



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

**November 15, 2023, 7:00 p.m.**  
**W.C. O'Neill Arena Complex Council Chambers**

---

**A. RECORD OF ATTENDANCE**

*At the Planning Advisory Committee Meeting on Wednesday, November 15, 2023, at 7:00 p.m. the following members were present:*

*Vice Chair Jeff Cross, PAC Members Dwight Ingalls, Jeremiah Kerr, Kevin Simmonds, and John Tanner.*

*Paul Nopper, Clerk - Senior Administrator and Judy Hartford, Development Officer, Southwest New Brunswick Service Commission.*

*Absent - Chair Jill Stewart and Councillor Annette Harland.*

**B. APPROVAL OF AGENDA**

**Motion: 067 - 11/23**

**Moved By** PAC Tanner

**Seconded By** PAC Simmonds

*That the Agenda for the 231115 Planning Advisory Committee Meeting be approved as presented.*

**Amended**

**Motion: 068 - 11/23**

**Moved By** PAC Kerr

**Seconded By** PAC Simmonds

*That the Planning Advisory Committee add the Minutes of the Special Planning Advisory Committee Meeting of Wednesday, November 8, 2023, to be adopted.*

**4 – 0**

**Carried**

**Motion: 069 - 11/23**

**Moved By** PAC Tanner

**Seconded By** PAC Simmonds

*That the Amended Agenda for the 231115 Planning Advisory Committee Meeting be approved as presented.*

**4 – 0**

**Carried**

**C. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION**

**D. DECLARATION OF CONFLICT OF INTEREST**

**E. CONFIRMATION OF MINUTES**

**Motion: 070 - 11/23**

**Moved By PAC Kerr**

**Seconded By PAC Simmonds**

*That the Minutes of the 231108 Special Planning Advisory Committee Meeting of Wednesday, November 8, 2023, at 7:00 p.m. be adopted.*

**4 – 0**

**Carried**

**F. AGENDA ITEMS**

**1. PRESENTATIONS/DELEGATIONS**

**2. ZONING APPLICATIONS**

**1. Subdivision Application for PID 01252329, Charles B. and Sandra M. Magnusson, PAC231109**

*Judy Hartford, Development Officer, made a presentation to the Planning Advisory Committee regarding the approval of a private right-of-way (ROW) for the development of land at PID 01252329 for Charles B. and Sandra M. Magnusson. The ROW is for one residential lot in Chamcook abutting Route 127 and it creates access to the remnant portion of land. Zoning is through the Chamcook Rural Plan and the Chamcook Lake Watershed, which both allow for the proposed use. The surrounding area contains residential, aquaculture, and woodland properties. The property meets the minimum lot standards for the Rural Zone with a lot greater than 4,000m<sup>2</sup>, lot frontage of 54m and a depth of 38m. The lot will be serviced with an on-site well and septic that has been approved. They have attained a WAWA Permit through the province as well. This ROW meets the Statement of Public Interests. The Southwest New Brunswick Service Commission's internal policy recommends design standards for year-round developments and the proposed access meets these standards. A note to be added to the final plan regarding private access as it does not meet the standards for a public road as the ROW is 20m and the public road standard is 24m. Staff recommends the approval of the private right-of-way.*

*PAC thanked Mrs. Hartford for the presentation. PAC asked if this was a new right-of-way and if anything was built on the property presently. Mrs. Hartford noted that there is a new mini home on the property and that they need to document legal access to the back portion of the property. This is for legal purposes. There is no intention to build out the right-of-way. All permits have been obtained for the property.*

**Motion: 071 - 11/23**

**Moved By PAC Kerr**

**Seconded By PAC Tanner**

*That the Planning Advisory Committee for the Town of Saint Andrews approves the private right-of-way for the development of land as shown on plan Charles B. and Sandra M. Magnusson Subdivision 2023-1 for PID 01252329.*

**4 – 0**

**Carried**

**3. VARIANCE APPLICATIONS**

**4. TERMS AND CONDITIONS APPLICATION**

**1. Terms and Conditions Application for a Fence at 9 O'Neill Farm Road, PID 15157167, Scott Shepherd, PAC231108**

*Judy Hartford, Development Officer, presented to the Planning Advisory Committee on terms and conditions for a fence at 9 O'Neill Farm Road for PID 15157167 for Scott Shephard. The applicant is looking to install an 8 ft. tiger-eye style fence in the front and side yards. The front yard fence needs terms and conditions over 3.3 ft. as per Section 3.2.1(3) of the Zoning By-Law Z22-01. A picture of the wrought iron-style fence was shown to the PAC. It was noted that the fence meets the Zoning By-Law design and intends to prevent deer from entering the property. A mailout was sent for polling of 200m. No comments were received in writing. It is the recommendation by staff to approve the terms and conditions for the proposed fence.*

*PAC thanked Mrs. Hartford for the presentation. PAC asked about the 8 ft. fence along the entire property and why they were only referencing the terms and conditions for the front lot line. Mrs. Hartford noted that the side yard fences in the zone can go up to 8 ft. so there are no terms and conditions needed as long as they stick with the transparent wrought iron fence style. PAC asked for further clarification in the Zoning By-Law. Mrs. Hartford referenced Section 3.21.5(c) of the Zoning By-Law.*

**Motion: 072 - 11/23**

**Moved By** PAC Kerr

**Seconded By** PAC Ingalls

*That the Planning Advisory Committee for the Town of Saint Andrews approves the 8 ft. fence located within the front yard of 9 O'Neill Farm Road, PID 15157167, for Scott Shepherd with the following terms and conditions:*

- 1. The style of fence installed is as shown in Attachment 2 in the opinion of the Development Officer.*

**3 – 1, Nay PAC Tanner**

**Carried**

**5. SIGN APPLICATIONS**

**G. NEW BUSINESS**

**H. PAC MEMBER COMMENTS**

*Clerk Nopper noted that there may not be a file for PAC to review in December but suggested that PAC have training with the Planners on the new Statements of Public Interest from the Province of New Brunswick as this will affect all Planning documents moving forward.*

**I. CLOSED ITEMS**

**J. ADJOURNMENT**

**Motion: 073 - 11/23**

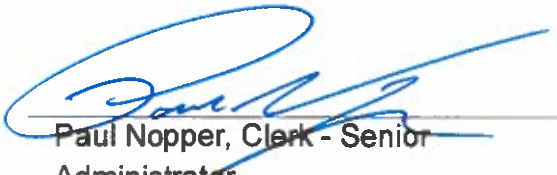
**Moved By PAC Cross**

*At 7:31 p.m. that the meeting be adjourned.*

**4 – 0**

**Carried**

  
\_\_\_\_\_  
Jill Stewart, Chair

  
\_\_\_\_\_  
Paul Nopper, Clerk - Senior  
Administrator

