



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

**March 31, 2022, 7:00 p.m.
Electronic Meeting**

1. RECORDING OF ATTENDANCE

At the Special Planning Advisory Committee Meeting on Thursday, March 31, 2022, at 7:00 p.m. with the following members were present:

Chair Chris Flemming, Vice-Chair Jill Stewart, PAC Member Jeff Cross, Dwight Ingalls, Kevin Simmonds, Councillor Lee Heenan.

Staff: Paul Nopper, Clerk-Senior Administrator, Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.

2. APPROVAL OF AGENDA

Motion: 028 - 03/22

Moved By PAC Stewart

Seconded By PAC Simmonds

That the Agenda be approved as presented.

5 – 0

Carried

3. DECLARATION OF CONFLICT OF INTEREST

4. AGENDA ITEMS

4.1 SPECIAL BUSINESS

4.1.1 Victoria Terrace Development Right-of-Way Access for Legrod Holdings Ltd., PAC220302

Planner Gopen provided a presentation on the Victoria Terrace development. It was noted that the Planning Advisory Committee approved variances in October of 2021. The Developer is looking to build four duplexes and two single-family single-storey dwelling units. Under By-Law 69, Subdivision By-Law, with private road access, the Planning Advisory Committee has to accept the access onto a public street. Maps of the development and roadways were provided to the Planning Advisory Committee for review. The Town has completed the stop-up and closure By-Law for Victoria Terrace. The Planning Advisory Committee is only being asked to approve the private access onto the public Street. Two key factors to consider, the first convenient further subdivision of land, should not landlock further properties. There are no properties to be affected by landlocking in this situation. The second is public safety and strict standards in the building code for accesses greater than 90 m. The Town Fire Chief is not concerned with the access or lack of turnaround. It is short enough for a truck to back in and out. Recommendation from staff is to approve the right of way and the final plan must be stamped with a private way stamp. The Planning Advisory Committee's options are to either approve the private access or reject the private access.

The Planning Advisory Committee asked the Planners and staff why Frederick Street cannot be an access point for the development. Staff indicated that this section of Frederick Street is not a road and the Town has no vested interests, thus no legal right. In addition, this property has been in legal situations that the Town is not a part of.

Motion: 029 - 03/22

Moved By Councillor Heenan

Seconded By PAC Simmonds

That the Planning Advisory Committee for the Town of Saint Andrews approves a private right-of-way for the development of land as shown on the plan noted "Town of Saint Andrews Subdivision 22-1" for Legrod Holdings Ltd. onto the Princess Royal Street extension.

4 – 1 Nay PAC Ingalls

Carried

5. ADJOURNMENT

Motion: 030 - 03/22

Moved By PAC Flemming

At 7:24 p.m. that the meeting be adjourned.

Carried



Chris Flemming, Chair



Paul Nopper, Clerk - Senior
Administrator

