



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

Tuesday, February 18, 2025, 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 Agenda for the 250218 Public Hearing of Objections to Amendment Z22-11 to the Zoning By-Law Z22-01 be approved as presented.

D. DISCLOSURE OF CONFLICT OF INTEREST

E. PRESENTATION

F. HEARING OF OBJECTIONS

1. Amendment Z22-11 to the Zoning By-Law Z22-01, PCD250102

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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)
Southwest New Brunswick Service Commission

Date: January 14th, 2025

Summary: Staff is recommending administrative text amendments to the zoning by-law to streamline and rationalize approvals for fences as well as to increase compliance.

While fences rarely rise to the level of Council, the fence section of Zoning By-law Z22-01 has been causing challenges and frustration for residents, town staff, and the Planning Advisory Committee (PAC) since inception. There are two main issues:

1. Fences do not technically require development permits, while they are required to meet the standards laid out in Z22-01. Numerous fences have been constructed that are too tall, too close to property lines, or in some cases entirely in a right-of-way requiring further variances and/or terms and conditions from PAC. While enforcement is still possible, it is much more challenging once fences are already constructed, and PAC may feel a certain pressure to approve these to not cause hardship. PAC members are understandably frustrated when fences requiring their input (through terms and conditions) are constructed prior to their receiving the file and rendering a decision.
 - Z22-11 amends Z22-01 so that any new fences require development permits.
2. In residential zones (but not residential uses in the Mixed-Use zone, which for all intents and purposes appear as residential uses in residential zones) fences in front and flankage yards exceeding 3.3 ft in height require terms and conditions from PAC. The main purpose of fences in Saint Andrews is protection from deer and 3.3 ft is not sufficient for that. Therefore, a large number of files that PAC hears are for terms and conditions for such fences. Sometimes this is as many as 3 fence applications in a single night. Not only is that not the best use of PAC and staff time, it means there is less energy and capacity to handle challenging files that may also be before PAC.

The intent of the by-law is clear in that fences in public view should maintain a level of transparency so that properties do not become 'walled off' a la Johannesburg:

