



TOWN OF SAINT ANDREWS
SPECIAL PLANNING ADVISORY COMMITTEE MEETING

March 12, 2024, 7:00 p.m.
W.C. O'Neill Arena Complex Council Chambers

1. RECORDING OF ATTENDANCE

At the Special Planning Advisory Committee Meeting on Tuesday, March 12, 2024, at 7:00 p.m. the following members were present:

Chair Jill Stewart, Vice-Chair Jeff Cross, PAC Members Jeremiah Kerr, Kevin Simmonds, John Tanner, and Councillor Annette Harland.

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

Absent - PAC Member Dwight Ingalls.

2. APPROVAL OF AGENDA

Motion: 018-03/24

Moved By PAC Tanner

Seconded By PAC Cross

That the Agenda for the 240312 Special Planning Advisory Committee Meeting be approved as presented.

5 – 0

Carried

3. LAND RECOGNITION PESKOTOMUHKATI NATION

4. DECLARATION OF CONFLICT OF INTEREST

5. AGENDA ITEMS

5.1 SPECIAL BUSINESS

5.1.1 Variance Request Parking Reduction and Lot Depth Reduction for Evans Land Development Ltd. PID 01325240, PAC240305

Planner Gopen presented on the proposed parking reduction and lot depth reduction for Evans Land Development Ltd. at PID 01325240. The development is proposed to have 12 buildings with up to 120 dwelling units on four properties with a public road. The property is currently in the process of being rezoned to Multiple Residential 2 Zone. The Planning Advisory Committee has already provided favourable views on the rezoning application and two Public Hearings of Objections have been held. The site plan conforms to the new Subdivision By-Law for the Town. The two variances include a reduction in required parking for Blocks A and B from 1.25 spaces per unit to 1 space per unit and Lot B depth reduced from the required 30.5 m to 21.5 m. Site plans, building designs, and aerial photos of the property were provided to the PAC for review. Statements of Public Interest were presented; SP2 - promote a range of housing options such as size, type, density, and design, and SP5 - promote and prioritize development in areas of communities with existing or planned public infrastructure and services. This development will add

housing options in an area with public infrastructure, i.e. road, sewer, and water. Municipal Plan policies were presented; Section 2.1.2(5) Environment and Climate Change Policies, Section 2.5.2(1) Economy Policy, and Section 2.8.2(1) Housing Policy. Progress on rental housing is continuing with a large shortage for a growing population. The site plan considered future development, and transportation, and has minimal public infrastructure. Only 1 parking space is required for use with more floor space and occupants. The site plan could be modified to increase lot depth if needed. Staff's recommendation is to approve the variances presented.

No questions for the Planner from the PAC.

Mr. Rick Turner, representing Evans Land Development Ltd., spoke to the variances being presented. He thanked the PAC for holding the special meeting as time was of the essence to get a response back to Council and appreciated the due diligence that the PAC has brought to the discussion. He noted that one letter of concern that was submitted implied about not having the opportunity to look at and respond to the documents submitted. It was noted that Evans Land Development Ltd. received a copy of the notice sent out with ample time for people to make submissions or requests to Town Hall. Parking is a consideration with an aging population and the development is geared toward lower-income individuals. A reduction in parking can reduce the overall cost of the project and thus reduce rents. The variance on the minimal lot depth was due to the alignment of the road to Bar Road and Mowat Drive to create a proper intersection.

No questions for the Applicant.

No further questions from the PAC on the file.

Motion: 019-03/24

Moved By PAC Simmonds

Seconded By PAC Tanner

That the Planning Advisory Committee of the Town of Saint Andrews approves the reduction in the required parking for Block A and B from 1.25 spaces per unit to 1 space per unit.

5 – 0

Carried

Motion: 020-03/24

Moved By PAC Simmonds

Seconded By PAC Kerr

That the Planning Advisory Committee of the Town of Saint Andrews approves the Block B reduction in minimum lot depth from 30.5 m to 21.5 m.

5 – 0

Carried

5.1.2 Views of the Planning Advisory Committee on a Public Street and Land for Public Purpose for Evans Land Development Ltd. PID 01325240, PAC240306

Planner Gopen provided a presentation on the proposed Land for Public Purpose and the Public Street. The subdivision proposed meets the standards of the Subdivision By-Law for the Town of Saint

Andrews. Space has been left for future streets to access adjacent properties. The proposed new street aligns with Bar Road and Mowat Drive for traffic safety. The Land for Public Purposes takes three forms on the site plan; 1. A public mini-park accessible from Mowat Drive is ideal given the multiple new developments in the area, 2. Reverse strips allow road frontage to be calculated off of the new public street for better site layout but will also add public space and benches at a key intersection that could see public transportation in the future, and 3. A pedestrian trail/drainage area will increase pedestrian access to rear blocks and could connect to future trails if ever developed to the south. The final road and drainage design is subject to approval by the Municipal engineers. In arriving at a decision regarding a recommendation with respect to the location of streets in the proposed subdivision, the PAC shall give consideration to the relationship between such location and 1. The Topography of the land, 2. The provision of lots suitable for the intended use, 3. Street intersections and interceptions being as nearly as possible at right angles, 4. Convenient access to the proposed subdivision and to lots within it, and 5. The convenient further subdividing of the land or adjoining land. Staff's recommendation to assent to Council the new public street and Land for Public Purposes.

PAC thanked Mr. Gopen for the presentation. PAC noted that the site plan looks great and appreciated the attention to detail. The designs are aesthetically pleasing when entering the Town. This will be a lovely addition to the community.

Motion: 021-03/24

Moved By PAC Simmonds

Seconded By PAC Cross

That the Planning Advisory Committee for the Town of Saint Andrews recommends the assent to the new public street and land for public purposes as shown on the site plan for Evans Land Development Ltd. PID 01325240.

5 – 0

Carried

- 6. **QUESTION PERIOD**
- 7. **PAC MEMBER COMMENTS**
- 8. **ADJOURNMENT**

Motion: 022-03/24

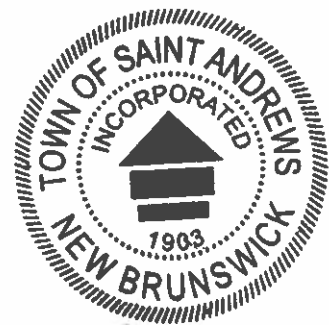
Moved By PAC Stewart

Seconded By

At 7:29 p.m. that the meeting be adjourned.

5 – 0

Carried



Jill Stewart, Chair

Paul Nopper, Clerk – Senior
Administrator