



**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