



## **NOTICE OF PAC MEETING**

There will be a Planning Advisory Committee Meeting on Wednesday, August 17, 2022, at 7:00 P.M. at the W.C. O'Neill Arena Council Chambers and via Zoom. The public can participate in the meeting by registering on the Town of Saint Andrews website [www.townofstandrews.ca](http://www.townofstandrews.ca) under the Planning Advisory Committee Meeting Notice, Event Post, or using the following link:

[https://us02web.zoom.us/webinar/register/WN\\_MItg2t3JSTOjV8qevC\\_Ocw](https://us02web.zoom.us/webinar/register/WN_MItg2t3JSTOjV8qevC_Ocw)



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Paul Nopper,  
Clerk – Senior Administrator



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

August 17, 2022 7:00 p.m.  
W.C. O'Neill Arena

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Pages

**A. RECORD OF ATTENDANCE**

**B. APPROVAL OF AGENDA**

**Recommended Motion:**

*That the Agenda be approved as presented.*

**C. DECLARATION OF CONFLICT OF INTEREST**

**D. CONFIRMATION OF MINUTES**

1. **Minutes of the 220720 Planning Advisory Committee for Wednesday, July 20, 2022, 7:00 p.m.**

1

**Recommended Motion:**

*That the Minutes of the 220720 Planning Advisory Committee Meeting of Wednesday, July 20, 2022, at 7:00 p.m. be adopted.*

**E. AGENDA ITEMS**

1. **PRESENTATIONS/DELEGATIONS**

2. **ZONING APPLICATIONS**

1. **Obtaining Views of the PAC on Amendment MP20-02-01 to the Secondary Municipal Plan for 256 and 260 Water Street Bridle Path International Inc., PAC220803**

5

**Recommended Motion:**

*That the Planning Advisory Committee of the Town of Saint Andrews provides the following views, as per Section 110 of the Community Planning Act, on Amendment MP20-02-01 to the Secondary Municipal Plan MP20-02 for 256 and 260 Water Street, Bridle Path International Inc:*

### 3. VARIANCE APPLICATIONS

#### 1. Variance and Terms and Conditions Application for 140 Mary Street Fence Request, PAC220804

14

##### **Recommended Motion:**

*That the Planning Advisory Committee of the Town of Saint Andrews applies the following terms and conditions to the proposed fence at 140 Mary Street, PID 01319060, for Michael Beattie:*

1. *The applicant shall be responsible for locating the water and sewer lateral and ensuring that those lines are not damaged during fence installation.*
2. *The fence shall be built with see-through, high-quality materials as presented in the Development Permit Application and the fence shall be properly maintained to not become a hazard to the safety of the public or become dilapidated.*
3. *No fence shall be electrified or incorporate barbed wire or other sharp dangerous materials in its construction.*

##### **Recommended Motion:**

*That the Planning Advisory Committee of the Town of Saint Andrews applies the following variances to the proposed fence at 140 Mary Street, PID 01319060, for Michael Beattie:*

1. *A variance of 3.3 feet to allow the fence to be located on the property lines on Mary Street and Parr Street.*
2. *A variance to allow a 4-foot chainlink fence to be located in the sight triangle of Mary Street and Parr Street.*

#### 4. TERMS AND CONDITIONS APPLICATION

#### 5. SIGN APPLICATIONS

### F. NEW BUSINESS

#### 1. Planning Advisory Committee Approval of Rules of Operation and Procedures Update, PAC220801

26

##### **Recommended Motion:**

That the Planning Advisory Committee make the following changes to the Town of Saint Andrews Rules of Operation and Procedure for the Planning Advisory Committee for Section 37: Neighbourhood Polling to

state:

*Section 37: Notice*

*Property owners within 100 m of a property which is subject to an application for a variance, terms and conditions, temporary use, or legally non-conforming, shall be notified and polled by mail, of the meeting time, date, location of the meeting, and nature of the application that will be considered prior to a Planning Advisory Committee Meeting.*

*The notice will indicate that their view can be made by letter or in person before the Planning Advisory Committee at the meeting. All letters received will be public documents and they must be signed either by hand or digitally. The Planning Advisory Committee will not accept any unsigned letters.*

*The notice will indicate that a staff report is available six (6) days prior to the Planning Advisory Committee Meeting.*

*An electronic copy of the notice will be made public on the Town of Saint Andrews website along with the Agenda at least six (6) days prior to the meeting date.*

*Where an application before the Planning Advisory Committee is tabled to a later meeting date, a revised notice shall be made on the Town's website.*

*The Planning Advisory Committee provides views to the Council on matters of proposed planning by-laws, subdivisions, Municipal Plan Amendments, Secondary Municipal Plan Amendments, and Rezoning. The Planning Advisory Committee does not provide polling to property owners within 100 m of a property subject to an amendment or subdivision. The Public Hearing of Objection set by the Council of the Town of Saint Andrews is the appropriate forum to receive public input on these amendment processes.*

**G. PAC MEMBER COMMENTS**

**H. CLOSED ITEMS**

**I. ADJOURNMENT**

**Recommended Motion:**

*At \_\_\_\_\_ p.m. that the meeting be adjourned.*



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

**MINUTES**

July 20, 2022, 7:00 p.m.

W.C. O'Neill Arena

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**A. RECORD OF ATTENDANCE**

*At the Planning Advisory Committee Meeting on Wednesday, July 20, 2022, at 7:00 p.m. the following members were present:*

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

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

**B. APPROVAL OF AGENDA**

**Motion: 051 - 07/22**

**Moved By** PAC Stewart

**Seconded By** PAC Simmonds

*That the Agenda be approved as presented.*

**5 – 0**

**Carried**

**C. DECLARATION OF CONFLICT OF INTEREST**

**D. CONFIRMATION OF MINUTES**

- 1. Minutes of the 220615 Planning Advisory Committee for Wednesday, June 15, 2022, 7:00 p.m.**

**Motion: 052 - 07/22**

**Moved By** PAC Cross

**Seconded By** PAC Stewart

*That the Minutes of the 220615 Planning Advisory Committee Meeting of Wednesday, June 15, 2022, at 7:00 p.m. be adopted.*

**5 – 0**

**Carried**

- 2. Minutes of the 220629 Special Planning Advisory Committee Meeting for Wednesday, June 29, 2022, at 7:00 p.m.**

**Motion: 053 - 07/22**

**Moved By** PAC Simmonds

**Seconded By** PAC Ingalls

*That the Minutes of the 220629 Special Planning Advisory Committee Meeting of Wednesday, June 29, 2022, at 7:00 p.m. be adopted.*

**5 – 0**

**Carried**

**E. AGENDA ITEMS**

**1. PRESENTATIONS/DELEGATIONS**

**2. ZONING APPLICATIONS**

- 1. Obtain Views of the Planning Advisory Committee on Amendment MP20-06 to Municipal Plan MP20-01 and Amendment Z22-02 to Zoning By-Law Z22-01 for 302 Mowat Drive PID 01325521 Compass Housing Inc., PAC220701**

*Chair Flemming provided an overview of the Community Planning Act and the Rules of Operation for the Planning Advisory Committee regarding public polling and notices for rezonings. Chair Flemming informed PAC that Obtaining Views of the PAC, is a Council process under the Act. Views are to be provided to the Council from the Committee and are not subject to neighbourhood polling under the Act. PAC, under the Rules of Operation, may poll if they feel this is an appropriate step. Note that the Public Hearing of Objections is the appropriate time for the public to provide feedback to Council. PAC will provide polling for variances under the Act but not for planning amendments or subdivisions. Chair Flemming reiterated that the opinion of PAC is on the rezoning request and if it is an appropriate parcel of land to be rezoned based on the request. PAC does not comment on the building or design of the development unless a variance is needed.*

*Mr. Tim Henderson spoke to the Planning Advisory Committee on the processes of the Community Planning Act and the Rules of Operation for the Planning Advisory Committee. Mr. Henderson made statements outlining that in his opinion, the processes for notification by the PAC had not been followed under the Act and the Rules of Operation. A letter was provided to the Committee for review of the outlines of Mr. Henderson's opinion specifically around the polling of neighbours.*

*Chair Flemming acknowledged the information received from Mr. Henderson and noted that all processed for the PAC have been followed and that the PAC will provide an opinion on the rezoning application but no additional polling from the PAC would be conducted.*

*Planner Gopen provided an overview presentation on the Rezoning Application for 302 Mowat Drive PID 01325521 for Compass Housing Inc. A site map of the property was provided to PAC. It was noted that the property has 2 acres of vacant land and was the former Blue Moon Motel Property. The developers are seeing a rezoning from Tourist Commercial Zone to Multiple Residential 2 Zone which requires a Municipal Plan and Zoning By-Law Amendments. Municipal Plan Policies 2.1.2(2)(8) Environmental and Climate Change Policies, 2.5.2(1) Economic Policies, and 2.8.2(1) Housing Policies were provided for reference. It was noted that the Town is in a housing crisis and this potential property could be developed into 42 affordable apartment rentals for the Town. A Development Agreement would cover timelines, stormwater management, servicing, landscaping, and securities.*

*The PAC members provided opinions on the rezoning from Tourist Commercial Zone to Multiple Residential 2 Zone. All members of the PAC were in support of the rezoning application and an additional recommendation of a Development Agreement should be in place for this development was added to the opinion of the PAC.*

**Motion: 054 - 07/22**

**Moved By** PAC Stewart

**Seconded By** PAC Simmonds

*That the Planning Advisory Committee of the Town of Saint Andrews provides the following views to the Council on Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 and Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 for 302 Mowat Drive, PID 01325521 as per Section 110 of the Community Planning Act:*

*PAC is in unanimous agreement with the change in zoning of this property from Tourist Commercial to Multiple Residential Type 2. It has been noted that Council should carry out a Development Agreement with any proposed developer of the property; however, this is for a later stage in the process. As it stands, PAC deems this property suitable for such a zoning designation.*

**5 – 0**

**Carried**

**3. VARIANCE APPLICATIONS**

**4. TERMS AND CONDITIONS APPLICATION**

**1. Terms and Conditions Application for Fence at 91 Water Street  
PID 01318104, Ann Jewett, PAC220702**

*Planner Gopen provided a presentation on the Terms and Conditions Application for a fence at 91 Water Street at PID 01318104 for Ann Jewett. The property is a 0.15-acre lot with a single-unit dwelling. They are selling to have a 6-foot fence with tiger eye style in the front yard, which requires conditions if the fence is over 3.3 ft. It was noted there is a sanitary line that runs under the front of the property and that the installer would need to coordinate with Public Works to ensure non-interference with in-ground infrastructure. A site map of the property and the location of the fence were provided to PAC. Visuals of the fence to be installed were provided for reference. Planner Gopen noted that as this is within the Town Platt and close to the downtown, aesthetics is important to the visual of the community. The tiger-eye fencing style meets the criteria.*

*The Planning Advisory Committee had no questions for the Planner regarding this application. Mrs. Ann Jewett was asked to speak and was in support of any decision of the PAC on the fence. The PAC had no further questions or comments.*

**Motion: 055 - 07/22**

**Moved By** PAC Simmonds

**Seconded By** PAC Cross

*That The Planning Advisory Committee of the Town of Saint Andrews applies the following Terms and Conditions to the proposed fence at 91 Water Street, PID 01318104 for Ann Jewett:*

1. *The location of the fence shall be approved by the Town to ensure property access to the sewer main.*
2. *The fence shall be properly maintained, and it shall not be permitted to become a hazard to the safety of the public or become dilapidated.*
3. *The fence shall be made of wrought iron and be in the tiger-eye style as shown in the attached photo.*
4. *That no fence in any Residential or Commercial zone shall be electrified or incorporate barbed wire or other sharp dangerous material in its construction.*

**5 – 0**  
**Carried**

## **5. SIGN APPLICATIONS**

### **F. NEW BUSINESS**

*Chair Flemming noted that the Planning Advisory Committee should review the Rules of Operation at the next meeting and address Section 37 Neighbourhood Polling to become aligned with the Community Planning Act.*

### **G. PAC MEMBER COMMENTS**

### **H. CLOSED ITEMS**

### **I. ADJOURNMENT**

**Motion: 056 - 07/22**

**Moved By** PAC Flemming

*At 8:00 p.m. that the meeting be adjourned.*

**5 – 0**  
**Carried**

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Chris Flemming, Chair

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Paul Nopper, Clerk - Senior  
Administrator



# TOWN OF SAINT ANDREWS

## Planning Advisory Committee

**Chair: Chris Flemming**

**August 17, 2022 Planning Advisory Committee**

Reference Number	Date	Submitted By	Subject
PAC220803	August 9, 2022	Chris Flemming	<b>Obtaining Views of the PAC on Amendment MP20-02-01 to the Secondary Municipal Plan for 256 and 260 Water Street Bridle Path International Inc.</b>
<b>Background</b>	<p>The Council of the Town of Saint Andrews is seeking to obtain views of the Planning Advisory Committee regarding Amendment MP20-02-01 to the Secondary Municipal Plan for 256 and 260 Water Street.</p> <p>Amendment MP20-02-01 is seeking an exemption to the Secondary Municipal Plan MP20-02 under the Historic Business District Section 2.1.2.6:</p> <ul style="list-style-type: none"> <li>(a) identical to another main building or structure on the block.</li> <li>(b) an average of the main buildings on the same block.</li> <li>(c) within a 10% tolerance of the average of main buildings on the same block.</li> </ul> <p>There is a proposed development from Bridle Path International Inc. for this site that would be of a height of 12.2 meters and still meet the regulations of 2.1.2.6:</p> <ul style="list-style-type: none"> <li>(d) notwithstanding 6(a), 6(b), and 6(c), no building shall exceed a maximum height of 12.5 m (41 ft.).</li> </ul> <p>Please see the attached staff report from Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission regarding the requested Amendment.</p>		
<b>Action</b>	<p><b>Motion:</b></p> <p><i>That the Planning Advisory Committee of the Town of Saint Andrews provides the following views, as per Section 110 of the Community Planning Act, on Amendment MP20-02-01 to the Secondary Municipal Plan MP20-02 for 256 and 260 Water Street, Bridle Path International Inc:</i></p> <p>Moved by: _____</p> <p>Seconded by: _____ Motion Carried: _____</p> <p style="text-align: right;">Motion Defeated: _____</p>		

**BY-LAW NO. MP20-02-01**

**A BY-LAW TO AMEND BY-LAW NO. MP20-02, BEING THE  
SECONDARY MUNICIPAL PLAN BY-LAW FOR THE TOWN OF SAINT  
ANDREWS**

**BE IT ENACTED** by the Council of the Town of Saint Andrews as follows:

1. By-law No. MP20-02, the Secondary Municipal Plan By-law for the Town of Saint Andrews, is amended by adding the following after Schedule B:

**Schedule C:**

1. Notwithstanding any policy or proposal in Schedule B, PIDs 01320035 & 15054893 are exempt from the height requirements of Proposals 6.a), 6.b), and 6.c).

Read the first time this 18<sup>th</sup> day of July 2022

Read the second time this    day of

Read the third time this    day of

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Brad Henderson, Mayor

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Paul Nopper, Clerk – Senior Administrator

I, **Paul Nopper**, of the Town of Saint Andrews, in the County of Charlotte and Province of New Brunswick, Town Clerk, DO SOLEMNLY DECLARE:

1. THAT I am the Town Clerk of the Town of Saint Andrews, a municipal corporation, and have personal knowledge of the facts herein declared.
2. THAT the requirements of Sections 110, 111, and 117 of the *Community Planning Act* have been complied with in respect to Bylaw No. MP20-02-01, A By-law to amend By-law No. MP20-02, Being the Secondary Municipal Plan By-law for the Town of Saint Andrews.
3. AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

DECLARED before me at the Town  
of Saint Andrews, in the County of  
Charlotte and Province of New  
Brunswick, this    day of

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COMMISSIONER OF OATHS

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Paul Nopper, Clerk

## 2. HBD Manual

### 2.1 Massing & Scale

#### 2.1.2 Best Practices & Proposals

Streetscape continuity is an essential aspect of good design. New buildings should not have excessive fenestration on their sides, as it is expected that with time, new development will fill in these gaps.

**The following are REQUIRED:**

1. It is proposed that all new buildings shall have clearly articulated entry points that access the sidewalk and pedestrian areas.

2. It is proposed that all new buildings shall be located at or on the edge of the sidewalk, avoiding setbacks, except where unavoidable or intentional pedestrian-oriented design.

3. It is proposed that if an entire block is to be developed, or a corner lot, setbacks may be increased to allow for larger sidewalks and plaza type public spaces, so long as:

a) the streetscape continuity is not disturbed,

b) the plaza, larger sidewalk, etc. benefit the public realm,

c) the setback is not directly adjacent to a parking lot.

4. It is proposed that the front of the main building shall be either parallel or at right angles to the lot frontage.

5. It is proposed that, when applicable, buildings shall be oriented to define the edges of public open spaces such as parks, plazas, etc.

6. It is proposed that new buildings and construction, alterations and additions shall respect the general pattern of massing and scale of the general vicinity and adjacent properties. This may be achieved in one of the following ways - building height and footprint shall be:

a) identical to another main building or structure on the block;

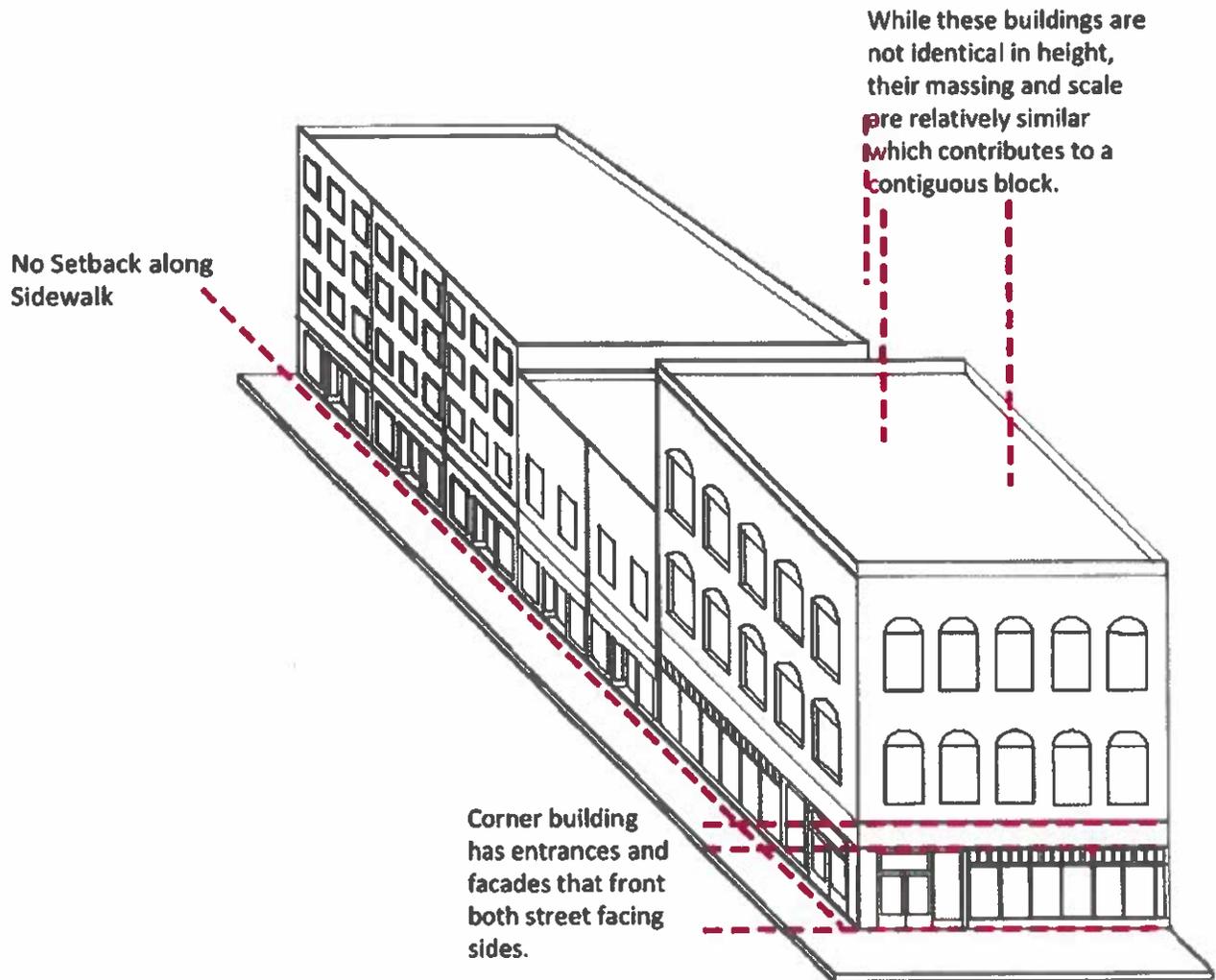
b) an average of the main buildings on the same block;

c) within a 10% tolerance of the average of main buildings on the same block; or

d) notwithstanding 6(a), 6(b), and 6(c), no building shall exceed a maximum height of 12.5 m (41 ft.)

## 2. HBD Manual

### 2.1 Massing & Scale



**Town of Saint Andrews**  
**Planning Report**

**To:** Council

**From:** Xander Gopen, MCIP, RPP (NB)  
Southwest New Brunswick Service Commission

**Date:** June 20, 2022

**Property:** PIDs 01320035 & 15054893

**Owners:** Jeff Holmes

**Applicant:** Bridle Path International Inc.

**Zoning By-law:** Z22-01, Central Commercial (CC) Zone

**Municipal Plan:** MP20-01 - Commercial, MP20-02 – Historic Business District

**Summary:** The applicant is seeking an amendment to MP20-02 to allow for a development taller than is allowed by proposals in the by-law.

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**Background:**

PIDs 01320035 & 15054893 were the site of the HMS Transportation company but are now vacant. There was a previous development proposed for this site for condominiums (later apartments) that were granted several variances, including a height variance to allow a 14.4m structure and a rezoning to the Mixed Use zone. Because conditions of the development agreement regarding start dates were not met, the development agreement was nullified and the properties reverted to Central Commercial zoning. The Secondary Municipal Plan (2MP) was not in effect at that time.

A new development has been proposed for the site: A 4-storey, 12.2m high, 30-unit apartment building with ground floor commercial uses is now proposed. 39 parking spaces (including two barrier-free) will be provided, with all but two underground. So long as the residential use does not front onto Water St., such uses are allowed as secondary to a main commercial use in the CC zone.

The 2MP now regulates height in the Historic Business District so the variance given previously is no longer applicable. As per the 2MP, building height shall be:

- a) Identical to another main building or structure on the block;
- b) An average of the main buildings on the same block; or

- c) Within a 10% tolerance of the average of the main buildings on the same block.
- d) Notwithstanding 6(a), 6(b), and 6(c), no building shall exceed a maximum height of 12.5m.

The proposed development does not meet the height standards of a)-c), but does meet d) and in order for the development to proceed, the 2MP would need to be amended by exempting PIDs 01320035 & 15054893 from 6.a)-c). As the amending by-law specifically references height, the massing requirements of 6.a)-c). would still apply.

**Municipal Plan:**

**2.1.2(2)(8) Environment and Climate Change Policies**

Council shall support efficient and sustainable land use and development patterns and a mix of uses and densities that support pedestrian movement and that improve energy efficiency wherever feasible and appropriate.

*Planners note: This development will add 30 dwelling units in an already serviced area within walking and cycling distance of amenities.*

**2.5.2(1) Economic Policies**

Council shall seek to provide an economic climate conducive to investment and the growth of year-round employment opportunities while protecting and enhancing the quality of life in Saint Andrews.

*Planners note: Lack of rental housing impacts local businesses and institutions when housing is not available for staff or students.*

**2.8.2(1) Housing Policies**

It shall be a policy of Council to understand the need for the development of housing to meet the needs of seniors, students and other special needs populations. Council shall ensure that new or converted housing for these populations is appropriate to the character of the Town.

*Planners note: Apartment units are desperately needed in Town and these will likely serve many demographics including seniors and students as well as families and young professionals.*

**Discussion:**

Saint Andrews is experiencing a housing crisis which has only been made worse by increased demand due to COVID. Rental housing is one of the greatest needs in the community and this development has many features that meet municipal plan goals. This is a highly centralized location in walking distance of most shops and amenities within Town. Council is well-aware of the housing crisis and spillover economic impacts. This development should have a significant impact on the Town's low vacancy rate (2.5% in March 2022; only 2 units available) and will ease pressure on the rental market which should help local employers and institutions. Adding 30 units in an already serviced location increases the energy efficiency of service provision and the Town as a whole.

While no building on the block is 12.2m tall, there are buildings on the block and across the street from the proposed development up to 12m tall. The proposed building is designed so that the 4<sup>th</sup> storey is a podium, with less floor area than the lower 3 floors (setback 4.3m on the Water St. side and 3.4m on the Princess Royal St. side). This is a common urban design technique to allow greater height without increasing the visibility from the street. The non-podium portion is 9.8m high which would meet the requirements of the 2MP. As 6.d) restricts height to 12.5m and is not included in the exemption amendment, the building will be limited to that height. All other aspects of the Secondary Municipal Plan and Zoning By-law will still apply.

Land economics make this a challenging parcel of land to develop but it is in the Town's interest to see it developed appropriately. As well as 30 residential units, the building will have two commercial units fronting on to Water St. ensuring the urban design of the HBD is continued. This is much preferable to the vacant lot that currently exists, and the developer believes that a viable business plan depends on the fourth storey.

**Recommendation:**

Staff recommends that Council begins Secondary Municipal Plan amendment process by setting the date for a Public Presentation of MP20-02-01 as per Community Planning Act 25(1).



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Xander Gopen, MCIP, RPP(NB)  
Senior Planner

**Attachments:**

Height Map

Site Plans (separate PDF)





# TOWN OF SAINT ANDREWS

## Planning Advisory Committee

**Chair: Chris Flemming**

**August 17, 2022 Planning Advisory Committee**

Reference Number	Date	Submitted By	Subject
PAC220804	August 9, 2022	Chris Flemming	<b>Variance and Terms and Conditions Application for 140 Mary Street Fence Request</b>
<b>Background</b>	<p>The Town of Saint Andrews has received two Variance Applications and a Terms and Conditions Application from Michael Beattie at 140 Mary Street, PID 01319060. The proponent is seeking to install a black chainlink fence with the following terms and conditions and variance:</p> <ul style="list-style-type: none"> <li>• Terms and Conditions – for a 4-ft fence to be located in the front and flankage yard of the property.</li> <li>• Variance – a 3.3-ft variance on setback to allow the said fence to be located on the front and flankage property lines.</li> <li>• Variance – to allow a 4-ft fence to be located in the sight triangle of Mary Street and Parr Street.</li> </ul> <p>Please see the attached staff report from Qi Vivian Peng, Junior Planner, Southwest New Brunswick Service Commission for additional details and visuals of the area.</p>		
<b>Action</b>	<p><b>Motion:</b>  <i>That the Planning Advisory Committee of the Town of Saint Andrews applies the following terms and conditions to the proposed fence at 140 Mary Street, PID 01319060, for Michael Beattie:</i></p> <ol style="list-style-type: none"> <li>1. <i>The applicant shall be responsible for locating the water and sewer lateral and ensuring that those lines are not damaged during fence installation.</i></li> <li>2. <i>The fence shall be built with see-through, high-quality materials as presented in the Development Permit Application and the fence shall be properly maintained to not become a hazard to the safety of the public or become dilapidated.</i></li> <li>3. <i>No fence shall be electrified or incorporate barbed wire or other sharp dangerous materials in its construction.</i></li> </ol> <p>Moved by: _____</p> <p>Seconded by: _____ Motion Carried: _____</p> <p style="text-align: right;">Motion Defeated: _____</p>		



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# TOWN OF SAINT ANDREWS

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## Planning Advisory Committee

Chair: Chris Flemming

August 17, 2022 Planning Advisory Committee

**Motion:**

*That the Planning Advisory Committee of the Town of Saint Andrews applies the following variances to the proposed fence at 140 Mary Street, PID 01319060, for Michael Beattie:*

- 1. A variance of 3.3 feet to allow the fence to be located on the property lines on Mary Street and Parr Street.*
- 2. A variance to allow a 4-foot chainlink fence to be located in the sight triangle of Mary Street and Parr Street.*

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_ Motion Carried: \_\_\_\_\_

Motion Defeated: \_\_\_\_\_



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# TOWN OF SAINT ANDREWS

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To:

PID:

**NOTICE TO PROPERTY OWNERS  
in the vicinity of  
PID 01319060 (140 Mary Street)  
Saint Andrews, NB**

The Town of Saint Andrews Planning Advisory Committee has received the following applications:

- 1. Terms and Conditions Application – for a 4-ft fence to be located in the front and flankage yard of the property**
- 2. Variance Application – to allow a 4-ft fence to be located in the sight triangle at Mary Street and Parr Street.**

Prior to making a decision on these applications, the Committee would like to hear the views of landowners and residents living in the vicinity of the property.

The application will be considered by the Committee at the following virtual public meeting online:

Wednesday, August 17, 2022, at 7:00 p.m.

Topic: PAC Meeting

Location: W.C O'Neill Arena and Electronic Meeting

You may attend the meeting online. If you wish to attend this meeting online, you must first register by visiting [www.townofstandrews.ca](http://www.townofstandrews.ca). The website will provide instructions on how to register and join the meeting. A copy of the material related to this application will be available to be viewed on [www.townofstandrews.ca](http://www.townofstandrews.ca) and at the Town of Saint Andrews Officer, 212 Water Street, no later than Thursday, August 11<sup>th</sup>, 2022.

You also have the option of providing us with your comments in writing if you are unable to attend. You may use the following email address [pnopper@townofstandrews.ca](mailto:pnopper@townofstandrews.ca). Submissions will be accepted until 7:00 p.m. on Tuesday, August 16<sup>th</sup>, 2022.

If you have any questions or require further information, please contact the Municipal Clerk Paul Nopper at (506) 529-5120 or [pnopper@townofstandrews.ca](mailto:pnopper@townofstandrews.ca)

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Paul Nopper, Clerk – Senior Administrator

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212 Water Street, Saint Andrews, New Brunswick Canada E5B 1B4

Tel: (506) 529-5120 ◦ Fax: (506) 529-5183 ◦ [Town@townofstandrews.ca](mailto:Town@townofstandrews.ca) ◦ [www.townofsaintandrews.ca](http://www.townofsaintandrews.ca)

**PAC**  
**Planning Report**

**To:** Planning Advisory Committee (PAC)

**From:** Qi (Vivian) Peng, MEM  
Southwest New Brunswick Service Commission

Supervised by:  
Alex Henderson, MCIP, RPP

**File Number:** PAC220801

**Date:** August 2<sup>nd</sup>, 2022

**Property:** 140 Mary Street, Saint Andrews  
PID 01319060

**Owner:** Dr. Michael J. Beattie

**Applicant:** Same as above

**Zoning By-law:** *Town of Saint Andrews Zoning By-law Z22-01*

**Zone:** Serviced Residential (SR) Zone & Town Plat

**Summary:** This is an application to:

- apply terms and conditions to a 4-ft fence located within the front and flankage yard;
- consider 2 variances:
  - a 3.3-ft variance on setback to allow the said fence to be located on the front and flankage property line; and
  - a variance to allow a 4-ft fence to be located in the sight triangle of Mary Street and Parr Street.

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**Background:**

The subject lot is located at the corner of Mary Street and Parr Street. It is currently used for a single-family dwelling. The owner wants to erect a semi-perimeter chain-link fence in the front

and flankage yard, on the front and flankage property lines (Attachment C). The fence will be 4 feet tall.

As per section 3.21 (3) of the Zoning By-law, a fence located within the front and flankage yard of any property in a residential zone exceeding 1 m (3.3 feet) in height shall be subject to such terms and conditions as the Planning Advisory Committee considers necessary.

As per section 3.21 (1) of the Zoning By-law, a fence shall be constructed at least 1 m (3.3 feet) away from the property line. Hence, a variance of 3.3 feet is required to allow the fence to be put on the property lines.

As per section 3.12 of the Zoning By-law, a fence shall not have a height between 1 - 3 m (3 and 10 feet) within the sight triangle. Hence, a variance is required to allow this 4-ft fence to be located with the sight triangle of Mary Street and Parr Street.

### **Planning Comments:**

The *Saint Andrews Secondary Municipal Plan By-law MP 20-02* states that:

#### *“3.6.2 Best Practices*

*When delineating property boundaries, either with plantings or fencing, the highest quality materials should be selected.”*

### **Consultation**

Town Public Works commented that the applicant is responsible for locating the water lateral and sewer lateral when constructing the fence. The Town will assist within how the processes allow.

A mailout has been sent to properties within 100 metres of the subject property.

### **Discussion**

#### *Terms and conditions*

This property is zoned Serviced Residential (SR). A 4-ft fence is permitted in this zone, subject to terms and conditions when that fence is located within the front and flankage yard and over 1 m (3.3 feet) in height.

Section 2.3 (3) of the *Town of Saint Andrews Zoning By-law Z21-01* provides a policy regarding consideration for such terms and conditions, stating:

*“Terms and conditions so imposed shall be limited to those considered necessary by the Planning Advisory Committee to protect: (a) properties within the zone or in abutting zones; (b) the health,*

*safety and welfare of the general public; and (c) the integrity of the objectives and policies established in the Municipal Development Plan.”*

To address Town Public Work’s concern over water and sewer lateral, staff recommended that the applicant must ensure the installation of this fence does not interfere with those lines.

Since the fence will be located in Town Plat and be highly visible, it is recommended that the fence should be built with high quality materials and should be kept in a decent condition at all times without becoming a safety hazard or an unsightly structure. Section 3.21 (2) (c) regarding the prohibition of electrified fence and fence with barbed wire or other sharp dangerous material also applies.

#### *Variances*

In the neighbourhood, there are many similar perimeter fences/hedges and chain-link fences that are located on property boundaries (Attachment B). This fence will be constructed mostly with chain-link as well, which is a highly transparent material that will not create a visual impact of a barricaded streetscape (Attachment C). There is around 20 feet of town right-of-way between the proposed location of the fence and the edge of road pavement, which still leaves sufficient room for plowed snow (Attachment C). Therefore, allowing this fence to be located on the property lines on Mary Street and Parr Street should not cause significant concerns.

With the fence being highly see-through and the lot being located on a slope, the location of the fence in the sight-triangle should not significantly obstruct the line of vision and cause safety concerns, which is consistent with the intent of the by-law.

With the 2 variances and recommended terms and conditions, staff believes that the proposed fence is reasonable, and the proposal is in keeping with the intent of the regulation.

#### **Recommendation 1:**

Staff recommends the Planning Advisory Committee (PAC) of the Town of Saint Andrews apply the following terms and conditions to the proposed fence:

1. The applicant shall be responsible for locating the water and sewer lateral and ensuring that those lines are not damaged during fence installation.
2. The fence shall be built with see-through, high-quality materials as presented in the Development Permit Application and the fence shall be properly maintained to not become a hazard to the safety of the public or become dilapidated.
3. No fence shall be electrified or incorporate barbed wire or other sharp dangerous materials in its construction.

#### **Recommendation 2:**

Staff recommends the Planning Advisory Committee (PAC) of the Town of Saint Andrews approve the following 2 variances:

1. A variance of 3.3 feet to allow the fence to be located on property lines on Mary Street and Parr Street; and
2. A variance to allow a 4-ft chain-link fence to be located in the sight triangle of Mary Street and Parr Street.

Qi (Vivian) Peng, MEM

Junior Planner, Southwest New Brunswick Service Commission

Overseen by:



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Alex Henderson, MCIP, RPP.

Planning Director, Southwest New Brunswick Service Commission

Attachment A: Zoning Map



Attachment B: Site photos

Perimeter fence and chain-link fence in the neighbourhood/Town Plat



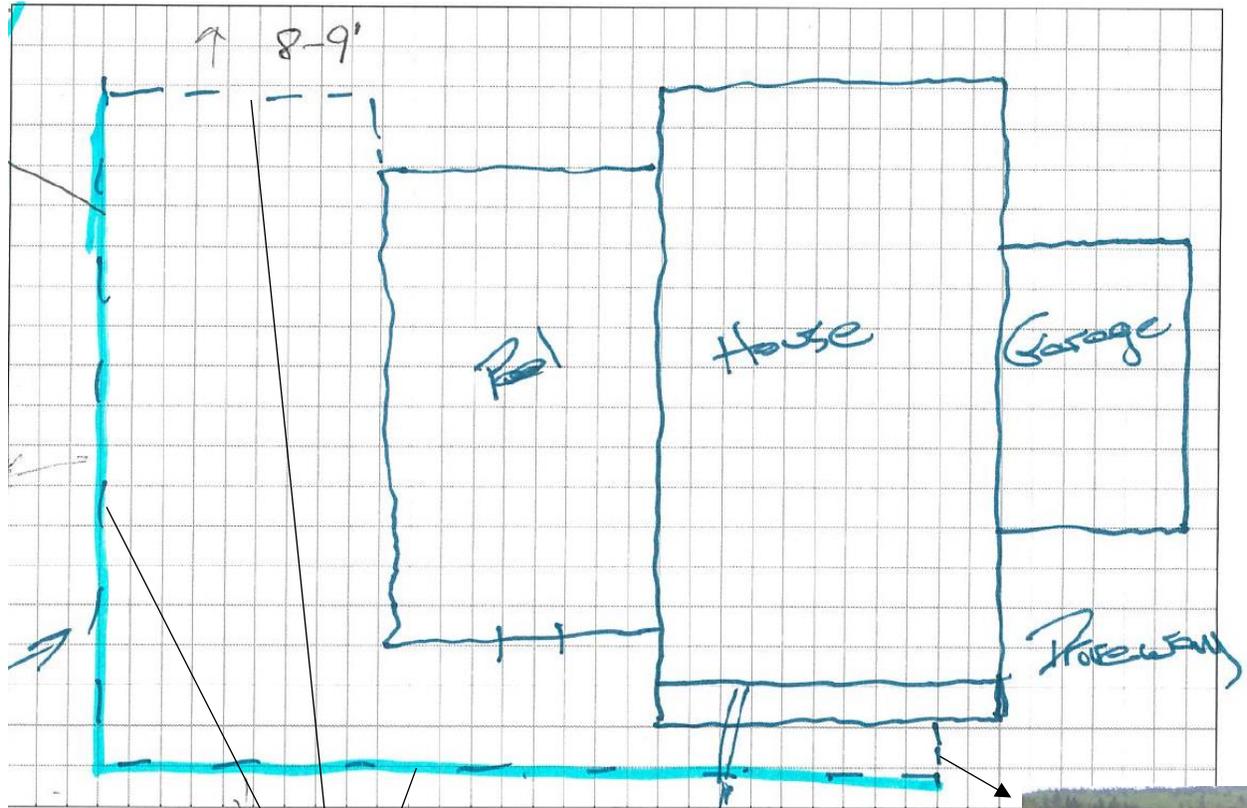
Corner of Mary Street and Parr Street (sight triangle)

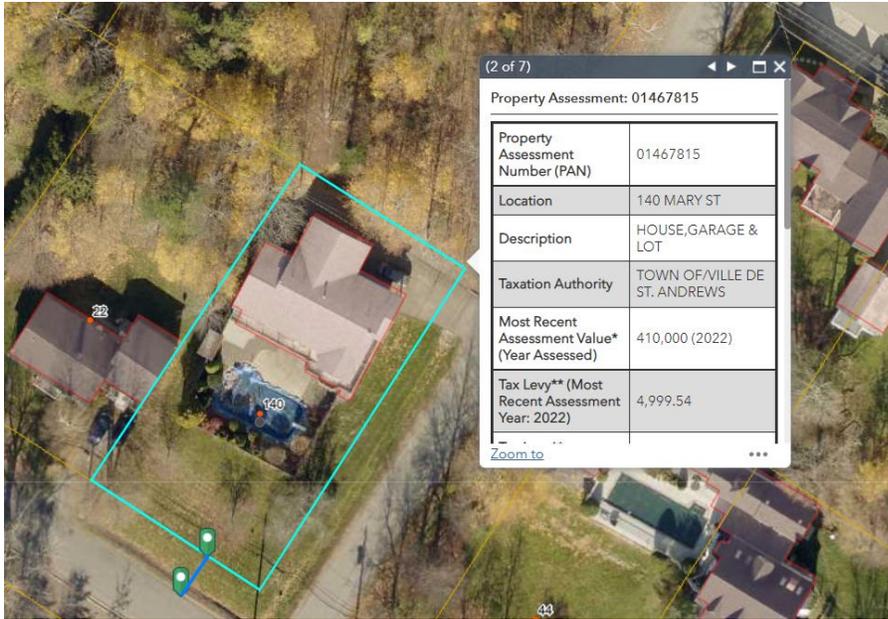


Parr Street View



Attachment C: Site Plan





Measurement Result

20.1 Feet

Clear



# TOWN OF SAINT ANDREWS

## Planning Advisory Committee

**Chair: Chris Flemming**

**August 17, 2022 Planning Advisory Committee**

Reference Number	Date	Submitted By	Subject
PAC220801	August 9, 2022	Chris Flemming	<b>Planning Advisory Committee Approval of Rules of Operation and Procedures Update</b>
<b>Background</b>	<p>At the request of the Chair, Chris Flemming, the Town of Saint Andrews Rules of Operation and Procedure for the Planning Advisory Committee are being brought forward to review and proposed changes to Section 37: Neighbourhood Polling as it relates to the Community Planning Act. Please see the attached report from Alex Henderson, Director of Planning, regarding the proposed changes.</p> <p>In summary, based on the Community Planning Act, Neighbourhood Polling by the Planning Advisory Committee should only occur with the following:</p> <ul style="list-style-type: none"> <li>• Variance Applications</li> <li>• Terms and Conditions Applications.</li> <li>• Temporary Use Applications</li> <li>• Legal Non-Confirming Use Applications</li> <li>• Sign Permit Applications</li> </ul> <p>Under these applications, PAC has the right to make a decision on the application.</p> <p>Under the following applications, it is Council's process under the Community Planning Act to notify the public of the following:</p> <ul style="list-style-type: none"> <li>• Municipal Plan Amendments</li> <li>• Secondary Municipal Plan Amendments</li> <li>• Rezoning Amendments</li> </ul> <p>Note that Council has control of the process of Public Hearings of Objection to obtain public feedback under the CPA. Council can choose to poll neighbouring properties but must notify the general public through the CPA processes of a Public Hearing of Objections. As PAC only provides views on these topics, PAC is not mandated to conduct neighbourhood polling as they are not making the final decision on the process.</p>		
<b>Action</b>	<p><b>Motion:</b>  <i>That the Planning Advisory Committee make the following changes to the Town of Saint Andrews Rules of Operation and Procedure for the Planning Advisory Committee for Section 37: Neighbourhood Polling to state:</i></p>		



# TOWN OF SAINT ANDREWS

## Planning Advisory Committee

Chair: Chris Flemming

August 17, 2022 Planning Advisory Committee

*Section 37: Notice*

*Property owners within 100 m of a property which is subject to an application for a variance, terms and conditions, temporary use, or legally non-conforming, shall be notified and polled by mail, of the meeting time, date, location of the meeting, and nature of the application that will be considered prior to a Planning Advisory Committee Meeting.*

*The notice will indicate that their view can be made by letter or in person before the Planning Advisory Committee at the meeting. All letters received will be public documents and they must be signed either by hand or digitally. The Planning Advisory Committee will not accept any unsigned letters.*

*The notice will indicate that a staff report is available six (6) days prior to the Planning Advisory Committee Meeting.*

*An electronic copy of the notice will be made public on the Town of Saint Andrews website along with the Agenda at least six (6) days prior to the meeting date.*

*Where an application before the Planning Advisory Committee is tabled to a later meeting date, a revised notice shall be made on the Town's website.*

*The Planning Advisory Committee provides views to the Council on matters of proposed planning by-laws, subdivisions, Municipal Plan Amendments, Secondary Municipal Plan Amendments, and Rezoning. The Planning Advisory Committee does not provide polling to property owners within 100 m of a property subject to an amendment or subdivision. The Public Hearing of Objection set by the Council of the Town of Saint Andrews is the appropriate forum to receive public input on these amendment processes.*

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Motion Carried: \_\_\_\_\_

Motion Defeated: \_\_\_\_\_

**TOWN OF SAINT ANDREWS  
RULES OF OPERATION & PROCEDURE  
PLANNING ADVISORY COMMITTEE**

*REVISED MARCH 2, 2021*

*APPROVED BY COUNCIL JULY 5, 2021*

WHEREAS the Council of the Town of Saint Andrews, By-Law No. 21 – 02, dated April 6, 2021, created a Planning Advisory Committee for the Town of Saint Andrews, in accordance with Section 3 of the Community Planning Act (the “Act”) of New Brunswick.

AND WHEREAS Section 4 of the Act provides that an advisory committee may make rules for the conduct of its business.

THEREFORE, the Planning Advisory Committee for the Town of Saint Andrews (the “Committee”) adopts the following as its operating rules and procedures:

#### **MEETING PROCEDURE**

1. Regular meetings of the Committee shall be held on the third (3<sup>rd</sup>) Wednesday of each month, in a location to be determined, at 7:00 p.m., unless a different hour is indicated in the agenda circulated to Committee Members.
2. Planning Advisory Committee meetings are held in open public session and provide a respectful environment for all parties to have their views made. Town Staff, and Committee members will conduct themselves in a respectful and professional manner, at all times.
3. Applicants, their agents, and Members of the public
  - a. May not address the committee without its permission.
  - b. Shall maintain order and quiet.
  - c. Shall not interrupt or interfere with the proceedings.
4. Any person making personal, impertinent, or slanderous remarks or who shall become boisterous while at the Committee Meeting and refuses to apologize or withdraw their remarks when so directed by the Chair or willfully obstructs the conduct of business and refuses to desist when called upon to do so by the Chair, may be ordered to leave the Committee Meeting. If they refuse to do so, the Chair will call a recess and direct Staff to contact the Royal Canadian Mounted Police to dispatch an officer for the purposes of providing security at the meeting. In the case of a web conference or teleconference, if a member of the public is directed to leave, their connection to the meeting will be terminated.
5. Remarks by the members shall be addressed through the Chair and not more than one member shall speak at any one time.
6. In addition to the Regular Meetings as described in Section 1:
  - a. If the Chair of the Committee determines that the number of agenda items will go beyond 9:00 p.m., he/she may call an additional meeting or meetings, and
  - b. If a written request for a Special Meeting is made to the Chair to transact such business as is set out in the request, the Chair may call an additional meeting to transact such business.
7. In the case of absence, death, resignation, or disqualification of the Chair, the Vice-Chair shall carry out the duties of the Chair.
8. If the Chair or Vice-Chair refuses or neglects to call a meeting when scheduled or requested, any three (3) members of the Committee may call such a meeting.
9. The Secretary to the Committee shall deliver notice, in writing, of all Regular or Special Meetings to all members of the Committee. Such notices shall specify the

date, time, and place of meeting, and if a Special Meeting, shall set out the business to be considered.

10. The Secretary shall keep notes on the Planning Advisory Committee's proceedings and record all motions and include movers, seconders, and the disposition of each motion including the reasons provided by the Planning Advisory Committee for its decision.
11. The minutes will be made public after they are approved by a simple majority of the Planning Advisory Committee
12. The agenda, supporting documents form applicants to the Committee, and the staff report on matters to be considered at the meeting shall be delivered to Committee members not less than four (4) days prior to the date of the meeting. All such documents and reports shall be available for public perusal at least (2) days prior to the Committee meeting.
13. The agenda of each Regular or Special Meeting of the Committee shall be posted in the Town Office and online at least four (4) days prior to the Meeting.
14. The Committee designates the Regular Meeting in January of each year as the Annual Meeting of the Committee, at which, immediately preceding any regular business, the Committee shall:
  - a. Receive the Chair's Report on the year's activities.
  - b. Elect the Chair and Vice-Chair of the Committee for the coming year.
  - c. Review the Operating Rules & Procedures of the Committee, the provisions of the *Community Planning Act* relating to the operations of the Committee, and the Municipal Plan and Zoning By-Law of the Town.
15. All Regular and Special Meetings of the Committee shall be open to the public. The Committee may meet "in camera" during a Regular or Special Meeting to deal with legal, staff, or items subject to the Privacy Act upon a motion being carried from the Committee.
16. Except for matters of Administrative nature, and as provided in Section 12 below, no matter shall be placed on the agenda of a Regular Committee Meeting unless the Secretary has received any required application and supporting documentation:
  - a. At least fifteen (15) days prior to the meeting in the case of a matter not requiring a neighbourhood polling.
  - b. At least four (4) weeks prior to the meeting in the case of any matter that does require a neighbourhood polling.
17. Notwithstanding Section 10:
  - a. Items referred to the Committee by Council shall be received at the first regular meeting of the Committee after such referral.
  - b. Items may be placed on the agenda with the express permission of the Chair, after consultation with the Secretary, which permission shall not be granted unless the Chair is satisfied that, in the circumstances of the application, appropriate public notice can be issued.
18. A majority of the members of the Committee shall constitute a quorum for the transaction of business at all meetings of the Committee.

19. If within 15 minutes after the scheduled time for a meeting to start, a quorum is not present, the meeting shall stand adjourned to the next Wednesday night, or such other night as determined by the Chair when a quorum can be present.
20. A member of the Committee must be present to vote on any matter of business before the Committee.
21. If members of the Committee are unable to attend the Regular Meeting or Special Meeting, notice must be provided to the Secretary at minimum twenty-four (24) hours prior to the meeting.
22. Where a Regular or Special Meeting has been scheduled to occur via a web conference or teleconference function, every effort will be made to maintain the meeting process outlined. Some flexibility will be required given the virtual environment.
23. Any web conference or teleconference meeting technology will be run by the Secretary subject to the direction of the Chair. The Chair will retain their role of running the meeting as outlined.
24. The public will be required to register in advance of any web conference or teleconference meeting to participate on an item or to observe the proceedings. Instructions to register will be included in the adjacent owner letter and be compiled by the Secretary.

#### **OFFICERS AND MEMBERS OF THE PLANNING ADVISORY COMMITTEE**

25. The Chair and Vice-Chair shall be elected by a show of hands. The Clerk of the Town of Saint Andrews shall act as the Secretary to the Committee.
26. The term of office of the Chairman and Vice-Chairman is one-year, but they are eligible for re-election or re-designation.
27. The Chair shall preside at all meetings. In the absence of the Chair, the Vice-Chair shall preside. In the absence of both the Chair and the Vice-Chair, the Committee members present at the meeting shall choose one of them to act as Chair for that meeting.
28. The Chair, Vice-Chair, or other members presiding at the meeting shall not vote on any question except in the case of an equal division of votes when the presiding officer shall have the deciding vote.
29. The Secretary shall record the minutes of the Committee, shall keep the records of the Committee, and shall carry out the duties relating to the position as directed by the Committee. In the absence of the Secretary, the Chair shall appoint a Secretary pro tempore.
30. The Planning Advisory Committee shall consist of not less than five (5) members and not more than nine (9) members. Persons appointed, by Council, to the Planning Advisory Committee may be members of the Council or servants of the Municipality, but the majority shall be other than such members or servants.
31. The terms of office of members of the Planning Advisory Committee is three (3) years, but they are eligible for reappointment.
32. A vacancy result in the Planning Advisory Committee (PAC) when
  - I. Member resigns from the Committee.

- II. A member dies.
- III. A member is convicted of an indictable offense under part XVII of the Criminal Code, Chapter C-34 of the Revised Statutes of Canada, 1970.
- IV. A member ceases to be a resident of the Municipality.
- V. Except in the case of illness or by leave of the PAC, a member is:
  - i. Absent from the Municipality for more than three (3) months at one time, or
  - ii. Absent from three consecutive Regular Meetings of the PAC.

The Committee shall by motion declare the vacancy within two months from the date that the vacancy arises.

## **ORDER OF BUSINESS**

33. The order of business at all Regular Meetings of the Committee shall provide for:

- Recording of Attendance
- Approval of Agenda
- Declaration of Conflict of Interest
- Confirmation of Minutes
- Agenda Items:
  - Presentations/Delegations
  - Zoning Applications
  - Variance Applications
  - Sign Applications
- Closed Items
- Adjournment

34. The order of business for all Special Meetings of the Committee shall be as follows:

- Recording of Attendance
- Approval of Agenda
- Declaration of Conflict of Interest
- Agenda Items:
  - Special Business
- Adjournment

35. The procedure for reviewing an application at a meeting of the Committee shall be as follows:

- Introduction of the Subject
- Review of Staff Reports
- Questions of Staff
- Presentation by Applicant
- Questions of Applicant
- Presentations of Affected Parties/Members of the Public
- Questions to Public Presentations
- Motion of the Committee
- Debate by the Committee
- Vote of the Committee

36. The business of the Committee at each meeting shall be taken up in regular order as presented in the agenda, unless otherwise determined by the Chair, with the concurrence of the members present.

#### **NEIGHBOURHOOD POLLING**

37. Not less than fifteen (15) business days prior to a Regular or Special Meeting at which an application to be considered, the Committee shall endeavor to issue a written notice to all property owners who have an interest in any property located within 100 meters of the boundaries of the property which is the subject of an application for a Municipal Plan amendment, rezoning, a similar or secondary discretionary use approval, or any variance pursuant to the *Community Planning Act*. Such polling conducted outside the Town Plat may extend beyond 100 m distance to include not less than 12 surrounding properties. Such notice shall describe the land that is the subject of the application, and the proposed use or variance requested, and shall advise recipients of their right to make presentations to the Committee with respect to the application.

#### **RECONSIDERATION OF APPLICATION**

38. Unless the Committee is of the opinion that there is valid new evidence or change in conditions, where an application has been refused by the Committee, no further application may be considered by the Committee for one year if such application:
- a. In the case of a variance, concerns the same property and seeks the same or substantially the same variance as in the previous application, or
  - b. In the case of a subdivision, concerns the same property and seeks the same or substantially the same subdivision as previously sought.

#### **MISCELLANEOUS**

39. A special sub-committee may be named at any time by the Chair on the adoption of a motion by the Committee specifying the matters to be dealt with by such sub-committee. The motion of the Committee shall specifically include terms of reference, duration, and the membership of the sub-committee, which is not limited to members of the Committee.
40. These Operating Rules and Procedures may be amended at any meeting of the Committee provided that a notice containing the proposed amendments has been filed at a regular meeting held at least one month prior to the meeting at which the amendment is to be considered. Such amendments shall come into effect upon the approval of a majority of the members present at the meeting at which the proposed amendments are presented.
41. In all cases not provided for herein or in the *Community Planning Act* or By-Laws of the Town of Saint Andrews, the rules of procedures set out in Bourinot's Rules of Order shall be followed so far as they may be applicable to the Committee.

**Regular Council Meeting: July 5, 2021**

**Motion: 252 – 07/21**

**Moved By: Councillor Heenan**

**Seconded By: Councillor Hirtle**

*That Council recommends the Rules and Procedures for the Saint Andrews Planning Advisory Committee.*

**Carried 6 - 0**



**Brad Henderson, Mayor**



**Paul Nopper, Clerk – Senior  
Administrator**





## Southwest New Brunswick Service Commission

August 9<sup>th</sup>, 2022

### **Note on the Rules of Operation and Procedure**

Dear Chairperson and Members of the Planning Advisory Committee (PAC),

I understand that your committee is deliberating upon its internal policy as it pertains to providing neighbours notice that it gives for the planning and development applications that the PAC considers. I want to raise to the attention of the PAC, that the Community Planning Act ("the Act") empowers the PAC to use its discretionary authority to issue notices in case of applications for variances to a zoning by-law or subdivision by-law. The importance of giving notice for variances has been articulated by New Brunswick's courts. The Act is silent on notices for other types of applications that PAC approves such as legal non-conforming extensions and temporary use authorizations. That said, the Provincial and Community Planning (PCP) Branch does have guidance documents that recommend that advisory committees give notice for these types of applications too.

The PCP, however, does not recommend that advisory committees give notice when it meets to provide Council or Minister its view on a proposed planning by-law. Instead, PCP's guidelines state:

"... it is recommended that PRAC meetings take place following the public hearing so the PRAC can consider the views expressed by the public during the hearing and, if needed, recommend additional terms and conditions on the proposed development" (Amending Rural Plans in Unincorporated Areas, 2021, pg. 6).

When it comes to rezonings/plan amendments, the purpose of the advisory committee (PRAC/PAC) is not to provide an alternative venue than Council's public hearing; the Act directs this public feedback to Council. The advisory committee is meant to provide the committee's own specialized advice to Council for their consideration. Given that, I would suggest deleting the policy in your Rules of Operation and Procedures that the PAC should strive to give notice for rezonings/plan amendments. The Southwest New Brunswick Service Commission's PRAC used to give notices for rezonings, and we were encouraged by other regional service commissions to discontinue that practice as it does not align with the Act.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Henderson".

Alex Henderson, RPP, MCIP

Planning Director, Southwest New Brunswick Service Commission

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**Southwest New Brunswick Service Commission**  
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