



**TOWN OF SAINT ANDREWS
PUBLIC HEARING OF OBJECTIONS MEETING
MINUTES**

**July 4, 2023, 6:30 p.m.
W.C. O'Neill Arena Complex Council Chambers**

A. RECORD OF ATTENDANCE

A Public Hearing of Objections to Amendment Z22-04 to the Zoning By-Law Z22-01 for the Town of Saint Andrews Council was held on Tuesday, July 4, 2023, at 6:30 p.m. with the following members present:

Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillors Marc Bennett, Annette Harland, Lee Heenan, Jamie Hirtle, Steve Neil, and Darrell Weare.

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

Absent - Councillor Blanchard, Councillor Gumushel

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

Motion: 208 - 07/23

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Agenda for the 230704 Public Hearing of Objections to Amendment Z22-04 to the Town of Saint Andrews Zoning By-Law Z22-01 be approved as presented.

7 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

- 1. Mayor Henderson - Amendment Z22-04 to the Zoning By-Law Z22-01 for PID 01325240, Evans Land Development Limited, PED230615**

E. PRESENTATION

F. HEARING OF OBJECTIONS

- 1. Amendment Z22-04 to the Zoning By-Law Z22-01 for PID 01325240, Evans Land Development Limited, PED230615**

Mayor Henderson left at 6:32 p.m.

Clerk Nopper noted that the Town has received four letters regarding the Public Hearing of Objections to Amendment Z22-04. Concerns highlighted included traffic, water, sewer, and stormwater infrastructure, and densification of the property.

Mr. Franklin Cardy, 271 Pagan Street, Saint Andrews. Thank you very much for this opportunity to comment. At this welcome time of growth with the Town. My concern is that we do not get carried away with excitement and end up with unintended consequences. I believe everyone agrees we need more affordable and seasonal accommodation in Town, and you have all been doing a good job of promoting this need. Do you know how much more we need, what services they will need, and at what point will we have enough? Currently, there are two proposals on Mowat Drive for up to 160 units. It is not clear how many people these will accommodate or what their support needs for the community will be in terms of employment, health care, public transport, traffic management, safety, home care, recreation, water supply, policing, etc. Will these proposals address seniors' needs or

seasonal workers' needs or low-income needs? If these are intended for seasonal workers, what happens to them in the winter? What will the tenants do when they are laid off? Council needs to know how many seasonal workers are needed and the number of people who will be associated with these seasonal workers and what services they may require including daycares, doctors, access to affordable food supplies, local transport, homecare, etc. I believe Council has a handle on how much affordable housing for seniors is required and what associated services would be required. But is this location, far from the centre of Town on a busy artery, suitable and accessible for them? What is the definition of affordable housing? How much more affordable housing is needed and who will provide the services close by for the affordable tenants? Developers proposals are naturally inclined to be self-supporting. Proposals need to be assessed within broader current community criteria that have been well established in advance and this is what the Municipal Plan was for. If this is adhered to, development pressure will be balanced against the availability and supply of community services. If changes are made to the plan, the full impact of those changes should be assessed. When a change to the carefully planned zoning is requested, who is evaluating the economic and social consequences to the community? Did the PAC do this in this case and on what basis? The Municipal Plan was elaborately planned and discussed, albite three years ago now, barring broad development issues in mind but only offers simple mantras and the PAC has merely forwarded this to Council for a public hearing. The plan zoning can now easily be changed with scarcely considered consequences for the Town and the community at large. We are all anxious to see more affordable housing in Town, as well as more seasonal accommodations and more accommodations for seniors as soon as possible. Short-term gain for long-term gain is not a good policy. If affordable does not include full exposure to the broader social, economic, and environmental costs of these developments, the Town may be faced with unexpected delays during development and unexpected economic and social costs in the near future. Deputy Mayor, Councillors, I hope you will share my concerns about the need to avoid unpredicted consequences for the Town. Development pressures should not be allowed to override careful assessment. Thank you.

CAO Spear - To address some concerns, we have looked at a traffic study that will be conducted this summer and fall for better traffic pattern reviews. We have had engineer studies regarding town infrastructure, in-ground water, sewer, and storm, which are sufficient for the time being. Social and economic conditions should be taken into consideration.

Mayor Henderson returned at 6:41 p.m.

G. QUESTION PERIOD

H. ADJOURNMENT

Motion: 209 - 07/23

Moved by Councillor Harland

Seconded by Councillor Hirtle

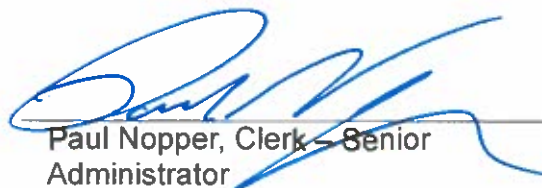
At 6:42 p.m. the meeting be adjourned.

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Carried



Brad Henderson, Mayor



Paul Nopper, Clerk - Senior
Administrator

