



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

MINUTES

**July 20, 2022, 7:00 p.m.
W.C. O'Neill Arena**

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

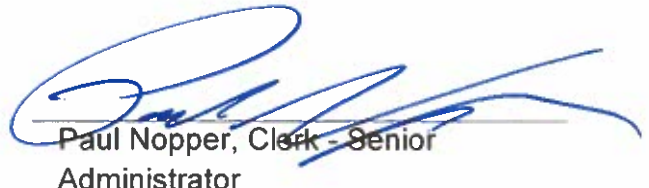
Moved By PAC Flemming

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

5 – 0
Carried



Chris Flemming, Chair



Paul Nopper, Clerk - Senior
Administrator

