



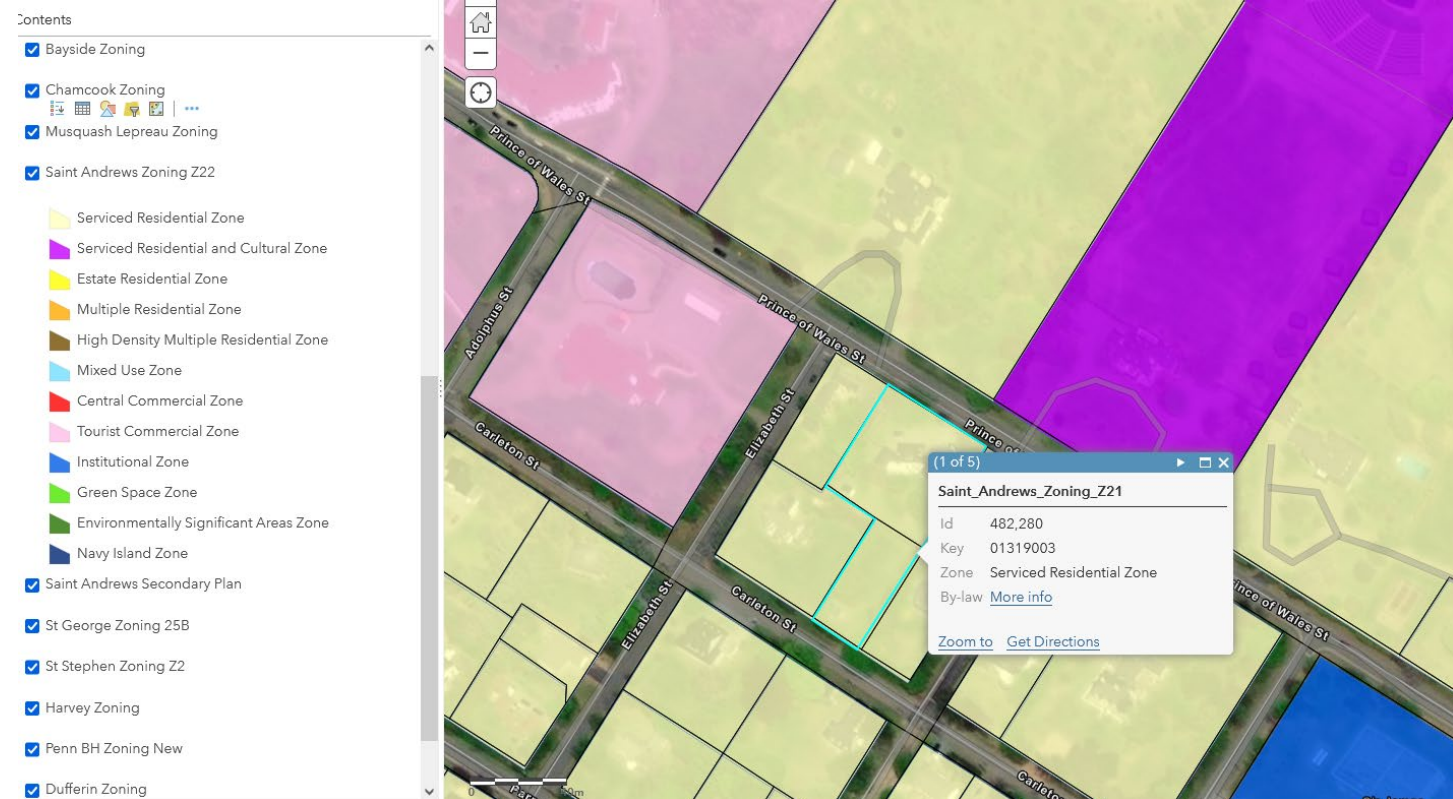
Public Presentation for MP20-02-02

October 17th, 2022



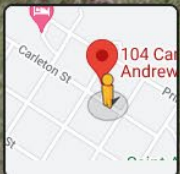
Background

- vacant lot
- Proposed 2-storey, 1,200 sq. ft. single-unit dwelling (Cape Cod style)
- Town Plat – Footprint controlled by Secondary Municipal Plan
 - Can't be varied, requires amendment



124 Carleton St
St. Andrews, New Brunswick
Google
Street View - Jul 2013

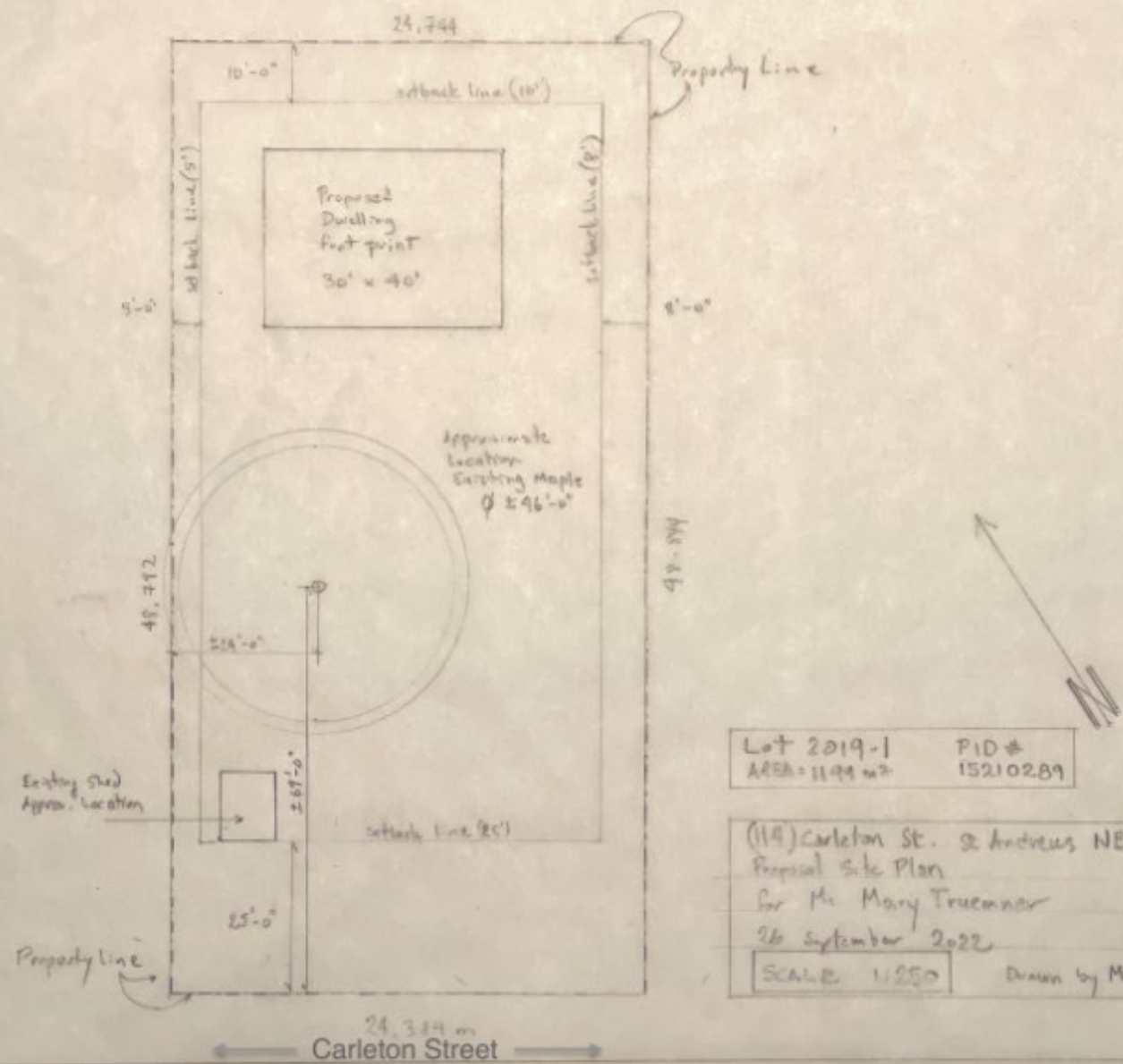
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Google







| | |
|----------------------------|----------|
| Lot 2019-1 | PID # |
| AREA = 1199 m ² | 15210289 |

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|---------------------------------|
| (114) Carleton St. & Andrews NB |
| Proposal Site Plan |
| for Ms Mary Trueman |
| 26 September 2022 |
| SCALE 1:250 |
| Drawn by M.C. |



Municipal Plan Policies

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.

- Smaller homes are more energy efficient and this will add infill development in an already serviced area.

Discussion

- Intent of MP20-02 to ensure design uniformity
 - Unusual block lacking uniformity
 - Footprints already range from 1,750 to 3,700
- Development would be significantly set back and largely screened by tall hedges and large tree
- Zoning by-law would still apply