear asked Planner Gopen if adjusting one of the setbacks will adjust the others accordingly? Planner Gopen noted that the numbers would be adjusted to ensure that no strange or awkward lots are created from this process.

Council consensus to allow staff to adjust the lot depth based on the other-dimensional changes listed to ensure no strange or awkward lots are created and to bring the revised back with the draft Zoning By-Law Z22-01 for review.

5. Parking Standards

Council was presented with a reduction of 1.25 parking spots per unit to 1 parking spot per unit. Council discussed if the reduction would be for the Town Plat or the entire municipality and if different standards can be set for these areas. Planner Gopen noted that different standards can be set for the Town Plat, Historic Business District and the rest of the municipality. It is difficult to build housing in the downtown at a rate of 1.25 parking spots per unit and there is a want to create more densification in the downtown. Developers have noted that any development under 4 units is not cost-effective or economically viable. Currently, variances have to be granted by the Planning Advisory Committee for any request for parking spaces less than 1.25 spaces per unit. A change to 1 space per unit would eliminate the variance requests and help developers. One goal is to create a more walkable community and reduce parking in areas of the downtown to support this. Council discussed concerns about visitor parking and if a unit has 2 vehicles versus 1. Parking in the winter was highlighted as a concern and the summer parking was discussed but noted parking is available on street during the summer months. Council discussed a recent variance brought before the Planning Advisory Committee asking for the reduction in parking to 1 space per unit and was rejected. If the permitted level was dropped to 1 space per unit in the Zoning By-Law, this would open more potential for density development. It was noted that commercial properties do not have to have parking requirements. Other developments have occurred in the downtown including 131 Water Street with apartments and no parking. Parking must be found within 500 ft. of the development for the apartments. An arrangement was made with a landowner close by, which allowed for the building permit to be issued.

Council consensus was made on parking for 1 parking space per unit in the Town Plat and Historic Business District and 1.25 parking spaces per unit in the rest of the municipality.

J. NEW BUSINESS

1. Provincial Climate Change Advisory Committee Recommendations

Councillor Blanchard noted that the Province is currently reviewing the Provincial Climate Change Plan and that recommendations are being accepted until February 24, 2022, from the public. Two recommendations were put forward:

1. Provincial Assessment Clean Energy (PACE) funding - to encourage the Province to take part in this program allowing homeowners to purchase renewable energies, i.e. solar systems, through their property tax. This would allow for long-term payback on the purchase of renewable systems without the high upfront cost for installation. The program loan would be put towards the property tax and would carry on with each new property owner as the loan would stay with the property and not the owner.

2. Solar or energy reduction for municipalities based on regulations. Restrictions on energy production for municipalities and municipal buildings should not be limited. Currently, New Brunswick Power only allows for 100 KW can be generated per facility. With the goal of reaching net-zero, this will have to be reviewed again, especially for arenas.

Motion: 104 - 02/22

Moved by Councillor Blanchard

Seconded by Councillor Heenan

That Council supports the following recommendations to be submitted to the Provincial Climate Change Advisory Committee as part of the Provincial Climate Change Plan review for 2022:

1. *The Town of Saint Andrews would like to see the Province of New Brunswick make changes to property tax legislation such that PACE (Property Assessed Clean Energy) programs could be adopted by Municipal Governments within the province. This financing model would allow more New Brunswick property owners to afford renewable energy projects, financing the cost via a surcharge on their property tax bills and thus increasing the uptake of solar and other renewables. This would provide another opportunity for municipalities in the province to move towards net zero.*

2. *That the Committee reviews the Electricity Act regulations for solar or renewable energy for Municipal generation. With the movement towards more renewable energies and the goal of net-zero, regulations should be reviewed for municipalities to allow them to get to net-zero by reducing, modifying, or eliminating any restrictions on energy generation within the Act to allow for higher generating capacities for facilities and to be accepted onto the grid. We would like to see a streamlined program that supports municipalities in this measure.*

5 – 0

Carried

K. QUESTION PERIOD

L. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

M. MAYOR'S COMMENTS

N. CLOSED SESSION

Motion: 105 - 02/22

Moved by Councillor Hirtle

Seconded by Councillor Heenan

At 8:18 p.m. Council move into Closed Session per the Local Governance Act, Section 68(1)(d) the proposed or pending acquisition or disposition of land.

5 – 0

Carried

Motion: 106 - 02/22

Moved by Councillor Heenan

Seconded by Councillor Neil

At 8:55 p.m. that Council return to Open Session.

5 – 0

Carried

O. ADJOURNMENT

Motion: 107 - 02/22

Moved by Deputy Mayor Akagi

Seconded by Councillor Hirtle

At 8:55 p.m. that the meeting be adjourned.

5 – 0

Carried



Brad Henderson, Mayor



Paul Nopper, Clerk - Senior
Administrator

