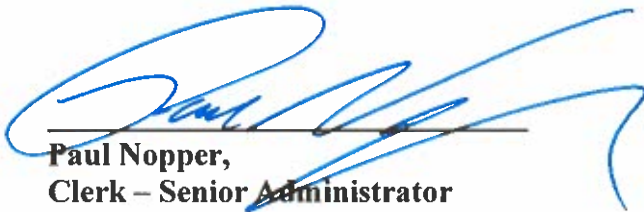




NOTICE OF PAC MEETING

There will be a Planning Advisory Committee Meeting on Wednesday, September 18, 2024, at 7:00 P.M. at the W.C. O'Neill Arena Complex Council Chambers and via Zoom. The public can participate in the meeting by attending in-person or by registering for Zoom on the Town of Saint Andrews website www.townofsaintandrews.ca under the Planning Advisory Committee Meeting Notice, Event Post, or using the following link:

https://us02web.zoom.us/webinar/register/WN_iK8r6jvATNSCBnue0NumEA



**Paul Nopper,
Clerk – Senior Administrator**



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

September 18, 2024

7:00 p.m.

W.C. O'Neill Arena Complex Council Chambers

Pages

A. RECORD OF ATTENDANCE

B. APPROVAL OF AGENDA

Recommended Motion:

That the Agenda for the 240918 Planning Advisory Committee Meeting be approved as presented.

C. 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.

D. DECLARATION OF CONFLICT OF INTEREST

E. CONFIRMATION OF MINUTES

1. Minutes of the 240822 Planning Advisory Committee Meeting
Wednesday, August 22, 2024, 7:00 p.m.

1

Recommended Motion:

That the Minutes of the 240822 Planning Advisory Committee for Wednesday, August 22, 2024, at 7:00 p.m. be adopted.

F. AGENDA ITEMS

1. PRESENTATIONS/DELEGATIONS
2. ZONING APPLICATIONS
3. VARIANCE APPLICATIONS

1. Variance Application for PID01320894, 258 Montague Street for Ben and Zianub Faulkner-Malik, PAC240907

5

Recommended Motion:

That the Planning Advisory Committee for the Town of Saint Andrews approves the Variance Application for PID 01320894, 258 Montague Street, for Ben and Zianub Faulkner-Malik to allow a side yard variance of 42.4 ft. to allow an extension of the main building subject to the following conditions:

1. *Construction plans, including exterior concepts, will be provided to the Development Officer to ensure compatibility with the existing structure, before any building permit is issued for the extension*
2. *The extension shall not exceed the height of the existing structure.*

2. **Variance Application for PID 01323831, 49 Alexandra Crescent, Danny Bird, PAC240908**

25

Recommended Motion:

That the Planning Advisory Committee of the Town of Saint Andrews _____ (approves/denies) the Variance Application for PID 01323831, 49, Alexandra Crescent, for Danny Bird, to create a lot with an undersized width in the Serviced Residential (SR) Zone as it is reasonable or desirable for the development of land and is within the general intent of the Zoning By-Law.

4. TERMS AND CONDITIONS APPLICATION

5. SIGN APPLICATIONS

G. NEW BUSINESS

H. PAC MEMBER COMMENTS

I. CLOSED ITEMS

J. ADJOURNMENT

Recommended Motion:

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



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

**August 21, 2024, 7:00 p.m.
W.C. O'Neill Arena Complex Council Chambers**

A. RECORD OF ATTENDANCE

At the Planning Advisory Committee Meeting on Wednesday, August 21, 2024, at 7:00 p.m. the following members were present:

Chair Jill Stewart, Vice Chair Jeff Cross, PAC Members Dwight Ingalls, Jeremiah Kerr, Kevin Simmonds, and Councillor Annette Harland.

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

Absent - PAC Member John Tanner.

B. APPROVAL OF AGENDA

Motion: 060 - 08/24

Moved By Councillor Harland

Seconded By PAC Cross

That the Agenda for the 240821 Planning Advisory Committee Meeting be approved as presented.

5 – 0

Carried

C. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

D. DECLARATION OF CONFLICT OF INTEREST

E. CONFIRMATION OF MINUTES

- 1. Minutes of the 240619 Planning Advisory Committee Meeting
Wednesday, June 19, 2024, 7:00 p.m.**

Motion: 061 - 08/24

Moved By PAC Kerr

Seconded By PAC Simmonds

That the Minutes of the 240619 Planning Advisory Committee for Wednesday, June 19, 2024, at 7:00 p.m. be adopted.

5 – 0

Carried

F. AGENDA ITEMS

- 1. PRESENTATIONS/DELEGATIONS**
- 2. ZONING APPLICATIONS**

1. Obtain Views of the Planning Advisory Committee on Amendment Z22-10 to the Zoning By-Law Z22-01, PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive Harbour Town Builders, PCD240702

Senior Planner Alexander Gopen presented on Amendment Z22-10 to the Zoning By-Law Z22-01 for PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive, Harbour Town Builders proposed development. This is a Serviced Residential Zone with a 1.52-acre lot that has a house and garage that will be demolished. This development will have a private road with right-of-way access for adjacent landowners. The development is proposing 12 detached 2-storey dwellings. The developers are seeking to create a condominium group to manage the property. They are proposing to rezone to the Integrated Development Zone as it does not fit within other zones in the By-Law. Site plans and visuals of the proposed development were provided to the Planning Advisory Committee. Statements of Public Interest 2 and Municipal Plan Sections 2.1.2(5), and 2.8.2(1) were referenced.

PAC thanked Planner Gopen for the presentation. PAC asked questions as it relates to the Condominium Act of New Brunswick and how the 12 detached homes fit within the process. Planner Gopen noted that there can be a variety of condominium designs that can fit within the Act. This development would qualify. PAC asked about having a traffic survey done at this location. Planner Gopen indicated in 2023 that a study was completed of Mowat Drive and it was determined that additional housing would not dramatically impact access and flow to Mowat Drive. PAC indicated concern about the Tim Hortons entry and exit point on Mowat Drive and asked staff to review this as it was noted previously to be an exit only. There were concerns about backing up of traffic in this location as it is close to the entry and exit point for the proposed development. PAC asked for clarification on the private road access for the adjacent neighbours. Planner Gopen noted that there are legal requirements for right-of-way access and must be maintained. PAC asked if the parking requirements were met for the 12 units. Planner Gopen noted that they need 1 space per unit as a detached dwelling but there are 15 spaces which meets and exceeds the requirements. PAC liked the concept of a pedestrian-style development but cautioned it would not be for everyone. PAC asked about the tree buffer to the rear of the property for the adjacent residential dwelling and how this could be further protected. Planner Gopen indicated PAC can add further terms and conditions but there is a standard 2-metre buffer zone with a height of 1.5 metres that must be maintained. It can be a fence, plantings, or a mix of both. PAC asked if there had been a mailout to adjacent property owners of this development. Clerk Nopper stated that a letter had been mailed out for the upcoming Public Hearing of Objections to adjacent landowners within 100 metres at least 14 days in advance of the meeting. This was a new policy implemented by Council. PAC discussed the private roadway and if this should be a looped one-way street. Mr. Andy Jackson, Harbour Town Builders, noted due to the placement of the homes and the densification, it would be difficult to get a one-way looped entry and exit road for the development. The

current private laneway would be a two-way road. PAC noted concerns about the site lines from Mowat Drive and that this should be reviewed. Planner Gopen said that they would review the site triangle for safety. PAC suggested that the developers may want to consider different accents, designs, and character-defining elements of the homes to not make them look so replicated and cookie cutter. This would bring them more in line with the style of homes in Saint Andrews, but not detract from the privacy built into the homes. Mr. Jackson said they can work on different stylings to create a nice look and feel without detracting from the privacy of the homes. PAC asked about the affordability of the homes and what the price point would be. Mr. Jackson indicated their goal is \$400,000.00 per home at 1,600 sq. ft. 3 bedrooms 2 bathrooms. PAC asked if they had discussed the development with the adjacent landowners. Mr. Jackson noted they have and continue to have open dialogue. The goal would be to ensure the neighbours' concerns are met and their privacy protected.

Motion: 062 - 08/24

Moved By PAC Cross

Seconded By PAC Simmonds

That the Planning Advisory Committee of the Town of Saint Andrews provides the following views on Amendment Z22-10 to the Zoning By-Law Z22-01, PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive Harbour Town Builders:

- 1. The buffer zone to the parking lot at the rear of the property is to have a fence and planting material with a depth of 2 metres. The 2 metre shrub or tree buffer is needed along with a 6 foot fence in front to be used for screening to mitigate light and sound pollution to the adjacent neighbour.*
- 2. The building designs have to incorporate some form of different design typologies per house to differentiate the architectural design of the builds, but do not take away from the privacy aspects of the densified development.*
- 3. That the placement of the dumpster beside the parking lot will be screened and the dumpster to have a weekly pickup schedule.*
- 4. That staff review the site triangle for the entry and exit point of the private roadway as it enters onto Mowat Drive to ensure clear vision.*
- 5. That a Stormwater Management Plan be in place prior to the issuance of a building permit.*
- 6. That Council should review the traffic study completed for Bar Road and Mowat Drive to traffic flow and for the safety concerns of traffic at the Mowat Drive entry and exit point from Tim Hortons.*
- 7. That a review of bus loading and drop off occur for the development as it pertains to the safety of children.*

5 – 0

Carried

3. VARIANCE APPLICATIONS

4. TERMS AND CONDITIONS APPLICATION

1. 158 Augustus Street, Audrey and Wayne McCullough, Terms and Conditions Application for Fence, PAC240812

Senior Development Officer Judy Hartford presented to the Planning Advisory Committee on 158 Augustus Street for Audrey and Wayne

McCullough for Terms and Conditions on a 6.5-foot fence in the side and front yard. The subject lot is in the Serviced Residential Zone. Section 3.21 of the Zoning By-Law outlines the standards for setbacks, height, and construction of fences. As the fence is over 3.3 feet, Terms and Conditions are necessary from PAC. Site plans and visuals were provided to the PAC for review. It is in staffs' opinion that the proposed fence is reasonable and desirable for the development of land subject to the recommended Terms and Conditions.

PAC thanked Development Officer Hartford for the presentation. PAC asked if the fence is to protect from deer. Development Officer Harford indicated this is a side yard fence for privacy as the fence does not go around the entire property. PAC asked for further information on the placement of the fence. Development Officer Hartford further explained the location and setbacks of the fence based on the Zoning By-Law.

Motion: 063 - 08/24

Moved By Councillor Harland

Seconded By PAC Simmonds

That the Planning Advisory Committee of the Town of Saint Andrews approves the Terms and Conditions Application for a 6.5-foot fence located within the front and flankage yards in the Serviced Residential Zone for 158 Augustus Street, PID 01322569, for Audrey and Wayne McCullough with the following Terms and Conditions:

- 1. No fence in any Residential or Commercial Zone shall be electrified or incorporate barbed wire or other sharp dangerous materials in its construction.*
- 2. The fence shall be maintained so that it does not become unsightly, dilapidated, or unsafe.*

5 – 0

Carried

5. SIGN APPLICATIONS

G. NEW BUSINESS

H. PAC MEMBER COMMENTS

I. CLOSED ITEMS

J. ADJOURNMENT

Motion: 064 - 08/24

Moved By PAC Stewart

At 8:24 p.m. that the meeting be adjourned.

5 – 0

Carried

Jill Stewart, Chair

Paul Nopper, Clerk - Senior
Administrator



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

September 18, 2024 Planning Advisory Committee

Reference Number	Date	Submitted By	Subject
PAC240907	September 12, 2024	Jill Stewart	Variance Application for PID01320894, 258 Montague Street for Ben and Zianub Faulkner-Malik
Background	The Town of Saint Andrews has received a Variance Application for PID 01320894, 258 Montague Street, for Ben and Zianub Faulkner-Malik. The applicant is seeking to allow the main building to be extended into the required side yard setback (77.4 ft.) The Tourist Commercial Zone requires that any new development adjacent to residential zones be set back 2x (two times) the height of the main building. The application is to build an extension which would go into the required side yard, but still be 35 ft. from that property line. The proposed development would not be higher than the existing structure. Please see the attached Planner Report from Alexander Gopen, Senior Planner, for more details.		
Action	<p>Motion:</p> <p><i>That the Planning Advisory Committee for the Town of Saint Andrews approves the Variance Application for PID 01320894, 258 Montague Street, for Ben and Zianub Faulkner-Malik to allow a side yard variance of 42.4 ft. to allow an extension of the main building subject to the following conditions:</i></p> <ol style="list-style-type: none"><i>1. Construction plans, including exterior concepts, will be provided to the Development Officer to ensure compatibility with the existing structure, before any building permit is issued for the extension</i><i>2. The extension shall not exceed the height of the existing structure.</i> <p>Moved by: _____</p> <p>Seconded by: _____ Motion Carried: _____</p> <p>Motion Defeated: _____</p>		

Town of Saint Andrews Planning Report

To: PAC

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

Date: August 23, 2024

Property: PID 01320894, 258 Montague St.

Owners: Benjamin and Zainub Faulkner-Malik

Applicant: Same

Zoning By-law: Z22-01 – Tourist Commercial

Municipal Plan By-law: MP20-01 - Commercial

Summary: The applicant is requesting a variance to allow an extension of the main building into a required side yard.

Background:

258 Montague is a .63-acre property with an established bed & breakfast, the Montague Rose. In 2021, the property was rezoned to the Tourist Commercial zone to allow expanded foodservice to the public, not just to B&B guests. The owners are now wishing to add an extension on to the existing main building to accommodate their growing family. This extension will be in the side yard, which, in the TC zone, when abutting a residential zone, must be twice the height of the main building. Given that the main building is 38.7 ft. tall, the required side yard is 77.4 ft. The extension will extend the main building to be 35 ft. from the side property line.

Statements of Public Interest

SP.1 Promote efficient development, and land use patterns that are in the best interests of the Province, Local Governments, and residents in the long term.

SPI User Guide: Planning decisions should consider...a mix of land uses to provide a range of commercial and residential options within walkable neighbourhoods.

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

SPI User Guide: Planning decisions should consider...supporting the development of various types of residential housing reflective of anticipated economic population and demographic trends.

SP.5 Promote and prioritize development in areas of communities with existing or planned public infrastructure and services.

SPI User Guide: Planning decisions should consider...new or infill residential development that increases residential density where local services capacity and facilities exist.

Municipal Plan:

2.1.2(8) 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.

Planners note: This variance is in a walkable area of Town and will allow a family to continue operating a family business (B&B) on their property.

2.8.2(1) Housing

Council shall 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: Young, growing families are a key population requiring support. Conditions can ensure that the extension is appropriate to the character of the Town.

Discussion:

The intent of the large side-yard setback is to protect residential neighbours from spillover effects of more intensive Tourist-Commercial activities. The applicant has obtained support for the variance from all neighbours, including the abutting residential uses. Furthermore, the extension is not for business expansion, but expansion of the residential use of the property. Adding extensions to homes to allow for growing families is a historic pattern of development in Saint Andrews, with most residential dwellings having been added to at least once over the years. Young, growing families are one of Saint Andrews' highest demographic needs. This application would allow a young family to expand and support their growing business with as little cost as possible.

While supported by Statements of Public Interest and Municipal Plan policies, a municipal plan policy does reference housing being appropriate to the character of the Town. Extensions are certainly a design norm, but they should blend seamlessly into the existing style of the home. For this reason, a condition has been added to ensure this takes place.

Recommendation:

The Southwest New Brunswick Service Commission staff recommends that PAC approve a side yard variance of 42.4 ft. to allow an extension of the main building subject to the following conditions:

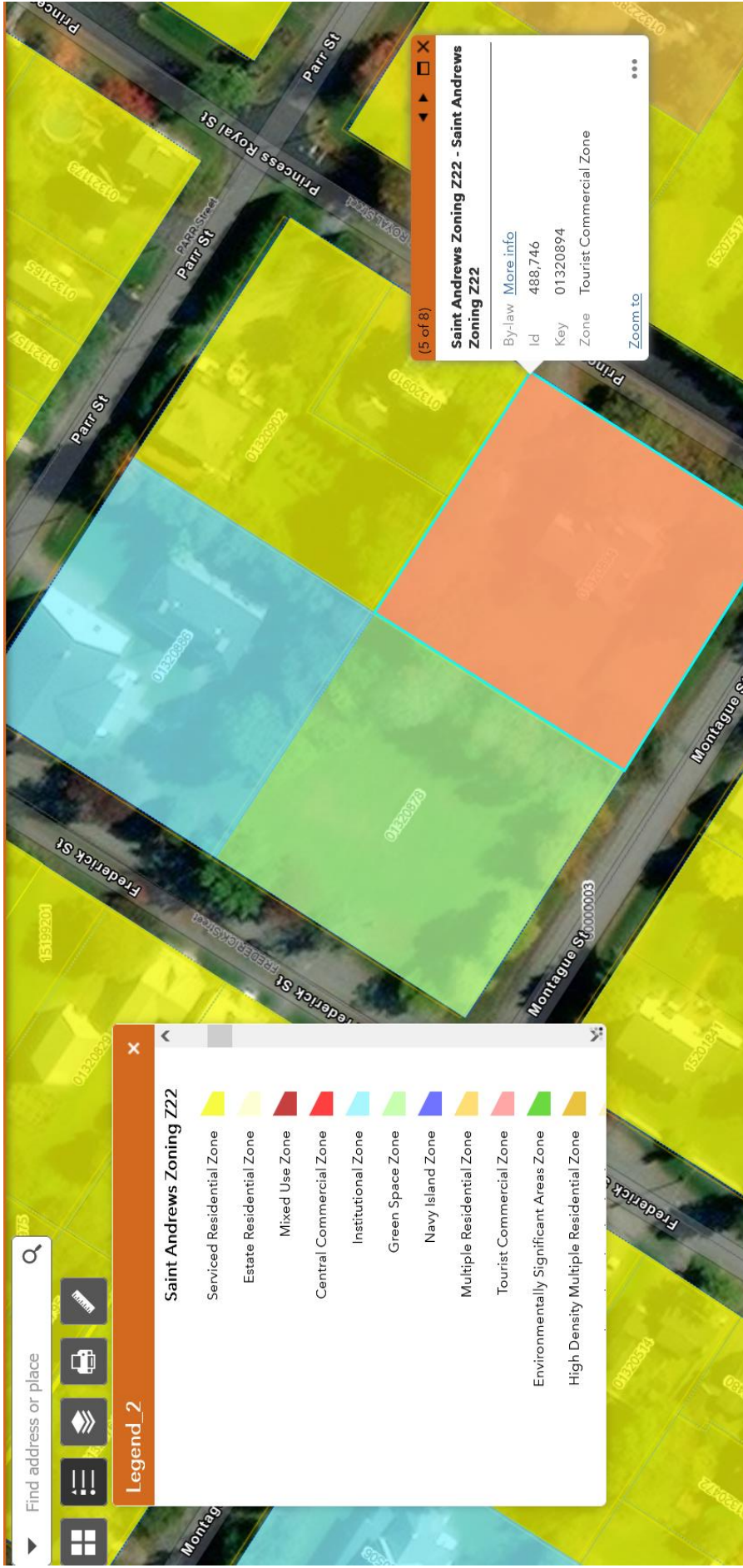
1. Construction plans, including exterior concepts, will be provided to the development officer to ensure compatibility with the existing structure, before any building permit is issued for the extension.
2. The extension shall not exceed the height of the existing structure.



Xander Gopen, MCIP, RPP (NB) Senior Planner

Attachments:

1. Zoning
2. SNB aerial imagery
3. Site photos
4. Site plan
5. Concept
6. Letters from neighbours



Time:

Date of Last CRO: 2022-05-07 18:51:56

Manner of Tenure: Joint Tenants

Land Gazette Information:

No

Description of Tenure:

Public Comments:

MAP / CARTE 05J60SW

View Parcel Description

PID Report

Land Gazette

Parcel Interest Holders (2 record(s))

Name	Qualifier	Interest Type
Faulkner-Malik, Benjamin Christopher		Owner
Faulkner-Malik, Zainub		Owner

Assessment Reference (1 record(s))

PAN	PAN Type	Taxing Authority Code	Taxing Authority
01469582		462	Saint Andrews

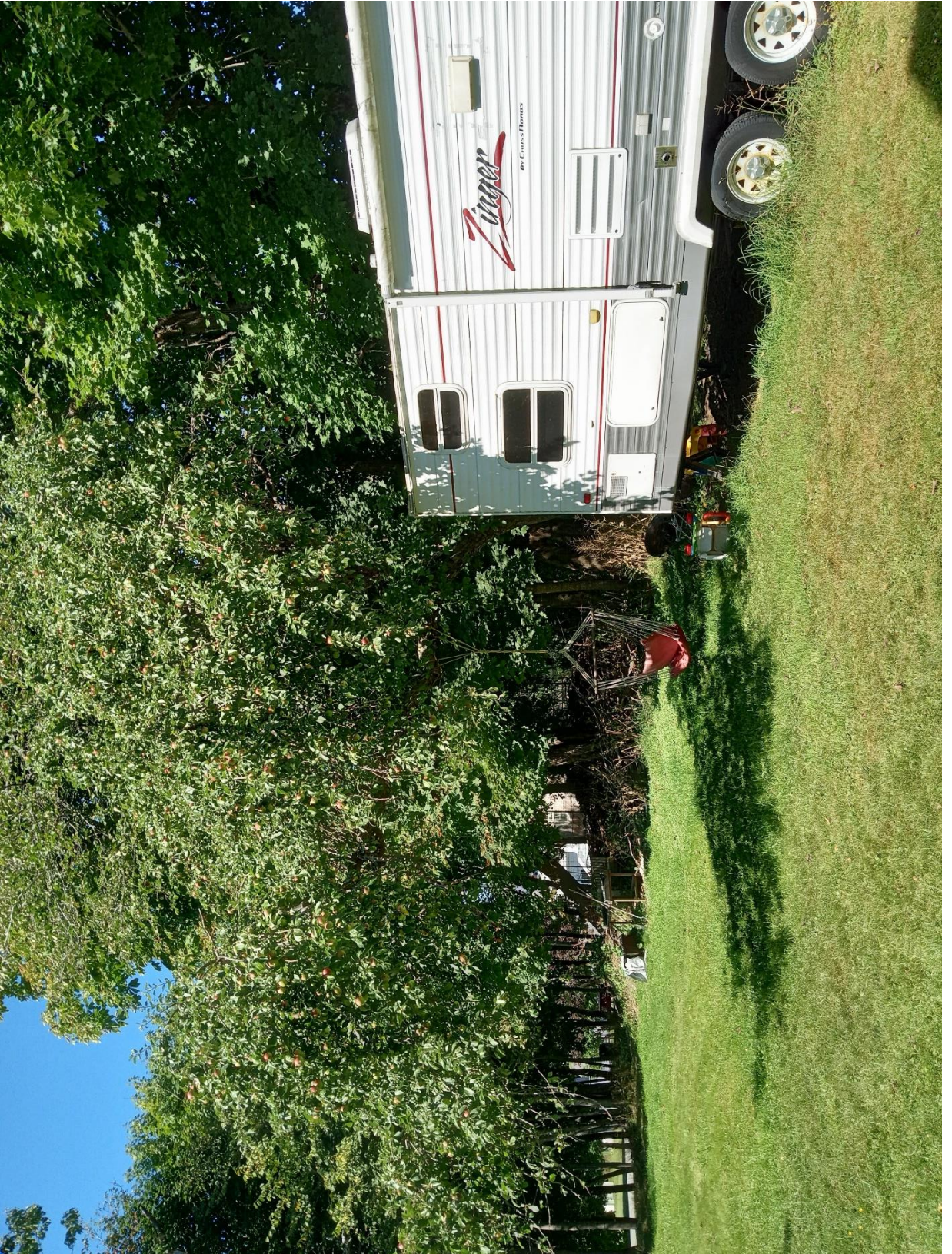
Parcel Locations (1 record(s))

Civic Number	Street Name	Street Type	Street Direction	Place Name
258	Montague	Street		Saint Andrews







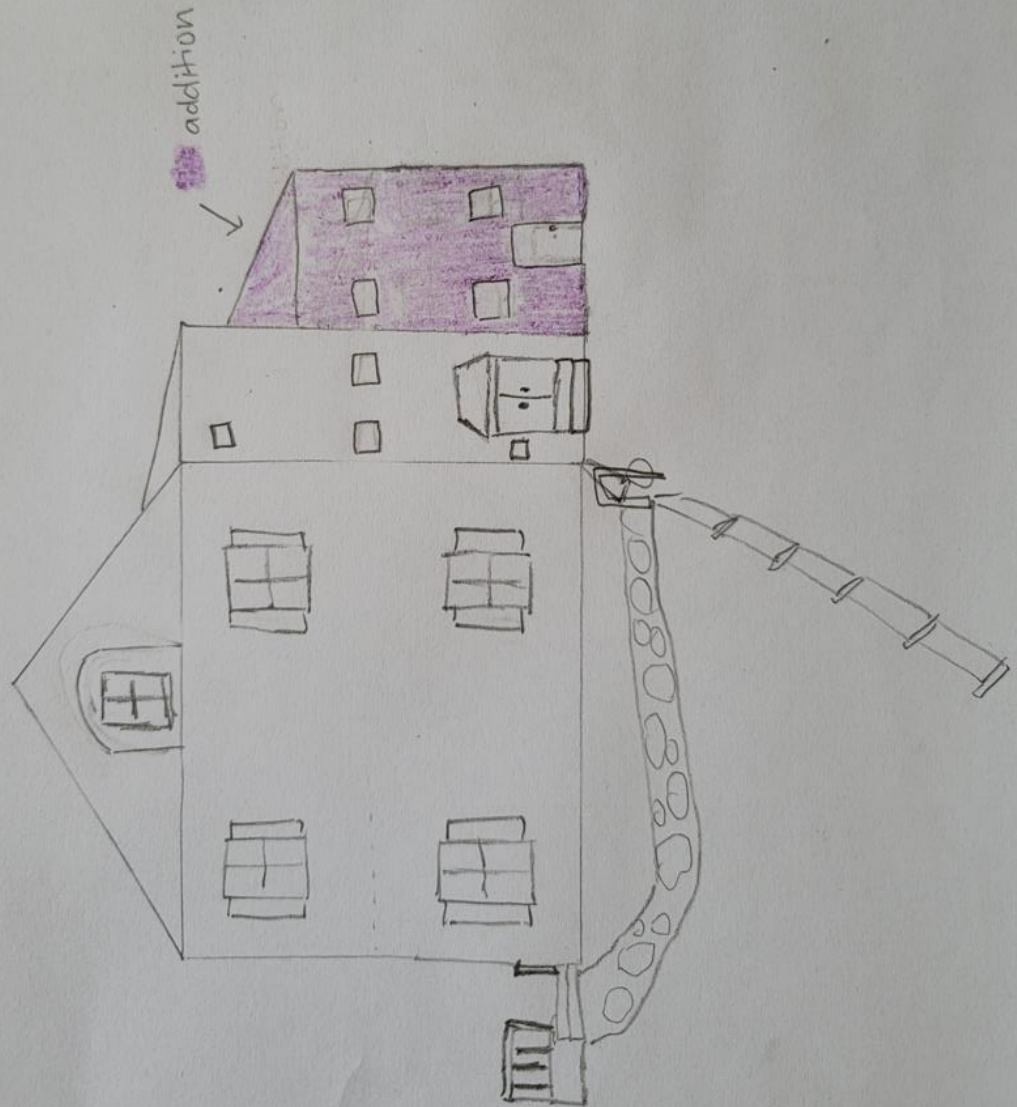






Princess Royal View

258 Montague Street
Saint Andrews, NB
E5B1J4
Bent Zainub Farukh - Malik



PA Hub + Ben Faulkner, MEd
250 Montague St, SA, MB
(506) 579-8903

Dear Neighbour,

With our growing family, we have outgrown our small apartment and are trying to build a residential addition for us to live in. To do this we need to apply for a setback variance. Signing this form to show your support will help us with the application. Below is a site plan of where we want to build. We are always happy to keep an open dialogue to reduce any impact it may have on our neighbours.



I Margie Faulkner (Name)

don't have any issues/concerns with the proposed variance.

Address: 118 Princess Royal Street

Signature:

Margie Faulkner

Dear Neighbour,

With our growing family, we have outgrown our small apartment and are trying to build a residential addition for us to live in. To do this we need to apply for a setback variance. Signing this form to show your support will help us with the application. Below is a site plan of where we want to build. We are always happy to keep an open dialogue to reduce any impact it may have on our neighbours.



I, Krista Liston (Name)

don't have any issues/concerns with the proposed variance.

Address: 249 Montague Street, Saint Andrews, NB, E5B 1H9

Signature: 

Zainab Ben Faulkner-Malik
258 Montague Street, SA, 206
506-529-2963

Dear Neighbour,

With our growing family, we have outgrown our small apartment and are trying to build a residential addition for us to live in. To do this we need to apply for a setback variance. Signing this form to show your support will help us with the application. Below is a site plan of where we want to build. We are always happy to keep an open dialogue to reduce any impact it may have on our neighbours.



I Jason Daniels (Name)

don't have any issues/concerns with the proposed variance.

Address: 117 Princess Royal St

Signature:

Jason Daniels

Dear Neighbour,

(Zainaby + Ben)

With our growing family, we have outgrown our small apartment and are trying to build a residential addition for us to live in. To do this we need to apply for a setback variance. Signing this form to show your support will help us with the application. Below is a site plan of where we want to build. We are always happy to keep an open dialogue to reduce any impact it may have on our neighbours.

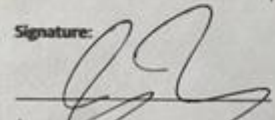


x Tamie Kelly + Leonora Rago (Name)

don't have any issues/concerns with the proposed variance, based on provided information.
that residential addition is 22' wide attached to North East side of existing home.

Address: 126 Princess Royal Street, St. Andrews NB E5B 2A7

Signature:


(on behalf of T. Kelly + L. Rago)

Dear Neighbour,

With our growing family, we have outgrown our small apartment and are trying to build a residential addition for us to live in. To do this we need to apply for a setback variance. Signing this form to show your support will help us with the application. Below is a site plan of where we want to build. We are always happy to keep an open dialogue to reduce any impact it may have on our neighbours.



I Lindsay Brager (Name)

don't have any issues/concerns with the proposed variance.

Address: 259 Montague Street St. Andrews NB E5B 1H9

Signature:





To: Mr. Paul Nopper

TOWN OF SAINT ANDREWS

Fr:

Francis Lee Heenan
254 Parr Street
Saint Andrews, NB E5B 1M4

RECEIVED
COR 240916
SEP 05 2024
Town of
Saint Andrews

PID: 01321165

NOTICE TO PROPERTY OWNERS
in the vicinity of
PID 01320894 (258 Montague Street)
Saint Andrews, NB

Francis Lee Heenan

Paul
OK By me
Thanks
Lee

The Town of Saint Andrews Planning Advisory Committee has received a **Variance Application** under the *Town of Saint Andrews By-Law No. Z22-01 Zoning By-Law* as per Section 5.3.5 to:

- 1. Allow the main building to be extended into the required side yard setback (77.4 ft.).**

The Tourist Commercial zone requires that any new development adjacent to residential zones be setback 2x the height of the main building. The above-noted Application is to build an extension which would go into that required side yard (but still be 35 ft. from that property line) but will not be higher than the existing structure.

Prior to making a decision on this application, the Committee would like to hear the views of landowners and residents living in the vicinity of the property.

The application will be considered by the Committee at the following in person and online public meeting:

Wednesday, September 18th, 2024, at 7:00 p.m.
Topic: Planning Advisory Committee Meeting
Location: W.C O'Neill Arena Complex or online

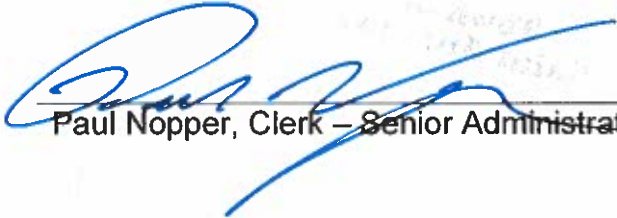
If you wish to attend this meeting online, you must first register by visiting www.townofsaintandrews.ca. The website will provide instructions on how to register and join the meeting. A copy of the material related to this application will be available to be viewed on www.townofsaintandrews.ca and at the Town of Saint Andrews Office, 212 Water Street, no later than Thursday, September 12th, 2024.

You also have the option of providing us with your comments in writing if you are unable to attend. You may use the following email address pnopper@townofstandrews.ca. Submissions will be accepted until 7:00 p.m. on Tuesday, September 17th, 2024.



TOWN OF SAINT ANDREWS

If you have any questions or require further information, please contact the Municipal Clerk, Paul Nopper at (506) 529-5120 or pnopper@townofstandrews.ca



Paul Nopper, Clerk – Senior Administrator



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

September 18, 2024 Planning Advisory Committee

Reference Number	Date	Submitted By	Subject
PAC240908	September 12, 2024	Jill Stewart	Variance Application for PID 01323831, 49 Alexandra Crescent, Danny Bird
Background	The Town of Saint Andrews received a Variance Application for Danny Bird for PID 01323831, 49 Alexandra Crescent. The applicant is seeking to create a lot with an undersized width in the Serviced Residential (SR) Zone. Please see the attached Planning Report from Judy Hartford, Senior Development Officer for more details.		
Action	<p>Motion:</p> <p><i>That the Planning Advisory Committee of the Town of Saint Andrews _____ (approves/denies) the Variance Application for PID 01323831, 49, Alexandra Crescent, for Danny Bird, to create a lot with an undersized width in the Serviced Residential (SR) Zone as it is reasonable or desirable for the development of land and is within the general intent of the Zoning By-Law.</i></p> <p>Moved by: _____</p> <p>Seconded by: _____ Motion Carried: _____</p> <p>Motion Defeated: _____</p>		

PAC
Planning Report

To: Planning Advisory Committee (PAC)

From: Judy Hartford
Southwest New Brunswick Service Commission

File Number: PAC 240908

Date: September 18, 2024

Property: 49 Alexandra Crescent, Saint Andrews
PID 01323831

Owner: Danny Bird

Applicant: Danny Michaud

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

Summary: The applicant requests to create one lot with a variance in the proposed lot dimensions.

Background

The subject lot is currently used for a single-family dwelling, which is an allowed main use in the Serviced Residential (SR) Zone. The parent property has an area of 2,226 m², a width of 45.72 m and a depth of 47.24 m. The applicant is seeking to create one lot beside the existing single-family dwelling.

The dimensions and area of a lot in a subdivision are subject to the requirements of the Zoning By-law. Section 4.2.3 - No development shall be undertaken, nor shall any land, building or structure be used within the SR (Serviced Residential) Zone unless the following standards are met:

- Lot Area: 744.2 m²
- Lot Frontage: 24.4 m
- Lot Depth: 30.5 m

Please see below the existing policies in the *Saint Andrews Municipal Plan By-Law MP 20-0* relevant to this application.

Municipal Plan

2.4.2(1) General Land Use and Development Policies

Council shall use the Zoning By-law to continue to limit developments to a certain number of buildings per lot within certain zones, set minimum sizes of lots, and set other conditions to maintain the character of the Town, including the general prohibition of mobile homes, mini homes, trailers, or shipping containers as residences or business premises.

Consultation

Notification of this Planning Advisory Committee meeting has been sent to the neighbours located within 100 metres of the property in question.

Discussion

PAC is being asked to consider a variance for the proposed lot. The variance requested is a variance of 3.06m (12.5%) in width.

Variances can be applied in situations where it is reasonable and desirable for the development of land and within the general intent of the by-law. The general intent of the by-law is to regulate the minimum area of a parcel of land to be developed to ensure setbacks and lot coverage standards are met to maintain the Town's character. The applicant submitted a site plan to show that the minimum setbacks and lot coverage can be met for the development of a single-unit dwelling.

The proposed creation of the undersized lot does meet the general intent of the by-law as the setbacks and lot coverage can be met. Therefore, it is the opinion of staff that the proposed variance should be approved as it is reasonable or desirable for land development and is within the general intent of the by-law.

Recommendation

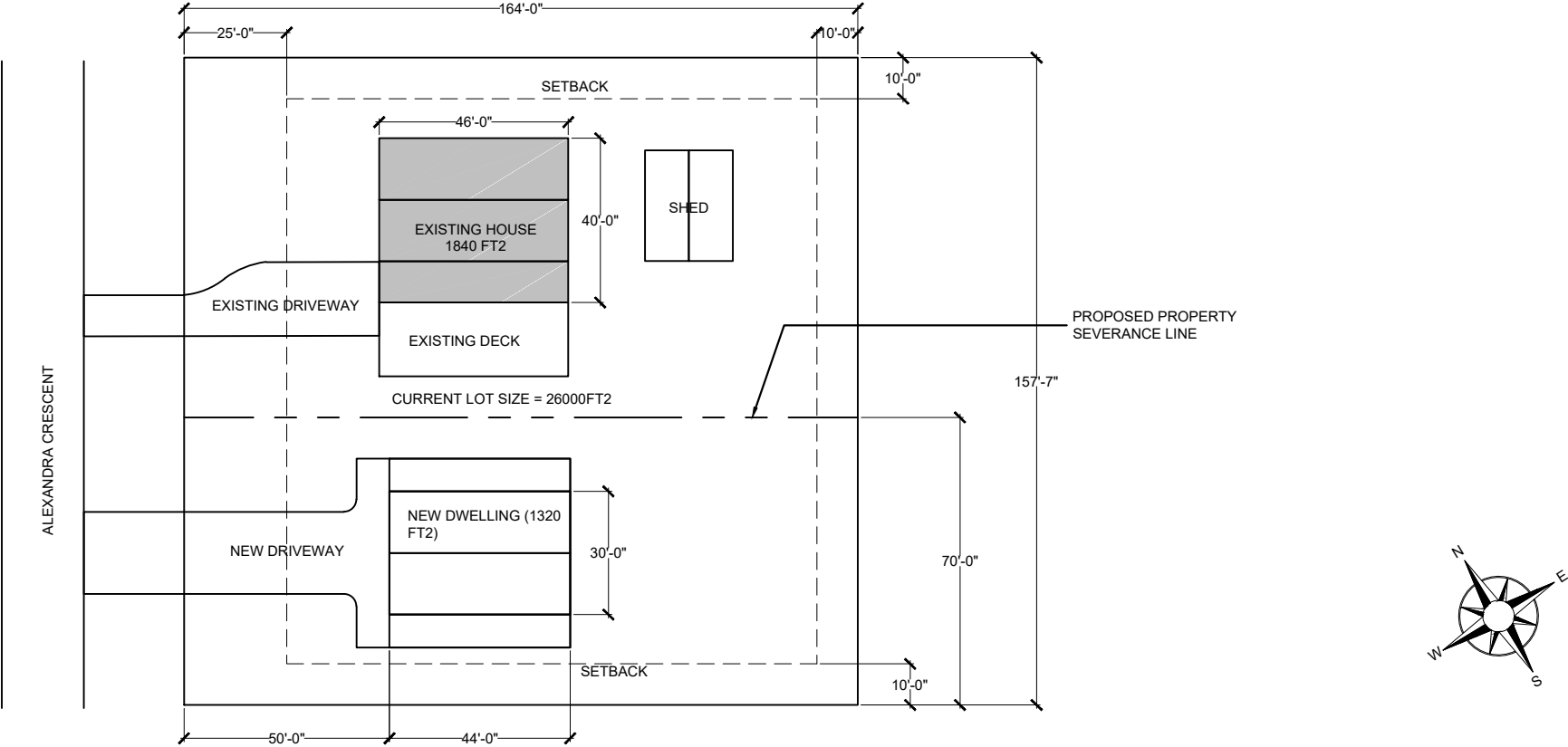
Staff recommends that the Planning Advisory Committee (PAC) **approve** the requested variance in width to allow for the creation of the lot as the variance is reasonable or desirable for the development of land and is within the general intent of the by-law.

Judy Hartford
Judy Hartford
Senior Development Officer
Southwest New Brunswick Service Commission

September 10, 2024
Submitted on:

Attachment 1: Site Plan
Attachment 2: Site Pictures

Site Plan



UPPER MILLS WOOD PRODUCTS	DRAFTSMAN: DANNY MICHAUD	PROJECT ID: XXXX	PROJECT TITLE: DAN BIRD'S CARRIAGE HOUSE	PROJECT LOCATION: 49 Alexandra Crescent St. Andrews, NB E5B 2J1	DATE: 6-Aug-24	REVISION: 0	DRAWING TITLE: SITE PLAN - REQUEST FOR VARIANCE	SHEET: 1
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Site Pictures



Variance notice.

RECEIVED

CR240915

SEP 05 2024

From sscoombs15@gmail.com <sscoombs15@gmail.com>

Date Thu 9/5/2024 12:56 PM

To Paul Nopper <pnopper@townofstandrews.ca>

**Town of
Saint Andrews**

I am writing express my concern with the variance request for the under sized lot PID #01323831 on Alexandra cres.

I strongly oppose this request based on the lot size not meeting town requirements for a building lot. The town has a requirement for a reason. I feel it is time to enforce such restrictions to maintain the charm and integrity of the town.

Susan Coombs

Allan Nesbitt

68 Alexandra cres

Sent from my iPad

Reception

From: George <g.harris@bellaliant.net>
Sent: September 9, 2024 11:36 AM
To: Reception
Subject: Variance request for Alexandra cres

RECEIVED
COR 240919
SEP 09 2024

[You don't often get email from g.harris@bellaliant.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

**Town of
Saint Andrews**

Dear Mayor and council,

As a permanent resident of Alexandra cres, I am writing to express my concerns for the variance request for the undersized lot on Alexandra cres.

I strongly oppose the request for the variance based on the fact it does not meet the size requirements for a building lot. It is very discouraging that the town grants building permits on these small lots. I feel by doing so it undermines the charm and historical feel of the town.

Sincerely

George and Jean Harris

56 Alexandra cres

Reception

From: sscoombs15@gmail.com
Sent: September 10, 2024 1:25 PM
To: Reception
Subject: Variance request for 49 Alexandra Cres

RECEIVED
COR 240924
SEP 10 2024

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**Town of
Saint Andrews**

I am writing in response to the request for a variance at 49 Alexandra cres for the undersized width.

I strongly oppose the granting of the variance.

Sincerely

Jack Raaflaub

93 Alexandra cres.

Sent from my iPad