



TOWN OF SAINT ANDREWS

NOTICE OF MEETING

There will be a 240903 Public Hearing of Objections Meeting to Amendment Z22-10 to the Zoning By-Law Z22-01 of the Town of Saint Andrews on Tuesday, September 3, 2024, at 6:30 P.M. The meeting will take place at the W.C. O'Neill Arena Complex Council Chambers at 24 Reed Avenue. The meeting will be streamed through Zoom and Facebook. Public participants are encouraged to be in person or can join using the link:

Live Stream: Town of Saint Andrews Facebook

<https://www.facebook.com/town.saintandrews/>


Zoom Webinar by registering on the Town of Saint Andrews website www.townofsaintandrews.ca or using the link:

https://us02web.zoom.us/webinar/register/WN_tgAH44CIRWeQ1fLobgmYQ

email pnopper@townofstandrews.ca for information on how to register.

Any questions to Council can be dropped off at Town Hall at 212 Water Street, Saint Andrews, or emailed to pnopper@townofstandrews.ca, please provide your first and last name and Saint Andrews address.

If you wish to speak directly to Council during the Question Period, please be in attendance at the meeting, sign up through the Zoom link, or email pnopper@townofstandrews.ca



Paul Nopper,
Clerk – Senior Administrator



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

Tuesday, September 3, 2024, 6:30 p.m.
W.C. O'Neill Arena Complex Council Chambers

Pages

A. RECORD OF ATTENDANCE

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

Welcome and we recognize we are on the unceded traditional territory of the Passamaquoddy (Peskotomuhkati) (Besko-toe-moo-gati), people.

C. APPROVAL OF AGENDA

Recommended Motion:

That the Council of the Town of Saint Andrews approves the 240903 Public Hearing of Objections to Amendment Z22-10 to the Zoning By-Law Agenda as presented.

D. DISCLOSURE OF CONFLICT OF INTEREST

E. PRESENTATION

F. HEARING OF OBJECTIONS

1. Amendment Z22-10 to the Zoning By-Law Z22-01, PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive Harbour Town Builders PCD240702

2

G. QUESTION PERIOD

H. ADJOURNMENT

Recommended Motion:

At _____ p.m. that the meeting be adjourned.

Town of Saint Andrews Planning Report

To: Council

From: Xander Gopen, MCIP, RPP (NB)
Senior Planner, Southwest New Brunswick Service Commission

Applicant: Harbourn town Builders

Property: 236 Mowat Dr. PIDs 01325406, 01326214 & 15025083

Date: July 31, 2024

Municipal Plan: MP20-01

Zoning By-law: Z22-01 – SR (Serviced Residential) Zone

Summary: Application to rezone the subject lots from the current zone, to the ID (Integrated Development) Zone to allow Council to consider a specific proposal that is outside what the Zoning By-law considers.

Background:

In January, Council heard a presentation from the applicant on a proposal for a four dwelling unit ‘pocket community’. At the time, Council expressed tentative support for the proposal. The applicants have since acquired an adjacent property and expanded the proposal to a condominium development with twelve standalone, 2-storey units. Shared parking will be provided at the rear of the property with the main access being pedestrian oriented. As a condominium regulated under the *Condominium Property Act*, a condominium board will have to be established to maintain the shared driveway and common spaces.

Statements of Public Interest:

SP.2 Promote a range of housing options such as size, type, density, and design.

“Planning documents should consider...inclusive neighbourhoods...including special housing communities (e.g. tiny homes) in close proximity to services and other residential neighbourhoods” – SPI User Guide

Municipal Plan:

2.1.2(5) Environment and Climate Change

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 where feasible and appropriate.

2.8.2(1) Housing Policies

It shall be a policy of Council to understand the need for the development of housing to meet the needs of seniors, students and other special needs populations. Council shall ensure that new or converted housing for these populations is appropriate to the character of the Town.

Planners note: Small ownership units, both affordable and missing middle, are needed in Town. A pedestrian oriented neighbourhood will be the first of its kind in the municipality.

Discussion

SNBSC staff believes the project has the potential to add diversity to Saint Andrews housing stock as per the Statements of Public Interest and the Municipal Plan, but the project does not fit into the zoning by-law's 'boxes' as a *condominium* is defined as a single building with multiple units. The applicant has applied to rezone the property to the Integrated Development Zone (created through Z22-07) to allow Council to consider a specific proposal that is outside what the Zoning By-law considers. IDZs are similar to Development Scheme By-laws, but are more suited to smaller projects that do not involve multiple phases. This final iteration of the project has returned to the pedestrian oriented pocket neighbourhood originally envisioned, but slightly expanded.

Recommendation:

Staff recommends that Council set a date for a Public Hearing and request views of PAC as per Sections 110 and 111 of the Community Planning Act.



Xander Gopen, MCIP, RPP (NB)

Senior Planner

Attachments:

Zoning

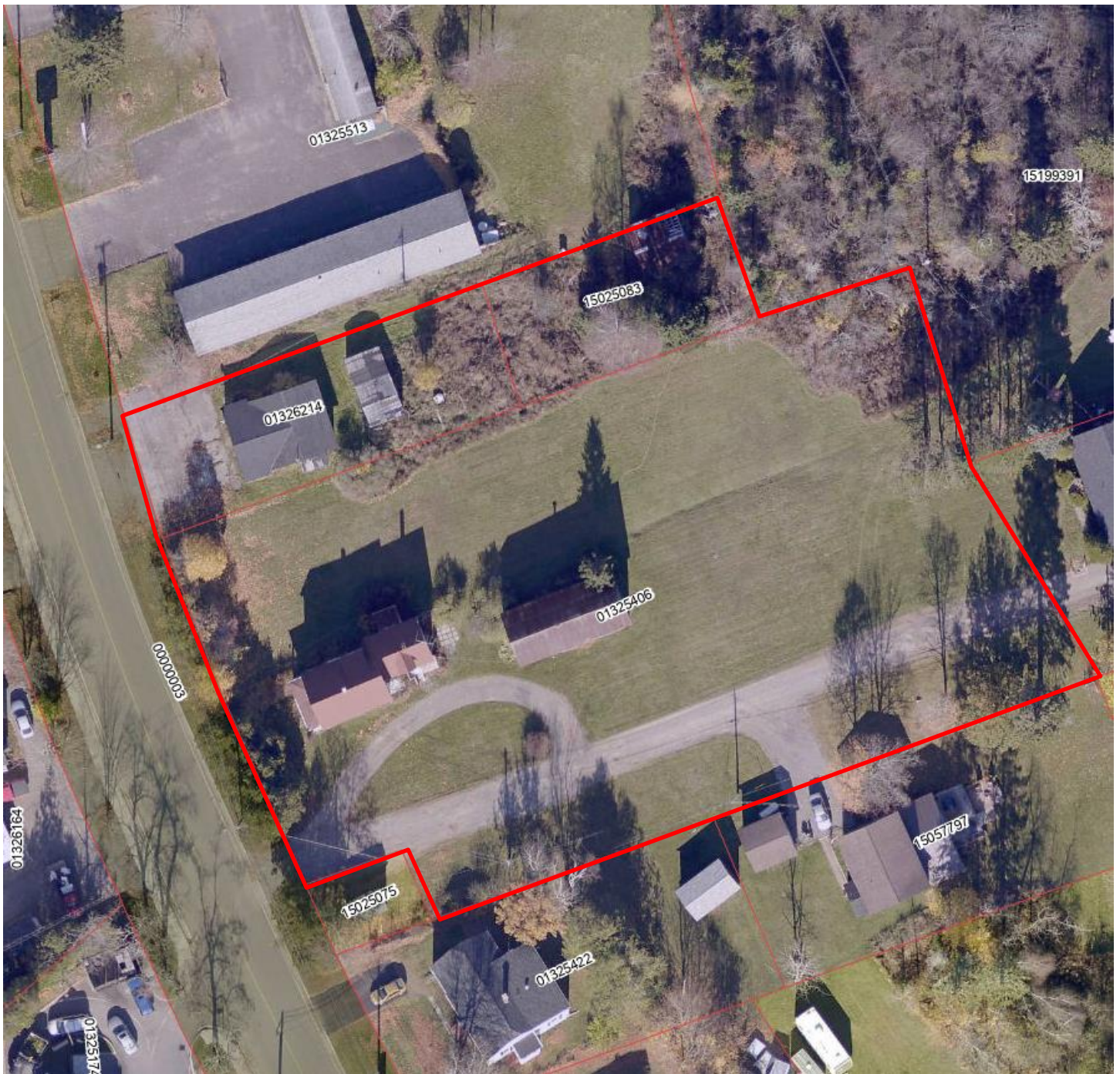
GeoNB Aerial Photo

Site Photos

Site Plan

Concept









BY-LAW NO. Z22-10

A BY-LAW TO AMEND BY-LAW NO. Z22-01, BEING THE ZONING BY-LAW FOR THE TOWN OF SAINT ANDREWS

BE IT ENACTED by the Council of the Town of Saint Andrews as follows:

- 1. By-Law No. Z22-01, the Zoning By-Law for the Town of Saint Andrews, is amended by changing the zone as shown on the Zoning Map attached to the said By-Law as Schedule “A” thereof for the lands shown on Schedule “1” attached hereto and forming part hereof from SR (Serviced Residential) Zone to ID (Integrated Development) Zone.

Public Presentation this	day of	,	2024
Public Hearing of Objections this	day of	,	2024
Obtain views of the PAC this	day of	,	2024
Read the First Time this	day of	,	2024
Read the Second Time this	day of	,	2024
Read the Third Time this	day of	,	2024

Brad Henderson, Mayor

Paul Nopper, Clerk – Senior
Administrator

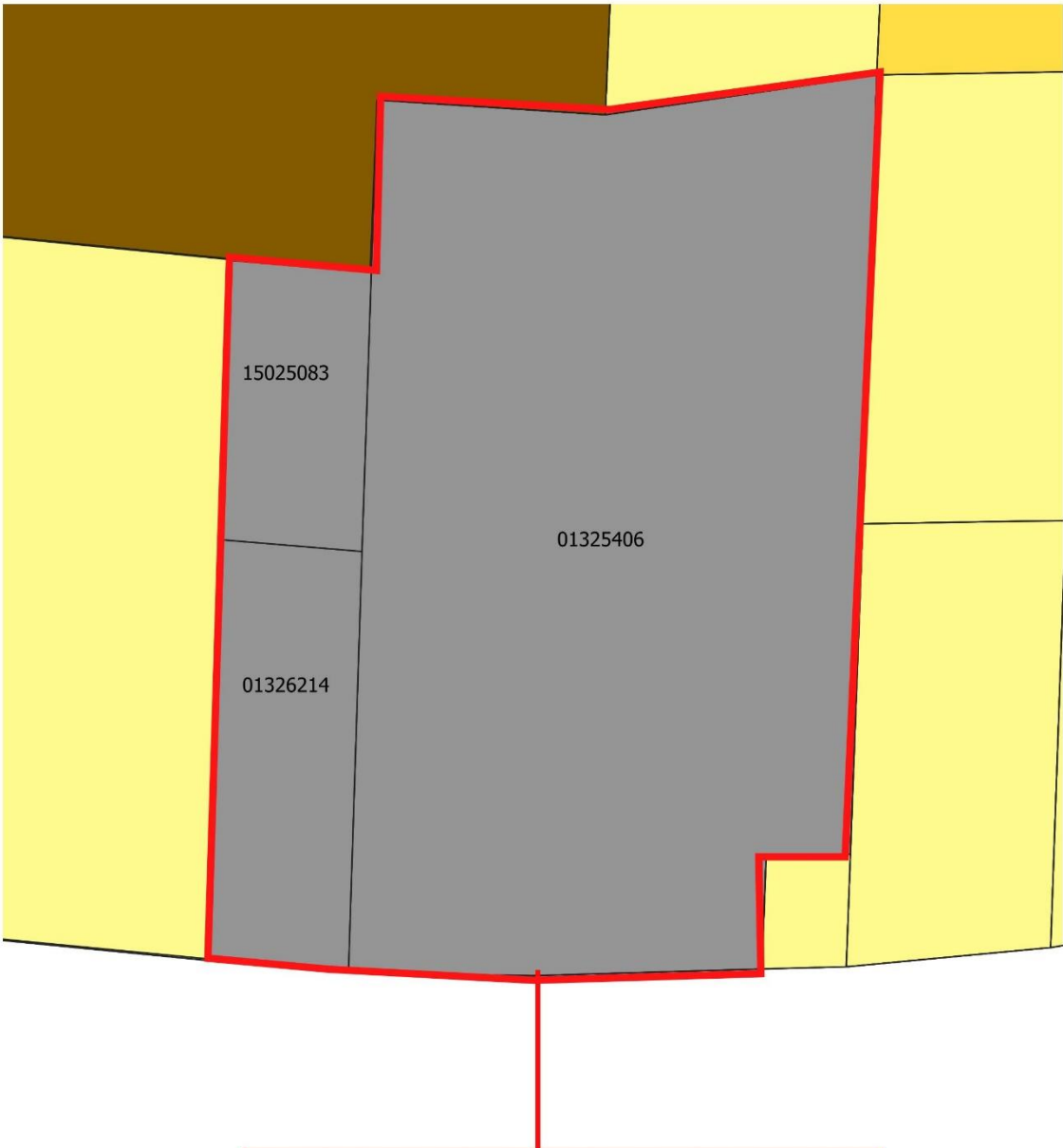
I, **Paul Nopper**, of the Town of Saint Andrews, in the County of Charlotte and Province of New Brunswick, Town Clerk, DO SOLEMNLY DECLARE:

- 1. THAT I am the Town Clerk of the Town of Saint Andrews, a municipal corporation, and have personal knowledge of the facts herein declared.
- 2. THAT the requirements of Sections 58, 59, 110 and 111 of the *Community Planning Act* have been complied with in respect to By-Law No. Z22-10, A By-Law to amend By-Law No. Z22-01, Being the Zoning By-Law for the Town of Saint Andrews.
- 3. AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

DECLARED before me at the Town
of Saint Andrews, in the County of
Charlotte and Province of New
Brunswick, this day of

<hr/> COMMISSIONER OF OATHS	<hr/> Paul Nopper, Clerk
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BY-LAW NO. Z22-010
Schedule “A”



By-law Z22-10
Schedule "1"
PIDs 01326214, 15025083, & 01325406
Rezoning from SR (Serviced Residential) Zone to ID (Integrated Development) Zone





**PRELIMINARY
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CONSTRUCTION**
July 24, 2024



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MOWAT DRIVE HOUSING CONCEPT

ST. ANDREWS, NEW BRUNSWICK



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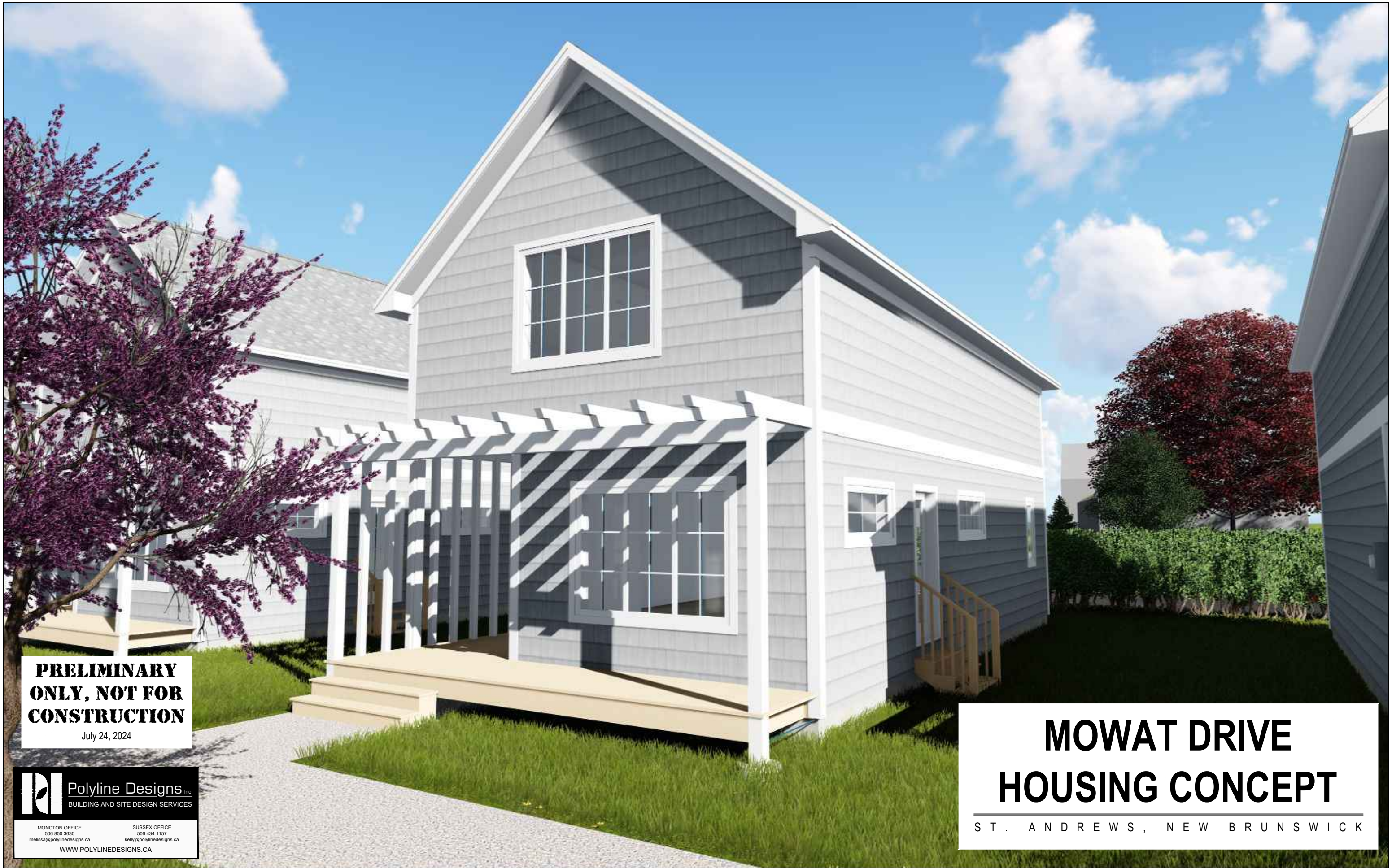
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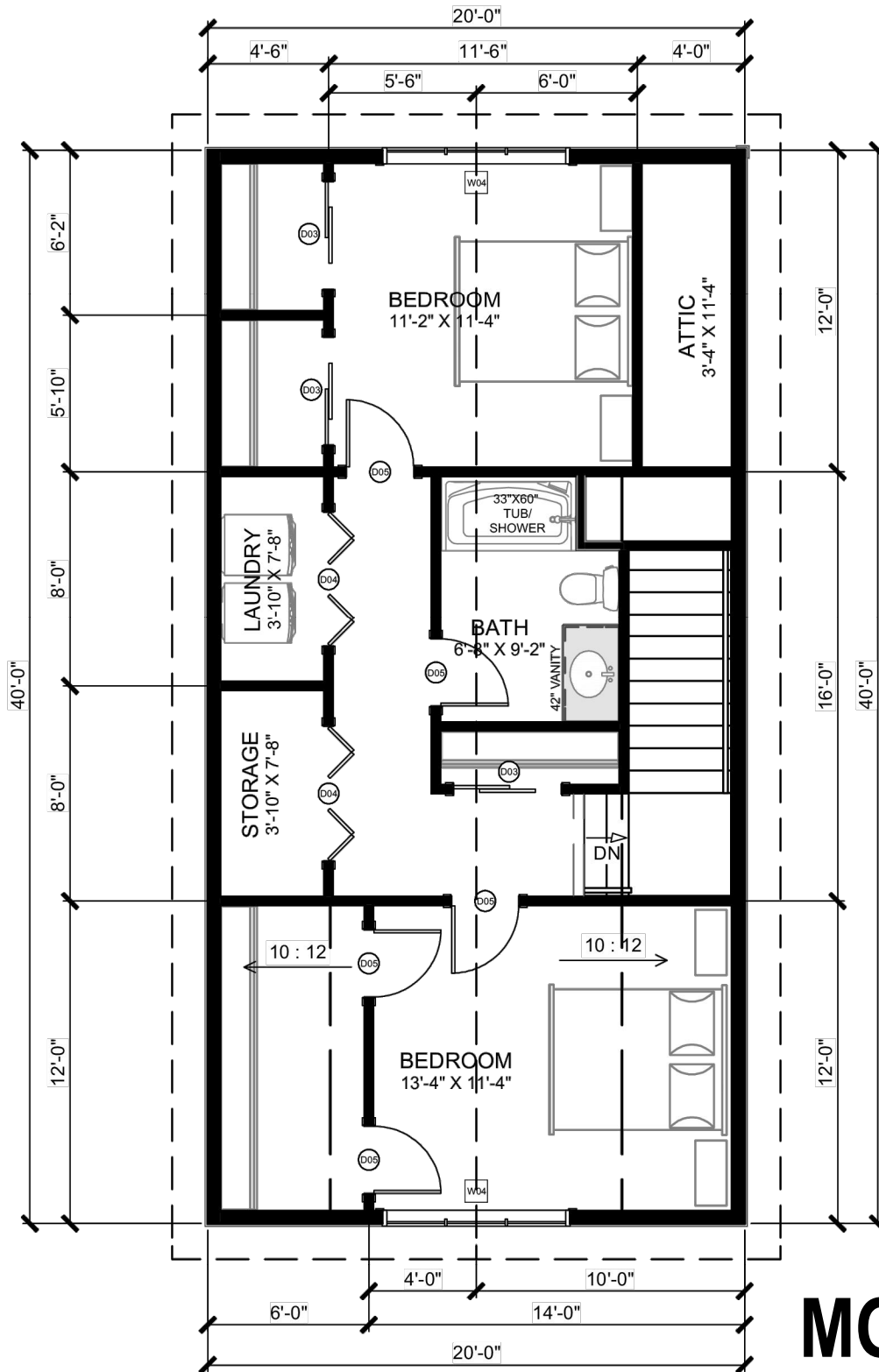
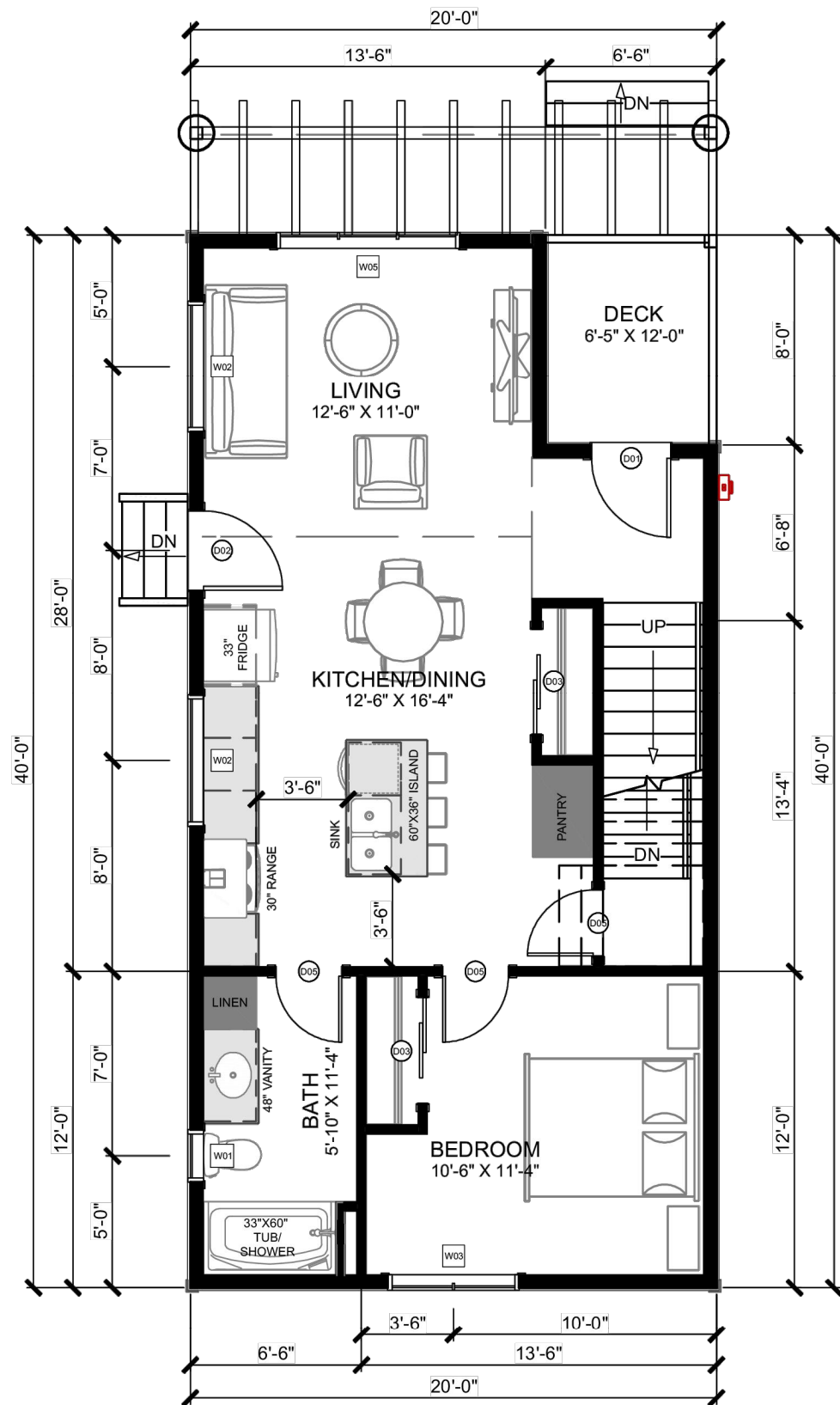
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MOWAT DRIVE HOUSING CONCEPT

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GENERAL NOTES:

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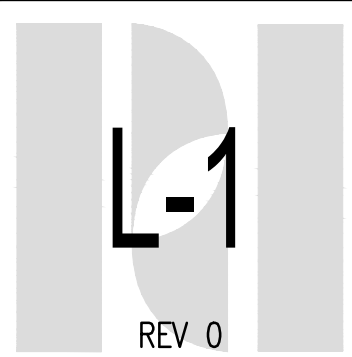
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**MOWAT DRIVE
POCKET COMMUNITY**
ST. ANDREWS, NEW BRUNSWICK

DRAWING TITLE

SITE PLAN

DRAWN BY: RD/MD
SCALE: 1:150
PROJECT NO: 23-184
DATE: MAY 2024





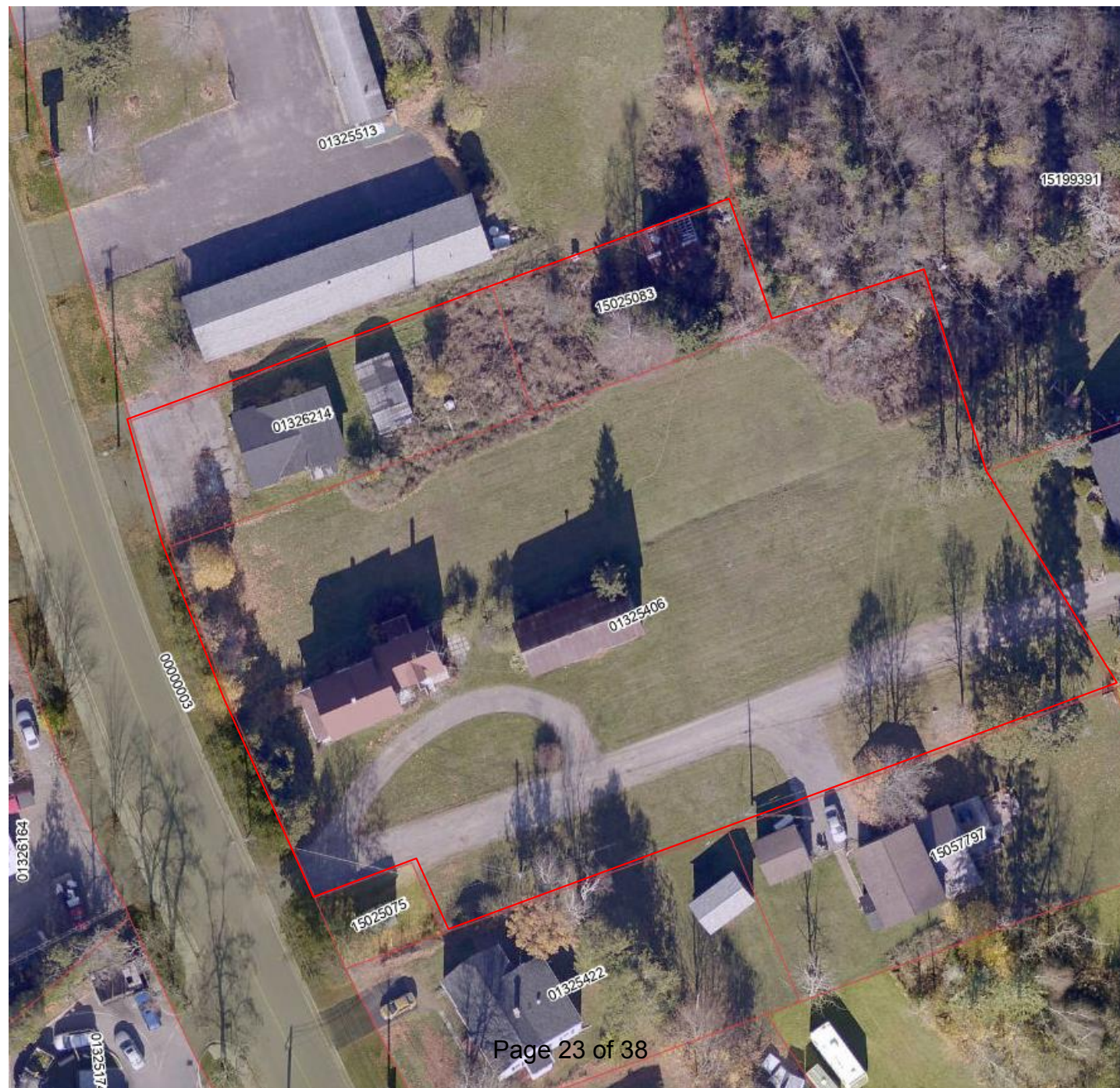
Mowat Dr. Pocket Community



Background

- PIDs 01325406, 01326214 & 15025083, 236 Mowat Dr.
 - Serviced Residential Zone
- 1.52 acre lot w/ house and garage (to be demolished)
- Private road, condominium development w/ 12 detached 2-storey dwellings
- Condominiums only allowed in MR2 Zone
 - Governed by Condominium act
 - Common areas and private road maintained by Condo Board – similar to HOA
- IDZ Zone still best fit
 - Conditions can include design, stormwater management, screening, etc...









Mowat Mini Subdivision

Glen Harris <glenharris888@gmail.com>

Mon 8/19/2024 3:21 PM

To:Paul Nopper <pnopper@townofstandrews.ca>

RECEIVED

COR240832

AUG 19 2024

**Town of
Saint Andrews**

Please forward our comments below to PAC and all Councillors and the Mayor.

Thank you.

We are property owners at 234 Mowat Drive directly behind the new proposed development by Harbour Town Builders.

We have some comments on the proposal which was put forward by the new landowners with regard to the twelve homes to be built.

1. I did think one day that a home or two might be constructed in front of our property, however, the idea of twelve homes is a bit overwhelming. We have a very tranquil private road area which would be used by, likely, 24 or more residents very close to our front lawn. We have deeded right of way access on the common driveway. It was my understanding that right of way access has a limit to the number of people using it. How did the builder get around this?
2. I would suggest that all parking be located in front of the property, i.e., along Mowat Drive. Construction of the parking area there would be quicker for residents to access the town and minimize disruption in the rear of the property.
3. Where will a garbage bin be located - as it currently stands, that is likely to be at the rear of the property directly in front of our home. I hope it can be located near Mowat Drive as well as an alternative.
4. We would require fencing and landscaping between our property entirely and the new development which I would expect Harbour Town Builders would provide at their expense.
5. Although green space and walking access is an asset, I would not want to walk from my car past 5 houses to carry groceries or get furniture delivered. It seems unlikely that there would be an alternative given the current proposal. I think this design item would be a deterrent to occupants.
6. There were many changes in this last proposal like, "optional" solar panels, 2 additional units, all parking in the rear, no direct access to parking from each home, etc. It seemed that at the presentation to council, if the builder was not specifically questioned about these changes they would have been overlooked.
7. Exiting the driveway from our property is already quite dangerous, given the slight angle from Reed to Mowat at Tim Hortons travelling to the 127, and as you are aware, traffic accelerates since they know a 70km stretch is coming soon.

We trust you will consider these issues when discussing this development. If you require any additional input please let us know.

Respectfully,

Glen Harris and Robert Desjardins
234 Mowat Drive
glenharris888@gmail.com

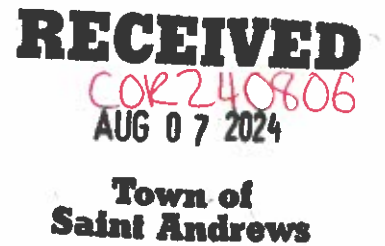
236 Mowat Drive Development

Terry Eldridge <terryeldridge19@gmail.com>

Wed 8/7/2024 6:52 AM

To: Paul Nopper <pnopper@townofstandrews.ca>

Good Morning,



I'm a resident of 210 Mowat Drive, and adjacent to the driveway of the proposed development. I attended the presentation Tuesday evening, and was happy to see the changes to the green space on the right side of the driveway, eliminating the park area. Ideally, I believe all land to the right of the driveway should be left as green space, and perhaps some trees or shrubs planted along the driveway. There shouldn't be any parking on that side of the road, perhaps potential parking could be added behind the motel, on the other side of the development. This wouldn't impact any personal residences.

Thanks,

Terry Eldridge
506-688-1037



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**MOWAT DRIVE
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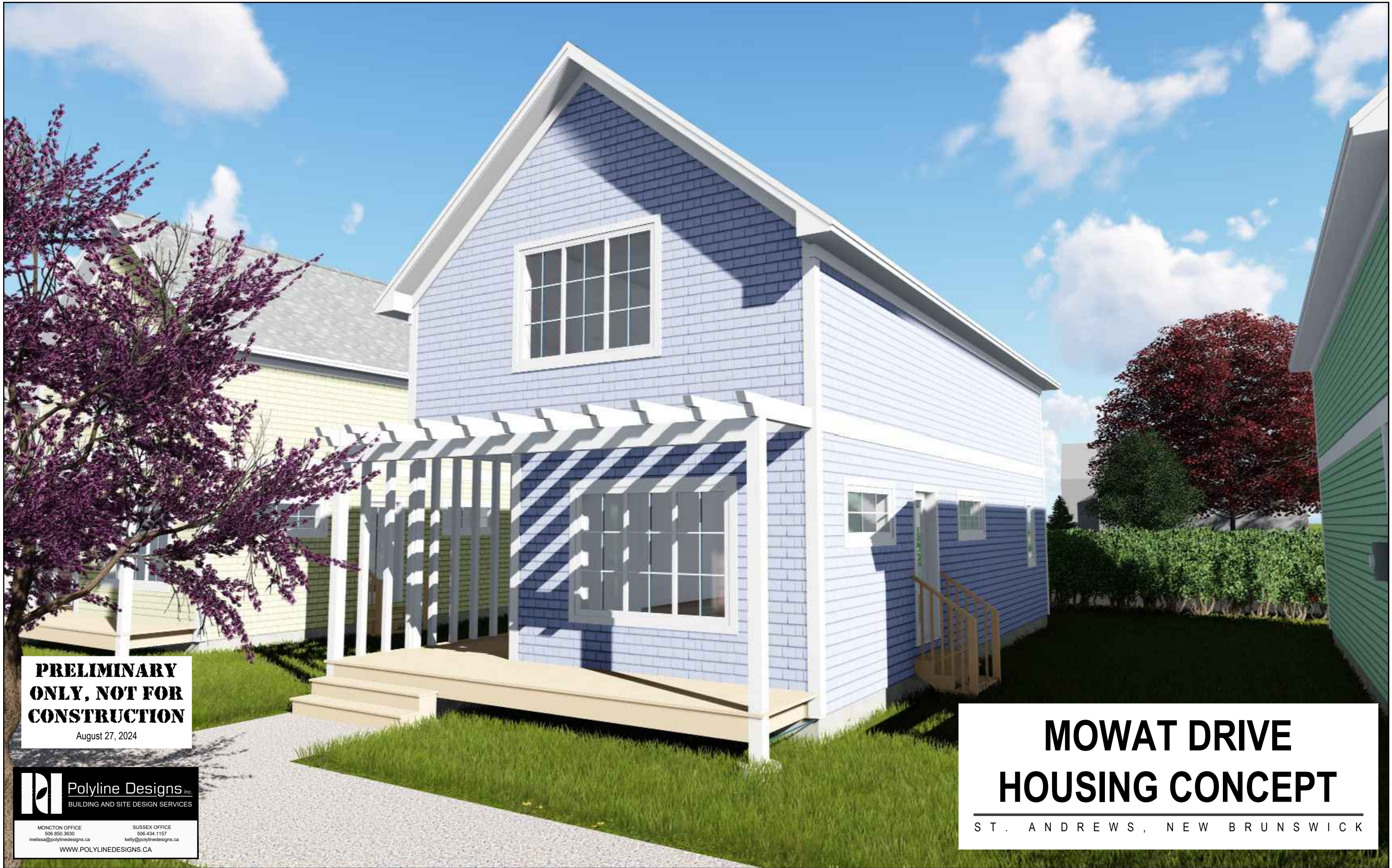
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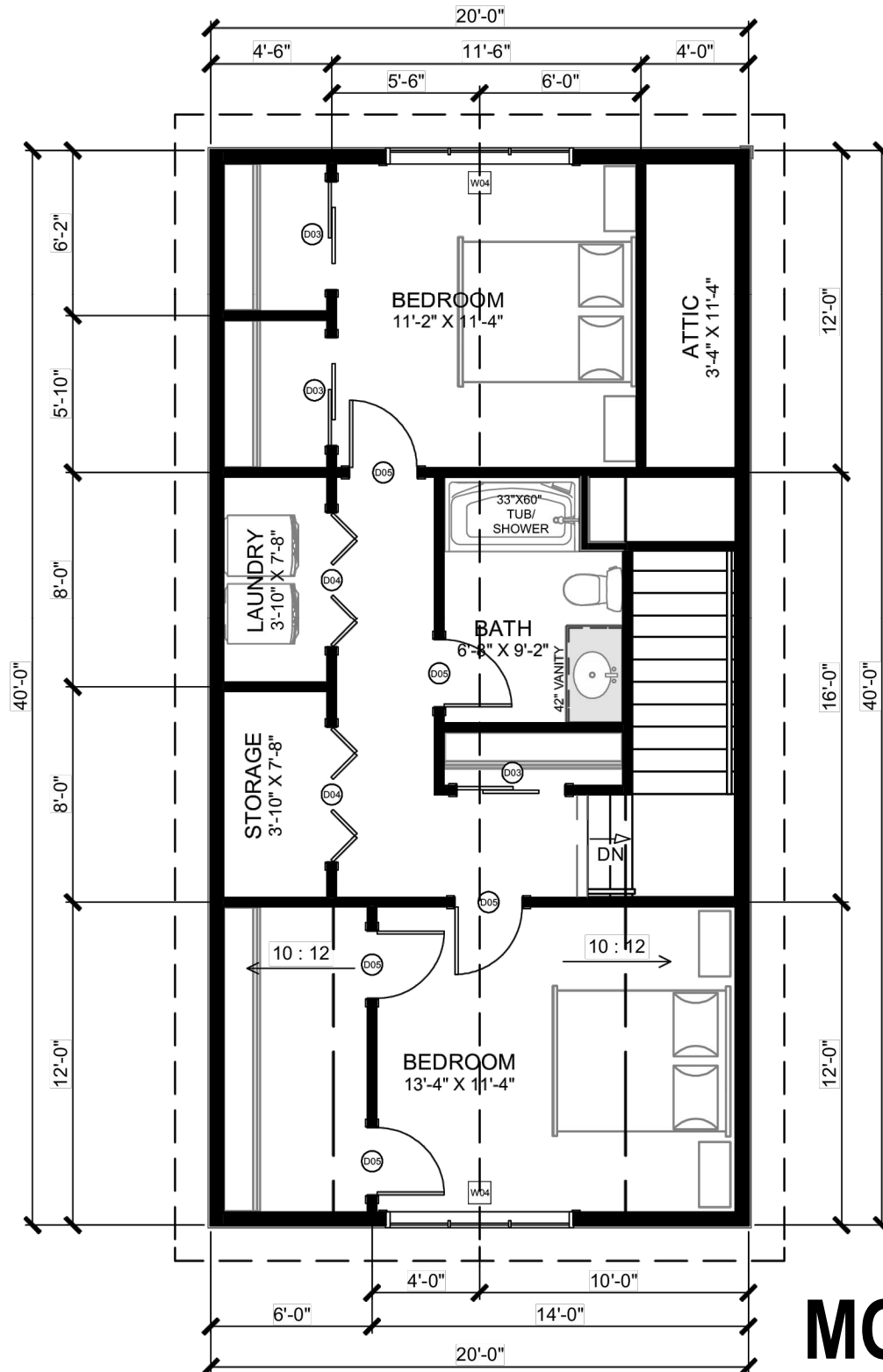
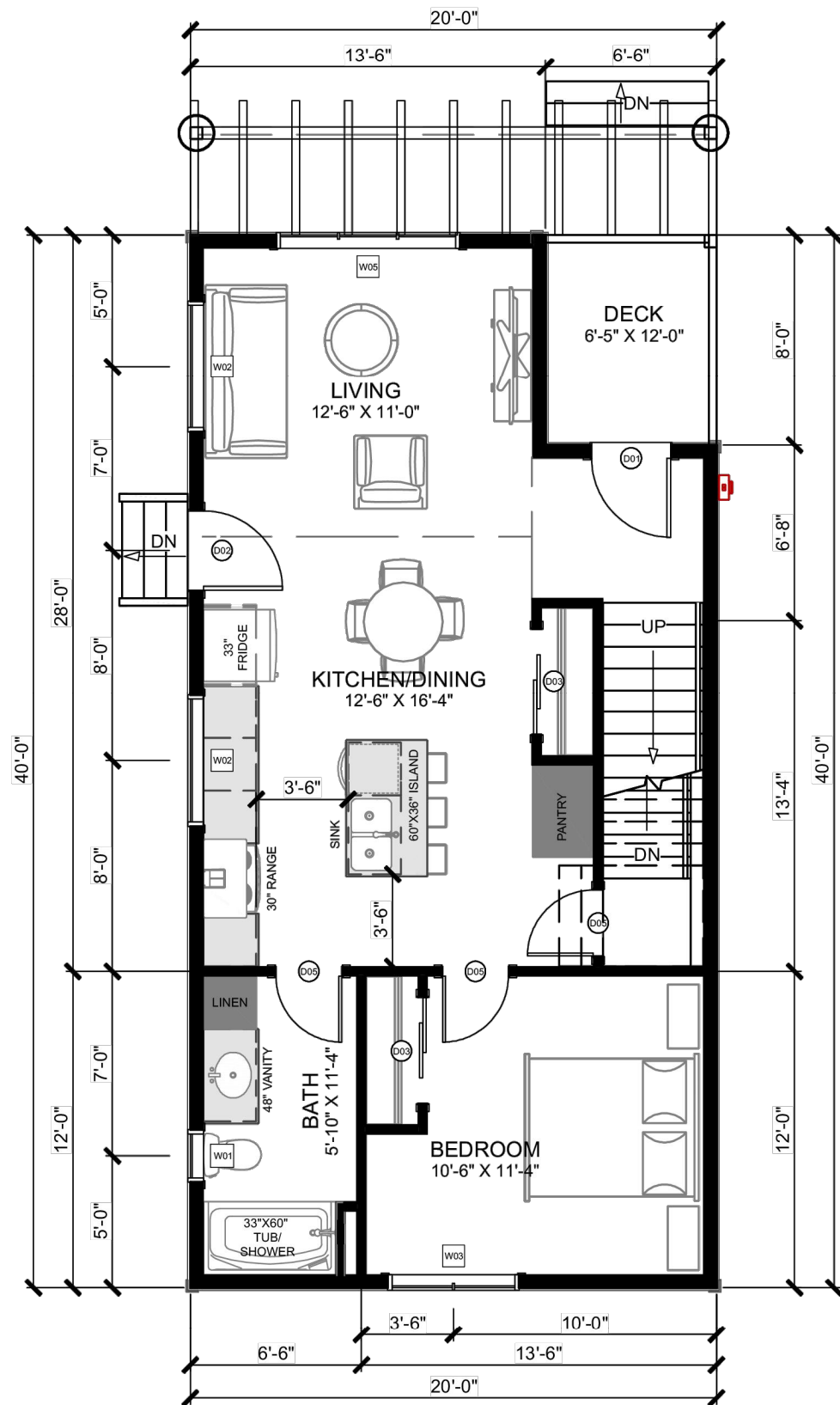
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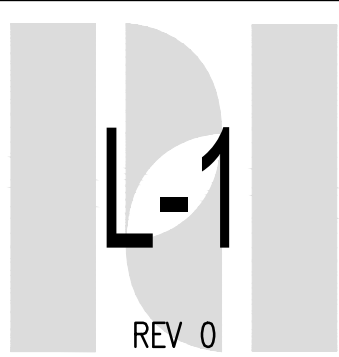
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**MOWAT DRIVE
POCKET COMMUNITY**
ST. ANDREWS, NEW BRUNSWICK

DRAWING TITLE

ALTERNATE SITE PLAN

DRAWN BY: RD/MD
SCALE: 1:150
PROJECT NO: 23-184
DATE: MAY 2024



22 August, 2024

Town of Saint Andrews
212 Water Street
Saint Andrews, NB
E5B 1B4

ATT: Mayor Henderson and Town Council

Last night, the Planning Advisory Committee for the Town of Saint Andrews had the opportunity to review a rezoning request from Harbour Town Builders regarding PIDs 15025083; 01326214 and 01325406.

Although the committee is generally supportive of this development, we offer the following observations:

- The barrier at the back of the lot should be expanded such that it could include both planted material and a screening fence.
- The building designs should incorporate some form of different design typologies per house that differentiate the architectural design of the builds, but do not take away from the privacy aspects of the densified development.
- A fenced in area should be created for weekly waste removal
- Site triangle requirements should be reviewed
- Prior to development, a storm water management plan prepared by an engineer should be prepared
- With this and all the development in the area, school bus safety should be reviewed

The committee also suggested that it could be of benefit to revisit the requirements for traffic flow to and from the Tim Horton's lot and the congestion experienced when traffic tries to enter through what used to be the exit along Mowat Drive.

Thank you for the opportunity to review this application.

Kind regards,



Jill Stewart, Chair
Planning Advisory Committee