

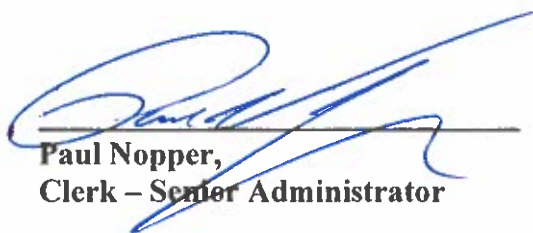


NOTICE OF PAC MEETING

There will be a Planning Advisory Committee Meeting on Wednesday, May 21, 2025, 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:

Zoom Link:

https://us02web.zoom.us/webinar/register/WN_pKIULsltQV6MDuZAXDESDA



**Paul Nopper,
Clerk – Senior Administrator**



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

May 21, 2025

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 250521 Planning Advisory Committee Meeting be approved as presented.

C. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

D. DECLARATION OF CONFLICT OF INTEREST

E. CONFIRMATION OF MINUTES

1. Minutes of the 250416 Planning Advisory Committee Meeting of Wednesday, April 16, 2025, 7:00 p.m.

1

Recommended Motion:

That the Minutes of the 250416 Planning Advisory Committee Meeting of Wednesday, April 16, 2025 at 7:00 pm. be adopted.

F. AGENDA ITEMS

1. PRESENTATIONS/DELEGATIONS

2. ZONING APPLICATIONS

1. Temporary Use Request for 126 Reed Avenue PID 01323591, Dominique Berlenger, PAC250508

7

Recommended Motion:

That the Planning Advisory Committee for the Town of Saint Andrews approves the Temporary Use authorization for the recycling depot, involving the removal, deposit and compaction

of cardboard materials with a cardboard baler, inside an accessory building, for a period of up to one (1) year, for 126 Reed Avenue, PID 01323591, Dominique Berlinger, and it should make that authorization subject to the following terms and conditions:

- 1. That before operation begins, signs clearly stating where cardboard is to be deposited is placed on site, to the satisfaction of the Development Officer and in conformity with the Town of Saint Andrews Zoning By-Law.*
- 2. That before operations begin, a building permit is obtained for a change of use, and the required work is completed to the satisfaction of the Building Inspector.*
- 3. That any signs advertising the use visible from the street have a sign area not exceeding 5.4 sq. ft.*
- 4. That the baler is only operated between the hours of 10:00 a.m. – 4:00 p.m., Monday – Friday.*
- 5. That no cardboard materials or other refuse is to be stored, left, or allowed to remain outside of any building.*
- 6. That if any of the terms and conditions imposed by the Planning Advisory Committee on the temporary use are not complied with, then the temporary authorization shall be cancelled upon written notice by the Development Officer and the use shall immediately cease, and the applicant shall restore the land, buildings, or structures to its condition immediately before the undertaking of the development.*

3. VARIANCE APPLICATIONS

- 1. Variance Application for PID 01319086, Harriet Street, Legrod Holdings Inc., PAC250413**

20

Recommended Motion:

That the Planning Advisory Committee for the Town of Saint Andrews approves the following variances for PID 01319086, Harriet Street, Legrod Holdings Inc. with the proposed:

- 1. Lot 1: Depth 26.5m and area of 679m² with a variance in depth of 4m (13.1%) and variance in area of 65.2m² (8.8%).*
- 2. Lot 2: Depth 25.1m and area of 660m² with a variance in depth of 5.4m (17.%) and variance in area of 84.2m² (11.3%).*

The variances requested are reasonable or desirable for land development and is within the general intent of the Zoning By-Law.

2. Variance Application for 46 Quoddy Shores Drive PID 15190507 Griffin Leavitt, PAC250507

36

Recommended Motion:

That the Planning Advisory Committee for the Town of Saint Andrews grants variances for 46 Quoddy Shores Drive, PID 15190507 for Griffin Leavitt based on the following:

- 1. A variance to allow for a detached garage within the front yard of the main building.*
- 2. A variance in height of three feet (3 ft.) on the property in the Estate Residential Zone of the Town of Saint Andrews Zoning By-Law Z22-01.*
- 3. Terms and conditions that the property is developed in general conformity with the site plan provided to the Southwest Regional Service Commission.*

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**

**April 16, 2025, 7:00 p.m.
W.C. O'Neill Arena Complex Council Chambers**

A. RECORD OF ATTENDANCE

At the 250416 Planning Advisory Committee Meeting on Wednesday, April 16, 2025, at 7:00 p.m. the following members were present:

Chair Jill Stewart, Vice Chair Jeremiah Kerr, PAC Members Dwight Ingalls, Rebecca Mersereau, David Souliere, Kevin Simmonds, John Tanner, and Councillor Annette Harland.

Paul Nopper, Clerk - Senior Administrator.

Electronic Attendance: Judy Hartford, Senior Development Officer, Southwest New Brunswick Service Commission.

B. APPROVAL OF AGENDA

Motion: 019 - 04/25

Moved By Councillor Harland

Seconded By PAC Tanner

That the Agenda for the 250416 Planning Advisory Committee Meeting be approved as presented.

7 – 0

Carried

C. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

D. DECLARATION OF CONFLICT OF INTEREST

E. CONFIRMATION OF MINUTES

- 1. Minutes of the 250219 Planning Advisory Committee Meeting, Wednesday, February 19, 2025, 7:00 p.m.**

Motion: 020 - 04/25

Moved By Councillor Harland

Seconded By PAC Kerr

That the Minutes of the 250219 Planning Advisory Committee Meeting on Wednesday, February 19, 2025, at 7:00 p.m. be approved.

Amended

Motion: 021 - 04/25

Moved By Councillor Harland

Seconded By PAC Kerr

That the Minutes of the 250219 Planning Advisory Committee Motion 016-02/25 be moved from Defeated to Tabled.

7 – 0

Carried

Motion: 022 - 04/25

Moved By Annette Harland

Seconded By Jeremiah Kerr

That the Amended Minutes of the 250219 Planning Advisory Committee Meeting for Wednesday, February 19, 2025, at 7:00 p.m. be approved.

7 – 0

Carried

F. AGENDA ITEMS

1. PRESENTATIONS/DELEGATIONS

1. Welcome and Introduction of the New Planning Advisory Committee Members

PAC Chair Jill Stewart welcomed the new members to the Planning Advisory Committee; Rebecca Mersereau and David Souliere.

2. ZONING APPLICATIONS

3. VARIANCE APPLICATIONS

1. Variance Application for PID 01319086, Harriet Street, Legrod Holdings Inc., PAC250413

Judy Hartford, Senior Development Officer presented on the Variance Application for Legrod Holdings Inc. on PID 01319086. The property is zoned Serviced Residential (SR) in the Town Plat. The parent property is a vacant corner lot with an area of 1,379m², a width of 51.12m, and a depth of 26.5m (flankage yard) and 25.1m (interior sideline). The purpose of the proposed lots is to develop a duplex, an allowed use within the SR zone. Lot standards for the SR Zone are 744.2m², lot frontage 24.4m, and lot depth of 30.5m. The proposed lots have the minimum width of the lot needed, but the variance requested is for the area and depth. The applicant submitted a site plan to show that the minimum setback and lot coverage can be met for developing a two-unit dwelling. Notification of this Planning Advisory Committee Meeting was sent to properties within 100m. Municipal Plan Section 2.4.2(1) General Land Use and Development Policies and 2.8(2) Housing Policies were referenced. Statements of Public Interest 2. Promote a range of housing options and Statement of Public Interest 5. Promote and prioritize development in planned infrastructure areas were referenced. Site plans and concept visuals of the proposed buildings were provided for review. PAC is being asked to consider the variances being requested. The general intent of the Zoning 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. Historically, the lot requirements for the SR zone in the Town Plat were 24.4m frontage, 24.4m depth, and an area of 594.6m²; the undersized lots proposed

would still maintain the Town's character. The proposed creation of the undersized lots 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 variances are reasonable or desirable for the development of land and are within the general intent of the By-Law.

Questions for the Planner

PAC thanked Mrs. Hartford for the presentation. PAC asked about the lot coverage standards and if that includes all impermeable surfaces or just based on building size. Mrs. Hartford noted that lot coverage is defined by the buildings on the property, in this case for SR all coverage of buildings including out buildings. PAC asked if that covers driveways. Mrs. Hartford indicated only buildings are covered not driveways. There are other standards for landscaping requirements. PAC asked what the number of buildings can be on the lot, i.e. duplex, triplex, quadplex, accessory dwelling units, etc. Mrs. Hartford stated that semi-detached are not allowed but duplexes, triplexes, and accessory dwelling units are allowed by right in the Town Plat. PAC discussed about Policy 2.4.2(1) Character of the Town and how the Town went through a Heritage By-Law, with consideration within the Town Plat, and how this development respects the Plat, lot designs, etc. It was noted most dwellings along Harriet Street are limited with frontage. There was concern about Montague Street and how undersized lots would be fronting Harriet Street and not Montague Street. Concerns were noted about subdividing a lot to create undersized lots. Mrs. Hartford indicated that consultation has occurred with the Town about the lot access off Harriet Street and how it would affect snow clearing or other maintenance. The Town has no concerns brought forward. PAC thanked Mrs. Hartford for that information but continued to discuss the concerns of the character look of the Town, the size of lots, and the access from Harriet Street onto a busy street. PAC asked for clarification on types of developments they could do with duplexes, triplexes, and accessory dwelling units. Mrs. Hartford noted they could do a triplex and an accessory dwelling unit and still have four units on the property while meeting the Zoning By-Law without the need for the PAC. The developer is seeking this as an option to maximize the homes on the lot. It was also noted that quadplexes are not allowed as a right in the Zoning By-Law currently.

Technical Issues with the Applicant. Discussed later in the meeting.

Questions from the Public.

Melina and Tim Crosby, 11 Montague Street - We specifically chose to move to Saint Andrews for peace and solitude. We reside in the plat due to the look and feel of this community. The proposed development has limited cultural or architectural relevance. This impacts negatively of the heritage and architecture of Saint Andrews, specifically the Historic Business District and Town Plat. This threatens the development of the area and if converted to short-term rentals. With different architectural type, parking issues, and property values could be affected. We have noticed the increase in traffic at Harriet at Montague and seen more housing coming into town at Compass Housing, Bar Road, etc. Permitting four homes on a single

family plot will increase this. If these are used as Short-Term rentals, the potential for vehicle traffic could increase and could have 16 vehicles at occupancy. The design does not accommodate these vehicles and overflow on additional streets. The intersection of Montague and Harriet is busy and this development would cause further congestion. We have experienced many near misses. Concerns with densification with four single family homes in this area. It is out of character with the neighbourhood. Has the potential to decrease property values. Within the Town Plat there is no other construction like this and on a subdivided lot. We urge the committee to consider these impacts.

Donna Walsh, 5 Parr Street - I have several concerns. The property is zoned as Serviced Residential and up to four possible residences and four families or absentee owners creating short-term rentals I find this unacceptable. Four garage doors with the front view is unacceptable. Increasing population on the corner with high traffic flow is a concern. I am adjacent to this and the natural divider is gone and lost privacy.

David Bezos and Sandra Fabbian, 11 Parr Street - We are opposed to the application being split into the two lots, the two duplexes and two-storey has an unsettling look. The duplexes on the size of the lot and towering on Harriet. Like to say, kind of confused on the lot sizes, and then changed before we came here. Both driveways for the four homes, congestion, driveway traffic, causing more issues. The loss of charm and character of the Town is being lost. This is the Town lot. Sizing of 744 is a subdivision size. It does not work with the Town Plat. You are subdividing it as a subdivision. Loss of charm, character, densification. Small block. Understand the need of extra housing, large rental complexes have been built and building. Garden homes, Bar Road development, large development clearings, Deer Garden B&B. Is another subdivision coming in. We did come here for the charm, from Saint John, but understanding the need for housing. Our Town is growing fast and densifying. Understand we have duplexes and triplexes, but will set precedence. The old dairy lot has those plexes. Summary, too much on a small block area, traffic issues, gas station Montague, Harriet, Parr, etc. Racing out of Town. Visually unsettling appearances, we get this PDF file, they can make two lousy buildings with whatever on it. Are they going to be rentals, homeownership? Renters do not care where they live, they care a little, as long as the landlord does not throw them out. As a homeowner, more processes. All images, preliminary designs.

Question 1: Can the developer build a triplex versus duplex and how does this get controlled?

Question 2: Why is access to the driveway on Montague Street denied? There is lots of traffic on Harriet Street.

Question 3: Are these renters or homeowners?

Question 4 - Is there a height restriction on the building?

Question 5: Is Council attempting to make the Town Plat into mini-pockets of subdivisions? I support what Mr. Ingalls was saying about losing the integrity of the Town Plat.

Question 6: Visual identification and traffic, why in the Town Plat?
Why was this not sent to everyone in the Town?

Applicant

Rodney Legace, Legrod Holdings Inc. - This is not my first development. We did Princess Royal Street development. I understand the concerns and invite them to come and see the structures we did on Princess Royal at 202. They can come through and see the quality we are doing. I know the renderings do not show the full Saint Andrews Charm. these are all Maibec wood siding, quality products, and want to improve the Town. Little surprised about the contention of the design, but would like to have further discussion with the neighbours. Know the issues with the traffic and a lot of other projects adding more traffic. It is an empty lot and excited about the project and hope the PAC would give this a go. We will not disappoint. Any other questions from PAC.

PAC asked if the intention of the units was to be for purchase or rent. Mr. Legace noted the original purpose was to sell the units and that they would be higher end with higher quality products. We may also rent but we first thought of sales. We are looking at options within the upcoming Zoning By-Law and if there will be options for shared wall subdivisions. I am taking a risk of building these without the amendment proposed. If it does not go through I do have a plan B for the site. I would encourage everyone to visit Victoria Terrace to see what we have developed. PAC asked for clarification if both duplexes would be built at the same time or phased in. Mr. Legace noted phased in, one duplex at a time. PAC asked what the rational was for building up to four units. Mr. Legacy noted the cost to clear and build on the lot and to maximize the opportunity for densification based on the community need. By purchasing a vacant lot and building densification, I hope to bring four families into the community.

Planning Advisory Committee Discussion

PAC asked for clarification on the setback requirements and further explanation of the proposed Lot 1 and 2. Mrs. Hartford noted that there were some changes to the site plan versus the proposed lots in dimensions. PAC also noted that some of the documentation was not accurate in the files and that the dimensions have changed, that it would be advisable for Tabling the motion until accurate information is provided to PAC based on the site plans, lots, and dimensions.

Motion: 023 - 04/25

Moved By Councillor Harland

Seconded By PAC Tanner

That the Planning Advisory Committee Tables the following variances for PID 01319086, Harriet Street, Legrod Holdings Inc. with the proposed lot to have an area of 634.8m², a width of 25.56 m, and a depth of 24.4m with a requested variance in depth of 6.1m (20%) and in area are 109.4m² (14.7%). The variance request is reasonable or desirable for land development and is within the general intent of the By-Law. The Planning Advisory Committee has requested further information as it relates to lot dimensions, site

plans, and requested subdivided lots with a percentage comparison of the changes.

7 – 0

Carried

4. TERMS AND CONDITIONS APPLICATION

5. SIGN APPLICATIONS

G. NEW BUSINESS

H. PAC MEMBER COMMENTS

PAC Simmonds asked about short-term rentals in the community and where does the Town stand on limiting or not limiting them in Town? Clerk Nopper noted that it is within the Zoning By-Law and that there are a few limitations as it relates to multiple residential properties. Short-term rentals have to register with the Town under By-Law 23-01. There are options where Council can look at capping the number of rentals, restricting them in certain zones, restrict to owner occupied, etc. In the end PAC will have the opportunity to provide feedback on short-term rentals when you review the Zoning By-Law. It was noted that the Province is developing a task force to look at short-term rentals in New Brunswick and I have asked to participate as part of the process.

I. CLOSED ITEMS

J. ADJOURNMENT

Motion: 024 - 04/25

Moved By PAC Stewart

At 8:07 p.m. that the meeting be adjourned.

7 – 0

Carried

Jill Stewart, Chair

Paul Nopper, Clerk - Senior
Administrator



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

May 21, 2025 Planning Advisory Committee

Reference Number	Date	Submitted By	Subject
PAC250508	May 14, 2025	Jill Stewart	Temporary Use Request for 126 Reed Avenue PID 01323591, Dominique Berlenger
Background	The Town of Saint Andrews has received a Temporary Use request for 126 Reed Avenue, PID 01323591, for Dominique Berlenger. The applicant is seeking a Temporary Use authorization to allow a recycling depot, involving the removal, deposit, and compaction of cardboard materials with a cardboard baler, inside an accessory building, for a temporary period of up to one (1) year. Please see the attached staff report from Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.		
Action	<p>Motion: <i>That the Planning Advisory Committee for the Town of Saint Andrews approve the Temporary Use authorization for the recycling depot, involving the removal, deposit and compaction of cardboard materials with a cardboard baler, inside an accessory building, for a period of up to one (1) year, for 126 Reed Avenue, PID 01323591, Dominique Berlenger, and it should make that authorization subject to the following terms and conditions:</i></p> <ol style="list-style-type: none"><i>1. That before operation begins, signs clearly stating where cardboard is to be deposited is placed on site, to the satisfaction of the Development Officer and in conformity with the Town of Saint Andrews Zoning By-Law.</i><i>2. That before operations begins, a building permit is obtained for a change of use, and the required work is completed to the satisfaction of the Building Inspector.</i><i>3. That any signs advertising the use visible from the street have a sign area not exceeding 5.4 sq. ft.</i><i>4. That the baler is only operated between the hours of 10:00 a.m. – 4:00 p.m., Monday – Friday.</i><i>5. That no cardboard materials or other refuse is to be stored, left, or allowed to remain outside of any building.</i><i>6. That if any of the terms and conditions imposed by the Planning Advisory Committee on the temporary use are not complied with, then the temporary authorization shall be cancelled upon written notice by the Development Officer and the use shall immediately cease, and the applicant shall restore the land, buildings, or structures to its condition immediately before the undertaking of the development.</i> <p>Moved by: _____ Seconded by: _____ Motion Carried: _____</p>		



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

May 21, 2025 Planning Advisory Committee

	Motion Defeated: _____
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PAC

Planning Report

To: PAC

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

Date: May 8, 2025

Property: PID 01323591, 126 Reed Ave.

Owners: Dominique Berlenger & Mieke Elza Van De Capelle

Applicant: Same

Zoning By-law: Z22-01, Multiple Residential (MR1) Zone,

Summary: This is a temporary use authorization application to allow a *recycling depot*, involving the removal, deposit and compaction of cardboard materials with a cardboard baler, inside of an accessory building, for a temporary period of up to one (1) year.

Background:

PID 01323591 (126 Reed Ave. – the former Animal Hospital) is a 1.18 acre property. The property currently contains a 2.5 storey, 3,650 sq. ft. main residential building. and one accessory buildings – a shed. The property was rezoned from Serviced Residential to Multiple Residential in 2023 for the purposes of a rooming house.

The applicant wishes to place a 208-volt cardboard baler in the shed at 126 Reed Ave. to be used by businesses for a period of up to one (1) year. The applicant, as well as owning the subject property, owns several businesses and is a member of the Chamber of Commerce and Business Improvement Area and believes that significant amounts of cardboard recycling from businesses are being landfilled because there is no convenient way to recycle. While the municipality provides recycling pick up for residential uses, any recycling done by businesses must be arranged for privately. The municipality has no responsibility to provide this service, nor does it have the capacity to do so.

Zoning By-law Z22-01 considers this use a *recycling depot* (means a building that is used for the deposit, collection and handling of waste metal, paper, rags, tires, bottles, or other materials that are to be delivered wholesale to other off-site operations for further processing or salvage). This use is not allowed in any zone – hence the temporary use application.

Municipal Plan

2.7 INFRASTRUCTURE & SERVICES

2.7.2(9) Council shall seek to further reduce the generation of solid waste throughout the community.

Planners note: This temporary use would help to reduce generation of solid waste produced by businesses by supporting the recycling of recyclable cardboard waste.

2.8 HOUSING

2.8.2(3) Council may permit residential properties to be used for home-based businesses, where the proposed use is compatible with the primary use of the property as a domestic household. Council shall set conditions to minimize the effect of a home-based business on adjacent residential properties and streets.

Planners note: While this use does not meet the definition of a home-based business, it is a non-residential use in a residential zone and so, if this authorization were granted by the PAC, these principals should be considered.

External Consultation:

A mailout was sent to properties within 100m of the subject property.

Vern Faulkner, Senior Building Inspector: *Building permit will have to be obtained for change of occupancy. Rear wall (closest to adjacent house) requires fire-rated drywall.*

Discussion:

A recycling depot implies a large-scale operation typically seen in industrial parks. Given that this proposed use would be small-scale and temporary, the PAC may consider the merits of this recycling depot proposal outside of an industrial zone. The noise from the operation of machinery could create an impact, regardless of the operation being small-scale. So, if the PAC were to consider a temporary authorization it may do so by setting conditions related to the mitigation of noises. For example, conditions could ensure that operation only happens within reasonable hours.

Another potential concern is additional traffic. Business owners/staff would drop off cardboard, most likely from personal vehicles, and then when a bale of cardboard is ready for pickup, it will only require a small trailer pulled behind a standard vehicle – very similar to what is used by landscapers. While there will be some increase in traffic from current conditions, it is not expected to be outside the norm for a typical MR1 use of a small apartment building.

Staff's largest concern is that cardboard debris will accumulate on-site outside of buildings. Conditions for clear signage can help to mitigate this, but even more importantly, if approved, is a condition requiring no cardboard materials to be left or allowed to remain outside of buildings. There should also be a condition that if this were to happen, the use will be required to immediately cease.

Temporary uses are ideal for pilot projects such as this. The applicant does not know if there will be an uptake for the program, however, if there is an uptake and desire for the use to continue, it will be obvious with a year's worth of operation, if such a use is reasonable at this location without land use conflicts. At that time, there would have to be a change to the zoning by-law to allow the use permanently.

Authority:

ZONING BY-LAW Z22-01 2.3 SPECIAL POWERS OF THE PAC

(2) The PAC may, subject to such terms and conditions as it considers fit:

(a) authorize for a temporary period in accordance with the Community Planning Act, a development otherwise prohibited by this By-law;

Recommendation:

Staff recommends that if the Planning Advisory Committee (PAC) of the Town of Saint Andrews were to approve the temporary use authorization for the a *recycling depot*, involving the removal, deposit and compaction of cardboard materials with a cardboard baler, inside of an accessory building, for a period of up to one (1) year, it should make that authorization subject to the following terms and conditions:

1. That before operation begins, signage clearly stating where cardboard is to be deposited is placed on the site, to the satisfaction of the Development Officer and in conformity with the Town of Saint Andrews Zoning By-law.
2. That before operation begins, a building permit is obtained for a change of use, and the required work is completed to the satisfaction of the building inspector.
3. That any signs advertising the use visible from the street have a sign area not exceeding 5.4 sq. ft..
4. That the baler is only operated between the hours of 10 a.m. – 4 p.m., Monday – Friday.
5. That no cardboard materials or other refuse is to be stored, left or allowed to remain outside of any building.
6. That if any of the terms and conditions imposed by the Planning Advisory Committee on the temporary use are not complied with, then the temporary authorization shall be cancelled upon written notice by the Development Officer and the use shall immediately cease, and the applicant shall restore the land, buildings or structures to its condition immediately before the undertaking of the development.



Xander Gopen, MCIP, RPP(NB)
Senior Planner

Attachments:

GeoNB Aerial Photo

Zoning

Application attachments

GeoNB

GeoNB Map Viewer Beta

Français

GeoNB Map Viewer Original

1 of 5

Parcel: 01323591

Zoom to

Legend

Layers

Basemaps

Draw

Measure

Themes

Add Data

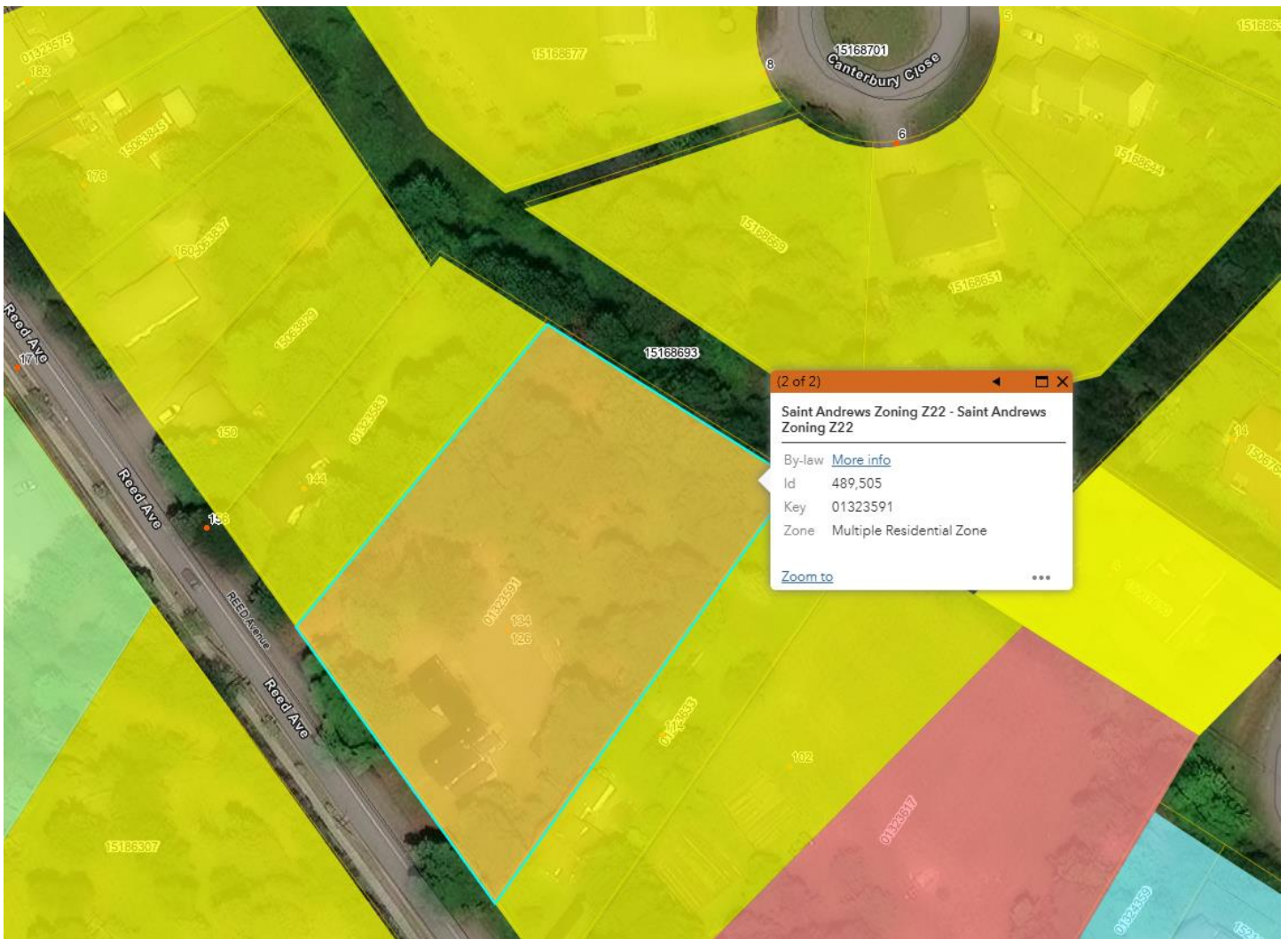
Print

Share

Information

Parcel Identification Number (PID)	01323591
Additional Information (Fee-based) **	RPOL: 1323591
Date Updated	2023-12-04
County Name	Charlotte
Property Map	NB0306
Titles Status	Land Titles
Gazette Status	Additional Information Exists

** Real Property Online (RPOL) provides fee-based, real property information to the public in real-time, including **property owner** information.



To: PAC Saint Andrews

From: Dominique BERLENGER

Subject: Cardboard recycling project for businesses in Saint Andrews

Your Worship, councils,

Saint Andrews is a beautiful – probably the most beautiful one – in the Atlantic region and we care a lot about the preservation of our historic downtown area, the protection of our shoreline and the sustainability of the business community and services. Recycling is one of the main initiatives, funded by the province, to achieve goals around garbage reduction in general and to increase the awareness with the public to protect our natural resources. Unfortunately, this recycling program is not accessible for businesses. This leads to an imbalance where the largest part of the cardboard is not being recycled unless business owners find their own ways to get rid of their cardboard, but most of it ends up in the regular dumpsters and eventually ends up in our landfills.

I believe we have an opportunity as a business community to take additional and easy steps in the reduction of our footprint by launching our own recycling program for cardboard. The primary long-term objective should be the implementation of a Provincial funding to recycle business cardboard (& other recyclables) through the municipal waste collection program. This initiative should allow us to gather sufficient data on costs, retained volume, feasibility and hopefully the persuasive argument toward the Province for a funded business recycling program.

Location: 126 Reed Avenue, Saint Andrews E5B 1A1

This location is operated as a rooming house. And has a spacious double driveway with ample parking and an existing shed behind the house, although visible from the street.



The house was fully renovated in 2023/2024 and the old veterinary clinic on the left has been removed in favor of accessibility to the ample parking in the back. As we initially filed for a multi-residence permit with +10 tenants, due to fire regulations this number has been brought down substantially, leaving us with a large parking lot and double driveway. The shed on the right is currently used as storage space.

An initial request was sent to the Town for their consideration and approval of a 1-year variance and the funding of the 3 phased voltage requirement. Email sent to Mayor & Council, BIA and Chamber of Commerce (November 2024) attached to this application.

We approached Jim Peters - Recycling Charlotte County - and from that conversation we may have found a sustainable solution to the benefit of the whole business community.

Jim Peters would put a cardboard compactor at our disposal and would take care of the removal of the bales. I have attached a few pictures for your reference. The operation is pretty straightforward: the compactor is filled up, the gate is being closed, a magnetic lock protects the user from any abuse and the compactor is able to produce bales of up to 800-1000lbs. The machine pushes out the bale and is wrapped with a metal cord. The bale goes onto a pallet and is picked up with a forklift onto a truck.





Technical feedback: The shed has been deemed high enough, is dry and has a concrete slab to support the compactor, fork lift and cardboard bales. The backwall needs to be fire rated as the construction is too close to the neighboring house. (Source: Consultation with Verne Faulkner, March 2025)
The Town is willing to install the 3 phase (600V) power access to the shed.

We would not use the shed for any other use than compacting cardboard; allowing for maximum space use. This would exclude the installation/construction of a deposit area outside - a concern of the Town (visual aspect + fire hazard). By creating a slit in the upgraded front door we would force people to compact their cardboard, the cardboard would already be inside the shed and not be exposed to the elements and we're saving on labour by not having to walk outside.



Total estimate for the contractor:

- a) Fire rating the back wall
 - b) New set of doors + adequate lock
 - c) Levelling the driveway with the shed entrance
- +/- 10K (Formal quote to be sent by Hannans Construction)

Main topics for your approval/discussion:

1. Collection/deposit terms : Town would be open to accept operating hours between 10AM-5PM. Obviously deposit of cardboard can happen outside of these hours. Operating the compactor would be limited between these hours as well. Only trained staff by Berlenger Enterprises Inc. would operate the compactor.

2. Operational cost:

Rough estimate: $300h \times \$17.50/h = +/- \$5,000.00$

We would look for a grant from the Chamber of Commerce & BIA.

Request:

Approval for 1 year. Aim: Summer 2025

I look forward to hearing your feedback. Please let me know should you need any additional information.

Dominique Berlenger

Formal request to the Saint Andrews Town Council - CC Presidents BIA/Chamber of Commerce

1 bericht

Dominique Berlenger <dominique.berlenger@gmail.com>

5 november 2024 om 15:34

Aan: Paul Nopper <pnopper@townofstandrews.ca>, Chris Spear <cspear@townofstandrews.ca>

Cc: Paul Logan <paullogan@kw.com>, "St. Andrews Chamber of Commerce" <standrewschamber@outlook.com>, Dayle Chambers <dchambers@townsearch.com>

Mayor, Your Worship & Councilmembers,

For the past 3 seasons I have witnessed first hand how the amount of paper and cardboard, collected from our daily operations fills up our dumpster and landfill. Although we separate recyclables as much as possible, most if not all cardboard ends up being thrown away as we can't participate in the recyclables collection. I know that various business owners have expressed their concerns over this on multiple occasions and within the Chamber of Commerce this has been brought up every year as a recurring problem. Not only are we throwing out money - basically half our dumpsters are filled with cardboard - it's also a not very responsible behaviour.

A few weeks back, I approached Jim Peters - Recycling Charlotte County - about this ongoing concern and from that conversation we may have found a sustainable solution to the benefit of the whole business community.

The property located at 126 Reed Avenue - formerly known as the veterinary clinic - now the Glengarry Building, offers an unused large shed behind the main house. As we initially filed for a multi-residence permit with +10 tenants, due to fire regulations this number has been brought down substantially, leaving us with a large parking lot and double driveway.

Jim Peters would put a cardboard compactor at our disposal and would take care of the removal of the bales. I have attached a few pictures for your reference. Yesterday, I visited the facility in Saint Stephen to witness the operation which is pretty straightforward. The compactor is filled up, the gate is being closed, a magnetic lock protects the user from any abuse and the compactor is able to produce bales of up to 800-1000lbs. The machine pushes out the bale and is wrapped with a metal cord. The bale goes onto a pallet and is picked up with a forklift onto a truck.

Needs:

* compactor: cost 12-15k = will be provided by Jim Peters + installation + maintenance (yearly)

* 3 phased electrical: cost 3.5-4k = based on an estimate made by J. BUDROW, East Elite Electric

Electrical consumption: \$ 100.00/month

* Rezoning: not necessary right now - temporary use can be granted by the Town for up to 1 year (cfr. Alexander Gopen) This should allow us to test the equipment and the concept and evaluate after the 2025/2026 season.

* Set of rules & guidelines: Town can assist with setting up hours of operation and rules + general communication towards businesses Saint Andrews. When to drop/where to drop.

* Manpower: During the low-season we would put 1 person (staff Kennedy House) to operate the machine 3 x 1.5h/week (40 weeks) - During the peak-season: 4 x 3h/week (12 weeks)

Rough estimate: 180h + 144h = 324h x \$15.50/h = +/- \$ 5,000.00

We would look for a grant of BIA/Chamber of Commerce for working costs.



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

May 21, 2025 Planning Advisory Committee

Reference Number	Date	Submitted By	Subject
PAC250413	May 15, 2025	Jill Stewart	Variance Application for PID 01319086, Harriet Street, Legrod Holdings Inc.
Background	<p>This file is a continuation of discussion by the Planning Advisory Committee from the April 16, 2025, meeting. PAC requested further information from the Planners as it relates to the lot dimensions and site map.</p> <p>The Town of Saint Andrews has received a Variance Application for PID 01319086, on Harriet Street for Legrod Holdings Inc. The applicant is requesting to create two lots with variances in the proposed dimensions. Please see the attached staff report from Judy Hartford, Senior Development Officer for details.</p>		
Action	<p>Motion:</p> <p><i>That the Planning Advisory Committee for the Town of Saint Andrews approves the following variances for PID 01319086, Harriet Street, Legrod Holdings Inc. with the proposed:</i></p> <p><i>1. Lot 1: Depth 26.5m and area of 679m² with a variance in depth of 4m (13.1%) and variance in area of 65.2m² (8.8%).</i></p> <p><i>2. Lot 2: Depth 25.1m and area of 660m² with a variance in depth of 5.4m (17.%) and variance in area of 84.2m² (11.3%).</i></p> <p><i>The variances requested are reasonable or desirable for land development 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
Senior Development Officer
Southwest New Brunswick Service Commission

File Number: PAC250413

Date: May 21, 2025

Property: Harriet Street, Saint Andrews
PID 01319086

Owner: Legrod Holdings Inc.

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

Summary: The applicant requests to create two lots with variances in the proposed dimensions.

Background:

The Planning Advisory Committee (PAC) initially heard this file in April 2025 to approve a variance in the dimensions of two lots. PAC required clarification on the lot dimensions as the mail-out and report differed prior to making a decision. Concerns were received regarding the renderings provided with the application in April, so the applicant has provided new renderings with these concerns in mind.

The subject lot is vacant land on the corner of Harriet and Montague Street in the Serviced Residential (SR) Zone, Town Plat. The parent property has an area of 1,379 m², a width of 51.12 m, and depths of 26.5 m (flankage) and 25.1 m (interior sideline). The purpose of creating the lots is to develop a duplex on each lot.

In the SR zone, within the town plat, the main uses permitted are single-family dwellings, two-family dwellings, triplexes, and seasonal dwellings. The surrounding area has a mix of uses, including commercial, residential, and institutional. Adjacent to the property is a convenience store and gas bar. To the rear of the property, there is a multi-unit residential use with eight units.

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.

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.

2.8(2) Housing Policies – Council shall provide for a mix of housing types and densities through the establishment of a sufficient number and range of residential zoning categories as defined in the Zoning By-law.

Please see below the policies in the *Statements of Public Interest Regulation* relevant to this application.

SP.2 Promote a range of housing options such as size, type, density, and design.
“Consider supporting the development of various types of residential housing reflective of anticipated economic, population, and demographic trends.” – SPI User Guide

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

*** This will be an infill project where infrastructure and services are easily accessible.**

Consultation:

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

The Town of Saint Andrews’ Public Works Department was consulted on this application, and there were no concerns about public works infrastructure.

Staff consulted with SNBSC’s Building Inspector; no concerns were raised with the conceptual site plan.

Discussion:

PAC is asked to consider a variance in area and depth for the proposed lots. The minimum width of 24.4 m is met for both proposed lots. The proposed lot dimensions are below:

Lot	Depth	Area	Variance in Depth	Variance in Area
1	26.5 m	679 m ²	4 m (13.1%)	65.2 m ² (8.8%)
2	25.1 m	660 m ²	5.4 m (17.7 %)	84.2 m ² (11.3%)

Variances can be applied in situations where it is reasonable and desirable to develop land 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 developing a two-unit dwelling.

The proposed creation of the undersized lots does meet the general intent of the by-law, as the setbacks and lot coverage can be met. Therefore, staff believes that the proposed variances should be approved as they are reasonable or desirable for land development and within the general intent of the by-law.

Recommendation:

Staff recommends that the Planning Advisory Committee (PAC), as per the Community Planning Act, approve the requested variances in depth and area to allow for the creation of the lots. The variance is reasonable or desirable for land development and is within the general intent of the by-law.

Judy Hartford

Judy Hartford
Senior Development Officer
Southwest New Brunswick Service Commission

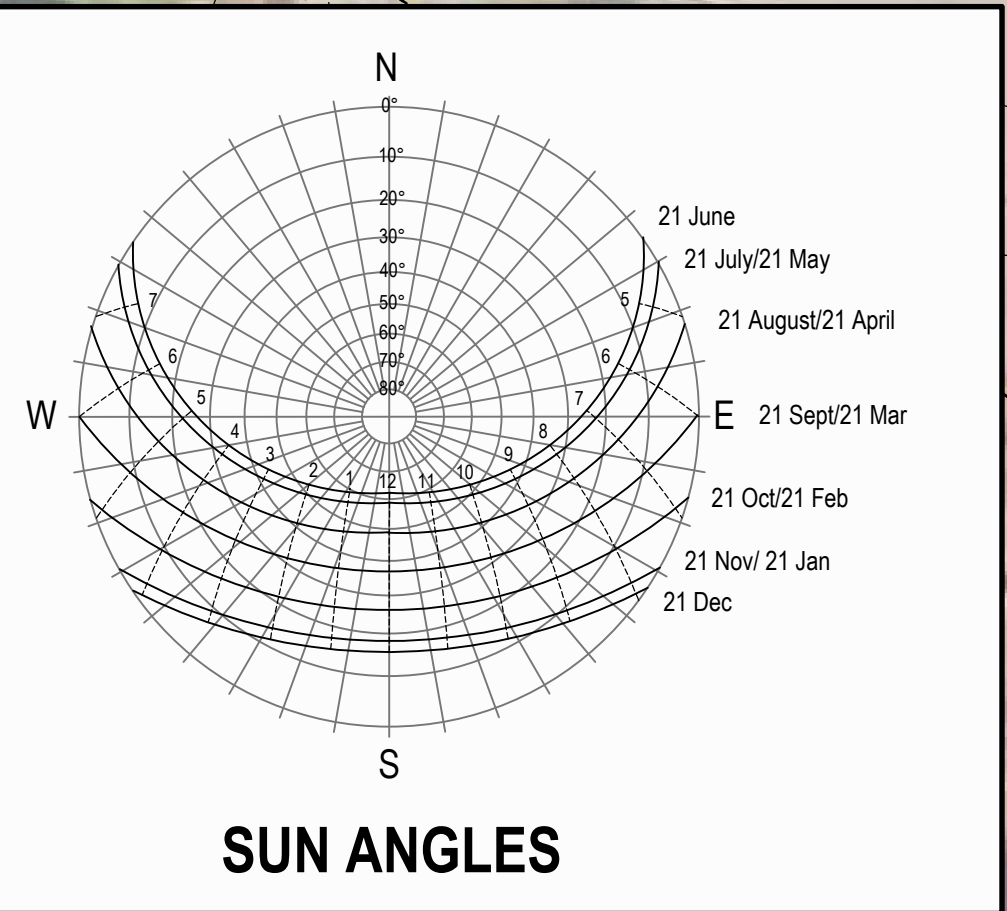
~~May 14, 2025~~
Submitted on:

Attachment 1: Site Plan & Subdivision Plan
Attachment 2: Concept Renderings, two options
Attachment 4: Town of Saint Andrews Zoning Map
Attachment 5: GeoNB Aerial Map

"A"



NORTH



SUN ANGLES

SITE PLAN DISCLAIMER

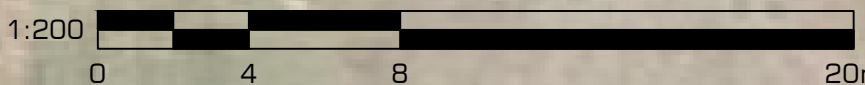
PID: 01319086
THIS SITE PLAN IS BASED ON SITE INFORMATION PROVIDED BY THE CLIENT OR FOUND ON A PUBLIC DOMAIN AND IS A GRAPHICAL REPRESENTATION WHICH APPROXIMATES THE SIZE, CONFIGURATION, AND LOCATION OF FEATURES. THIS PLAN IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS OR TO CALCULATE EXACT DIMENSIONS OR AREAS. UNKNOWN FACTORS MAY AFFECT THE FUNCTIONALITY OF THIS SITE PLAN, INCLUDING EXISTING TOPOGRAPHY, SERVICE EASEMENTS, SOIL CONDITIONS, ETC. EXISTING SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO PROCEEDING WITH WORK.

PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO THE LOCAL PLANNING AREA BYLAWS.

EXISTING GRADES AND CONTOURS OBTAINED FROM GEONB PROVINCIAL MAPPING SITE (2018). CONTRACTOR TO CONFIRM GRADING WITH EXISTING CONDITIONS PRIOR TO STARTING THE WORK.

SUMMARY (EACH LOT)

LOT DATA	
PID	01319086
ADDRESS	HARRIET STREET, ST. ANDREWS, NB
LOT AREA	634.8 m ² (MIN. 744.2m ²)
CURRENT ZONING	SR Zone
FRONT AND FLANKAGE YARD SETBACK	2.0 m
REAR YARD SETBACK	3.05 m
SIDE YARD SETBACK	1.5 m ON ONE SIDE, 2.5m ON OTHER SIDE
BUILDING AREA RATIO (MAX 45%)	31.2%
PARKING	
REQUIRED PARKING PER UNIT	1
TOTAL REQUIRED PARKING	2
BUILDING	
BUILDING AREA	198.5m ²
STOREYS	2
BUILDING HEIGHT	8.3m (TO RIDGE)
MAX ALLOWABLE HEIGHT	8.5 m (28 ft)
CONSTRUCTION	COMBUSTIBLE
TOTAL RESIDENTIAL UNITS	2



GENERAL NOTES:

1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
2. PERFORM ALL WORK TO THE NATIONAL BUILDING CODE OF CANADA, 2015 EDITION, AND ALL REGULATIONS AND LOCAL BY-LAWS.
3. DRAWINGS ARE THE INTELLECTUAL PROPERTY OF POLYLINE DESIGNS INC. AND ALL COPYRIGHT IS RESERVED.
4. THIS DRAWING MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN.
5. ALL REQUIRED PERMITS MUST BE OBTAINED BY OWNER PRIOR TO ANY CONSTRUCTION.

STAMP

DRAFT

March 11, 2025



MONCTON OFFICE
506.850.3630
melissa@polylinedesigns.ca

SUSSEX OFFICE
506.434.1157
kelly@polylinedesigns.ca

WWW.POLYLINEDESIGNS.CA

**HARRIET STREET
DUPLEX DEVELOPMENT**

HARRIET STREET, ST. ANDREWS, NEW BRUNSWICK

DRAWING TITLE

SITE PLAN

DRAWN BY:

LV/MD

SCALE:

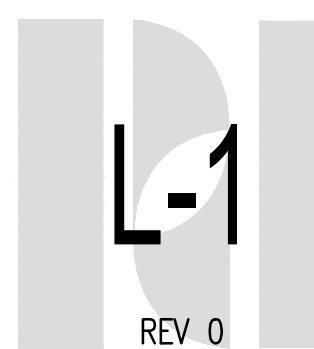
1:200

PROJECT NO:

25-296

DATE:

MAR. 2025



Approvals

NB Grid Coordinate Values (HPN)			
Point	Easting	Northling	Remarks

Title Data

PID 01319086
Owner: Legrod Holdings Inc.
Document 45724268
Registered: 2025-01-17

Signature of Owners

Rodney Lagace
for: Legrod Holdings Inc.



Key Plan

Scale = 1:20,000

Legend

- SMS - Standard survey marker set
- SMF - Standard survey marker found
- CALC - Calculated point
- RIB - Round iron bar found
- SOIB - Square iron bar found
- IP - Iron pipe found
- Tabulated coordinate reference

Lands dealt with by this plan

Notes

- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid as realized by Service New Brunswick's Active Control System.
- All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
- All directions are New Brunswick grid azimuths established using GNSS.
- Document and plan numbers referred to are those of the land titles or county registry office.
- Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
- Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
- Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
- Field survey was completed in Month, 2023.
- Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

To create 4 new residential lots.

Subdivision Plan

Legrod Subdivision

Montague Street, Saint Andrews
Parish of Saint Andrews
Charlotte County, NB

Scale = 1:200

Dated:
April 10, 2025

TENTATIVE

ANDREW K. TOOLE, NBLs #379

Dwg: 25012SDT

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



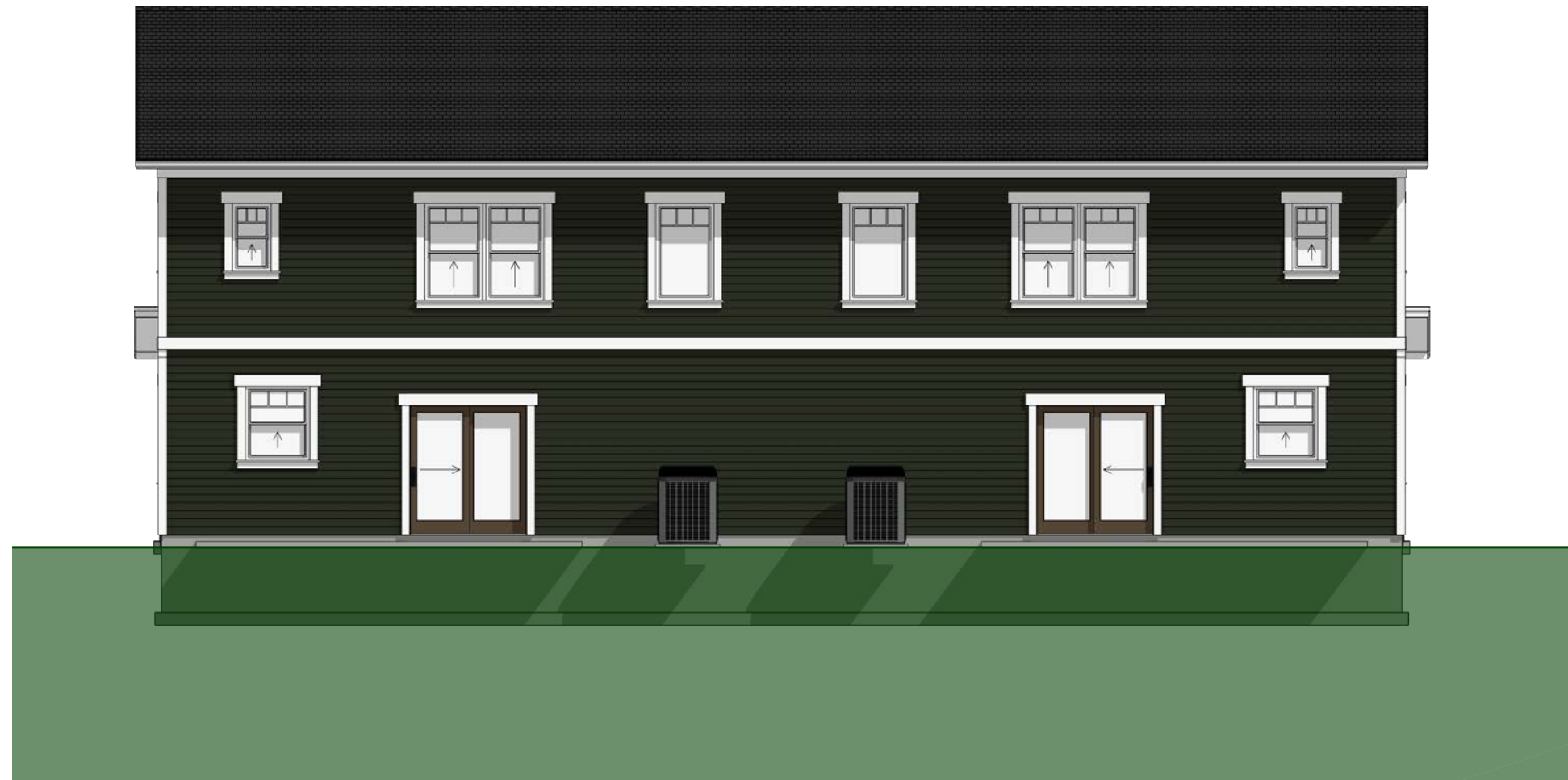
Front Elevation



SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



Rear Elevation

SCALE = 1/8" = 1'-0"
11" x 17"



HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



Left Elevation



Right Elevation



SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4



Camera 2



Camera 1

SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



Front Elevation

SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



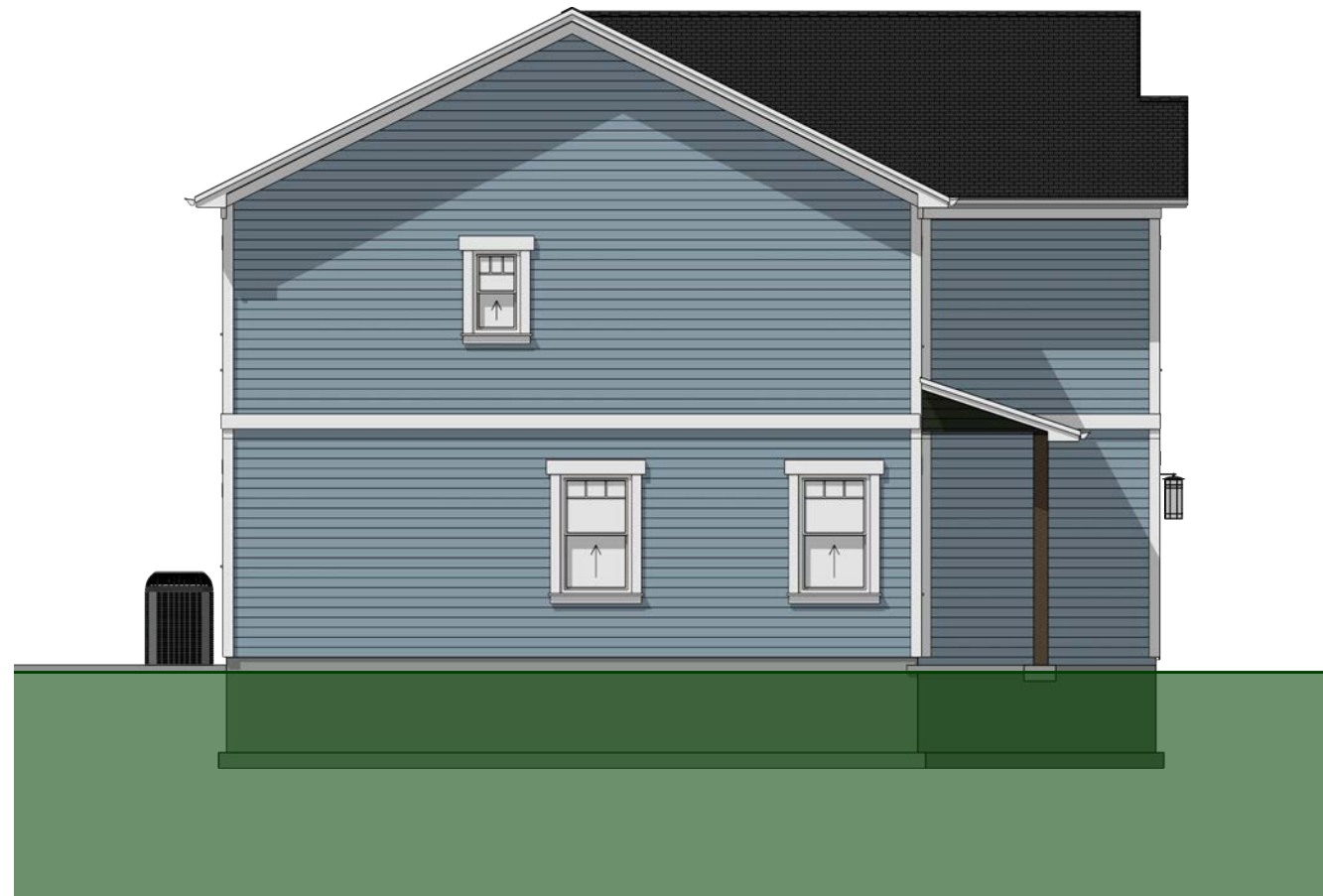
Rear Elevation

SCALE = 1/8" = 1'-0"
11" x 17"

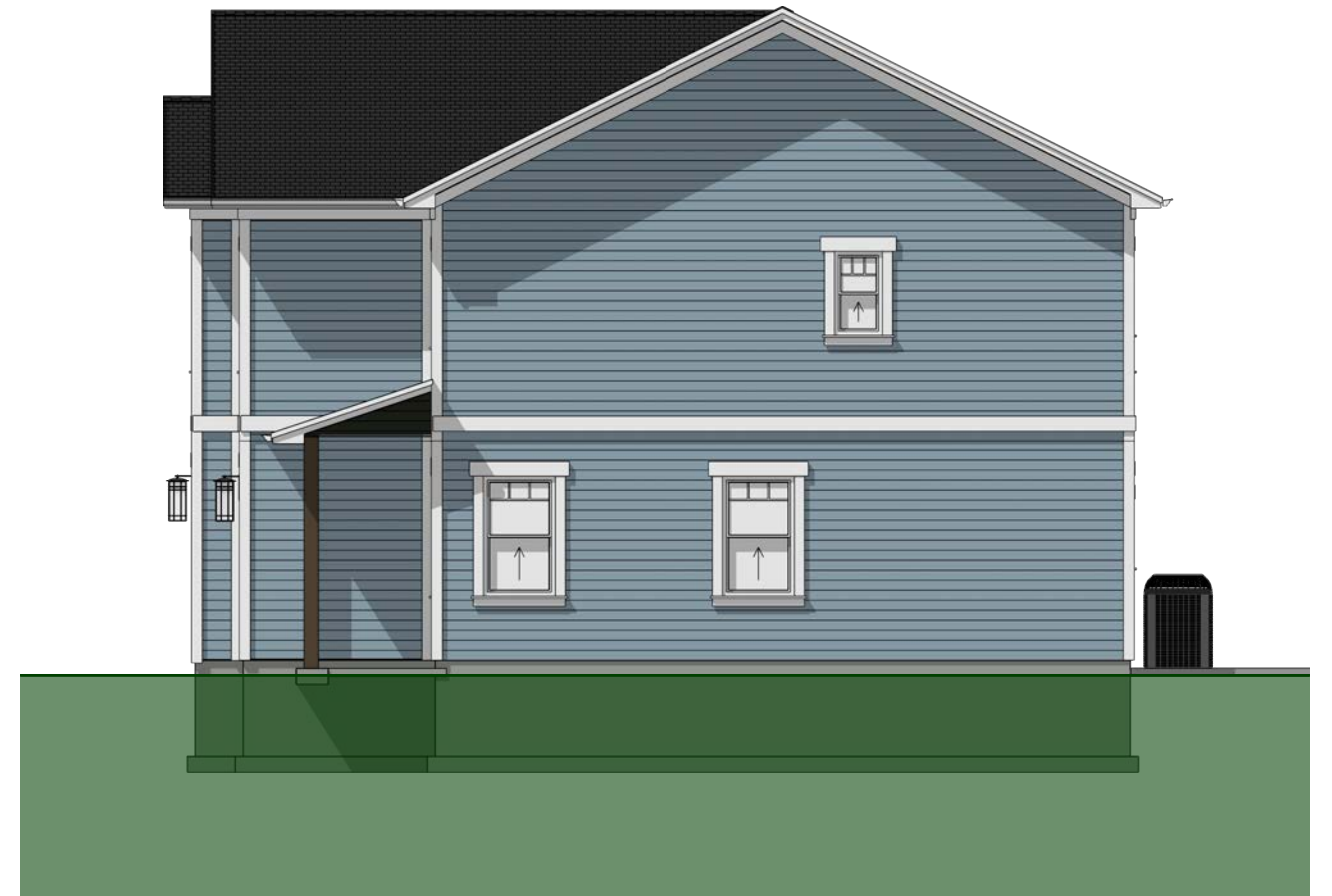


HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



Left Elevation



Right Elevation



SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4



Camera 2



Camera 1

SCALE = 1/8" = 1'-0"
11" x 17"

HARRIET STREET DUPLEX
HARRIET STREET, SAINT ANDREWS, NB
May 9, 2025
DRAFT #4



(3 of 3) ◀ ◻ ✕

Saint Andrews Zoning Z22 - Saint Andrews Zoning Z22

By-law [More info](#)

Id 482,288

Key 01319086

Zone Served Residential Zone

[Zoom to](#) ...

"D"

Parcel: 01319086

Zoom to

Parcel Identification Number (PID)	01319086
Additional Information (Fee-based) **	RPOL: 1319086
Date Updated	2025-03-28
County Name	Charlotte
Property Map	NB0306
Titles Status	Land Titles
Gazette Status	Additional Information Exists

** Real Property Online (RPOL) provides fee-based, real property information to the public in real-time, including **property owner** information.



TOWN OF SAINT ANDREWS

Planning Advisory Committee

Chair: Jill Stewart

May 21, 2025 Planning Advisory Committee

Reference Number	Date	Submitted By	Subject
PAC250507	May 14, 2025	Jill Stewart	Variance Application for 46 Quoddy Shores Drive PID 15190507 Griffin Leavitt
Background	The Town of Saint Andrews has received a Variance Application for 46 Quoddy Shores Drive, PID 15190507 for Griffin Leavitt. The applicant is requesting to locate an accessory structure closer to the front lot line than the main building and a variance of the height of the accessory structure. Please see the attached staff report from Judy Hartford, Senior Development Officer for details.		
Action	<p>Motion:</p> <p><i>That the Planning Advisory Committee for the Town of Saint Andrews grants variances for 46 Quoddy Shores Drive, PID 15190507 for Griffin Leavitt based on the following:</i></p> <ol style="list-style-type: none"><i>1. A variance to allow for a detached garage within the front yard of the main building.</i><i>2. A variance in height of three feet (3 ft.) on the property in the Estate Residential Zone of the Town of Saint Andrews Zoning By-Law Z22-01.</i><i>3. Terms and conditions that the property is developed in general conformity with the site plan provided to the Southwest Regional Service Commission.</i> <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
Senior Development Officer
Southwest New Brunswick Service Commission

File Number: PAC 250507

Date: May 14, 2025

Property: 46 Quoddy Shores, Saint Andrews
PID 15190507

Owner: Griffin Leavitt

Applicant: Harbour Town Builders

Zoning By-law: Z22-01, Estate Residential (ER) Zone

Summary: The applicant is requesting a variance to locate an accessory structure closer to the front line than the main building.

The applicant is requesting a variance in the height of an accessory structure.

Background:

The subject lot contains a single-family dwelling with an attached garage located off Quoddy Shores at the end of a private access. The property is zoned Estate Residential and permits residential and accessory structures incidental to the main use.

The applicant requests a variance for the location of a 16'X32' (896 ft²), 2-storey, detached garage and a variance in height (3 ft), due to the lot shape and house placement, as it is not possible to have the garage in line or set back from the house. The homeowners would like a loft over the garage for additional storage.

The Town of Saint Andrews zoning bylaw provides standards for accessory buildings in residential zones. Please see below:

- (a) exceed 4.6 m (15 ft) in *height* or in the case of a *single-family dwelling*, the *height* of the *main building*;
- (b) be placed, *erected* or *altered* so that it is closer to the *front* or *flankage lot line* than the *main building*;
- (c) be placed, *erected* or *altered* so that is closer to the *side lot line* or *rear lot line* than the minimum required *side yard* and *rear yard*;
- (d) exceed more than 84 m² (904.2 ft²) in *gross floor area* or ten percent (10%) of the *lot area*;

Consultation:

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

Discussion:

The Planning Advisory Committee is being asked to consider two variances regarding the location of the building and the height of the proposed detached garage. The proposed garage. The development is located at the end of a private access cul-de-sac and does not abut a public street. The location of the house and the retaining wall does not allow for the construction of the detached garage in any other location.

Variances can be applied in situations where it's reasonable and desirable for the development of land and within the general intent of the bylaw. The general intent of the bylaw is to prevent accessory buildings from being overly prominent on the lot or in the front yard of the main building or structure. The variance is reasonable and desirable as the lot is not on a public street, nor in the town plat, and the height variance will allow for the storage of chattel to ensure the property does not become unsightly with exterior storage.

Therefore, staff believes that the proposed variances are reasonable and desirable for the development of land and are within the general intent of the bylaw.

Recommendation:

Staff recommends that the Planning Advisory Committee (PAC) of the Town of Saint Andrews grant the variance to allow for a detached garage within the front yard of the main building and the variance in height of three feet on a property in the ER Zone of the Town of Saint Andrews Zoning Bylaw Z22-01 with the following terms and conditions:

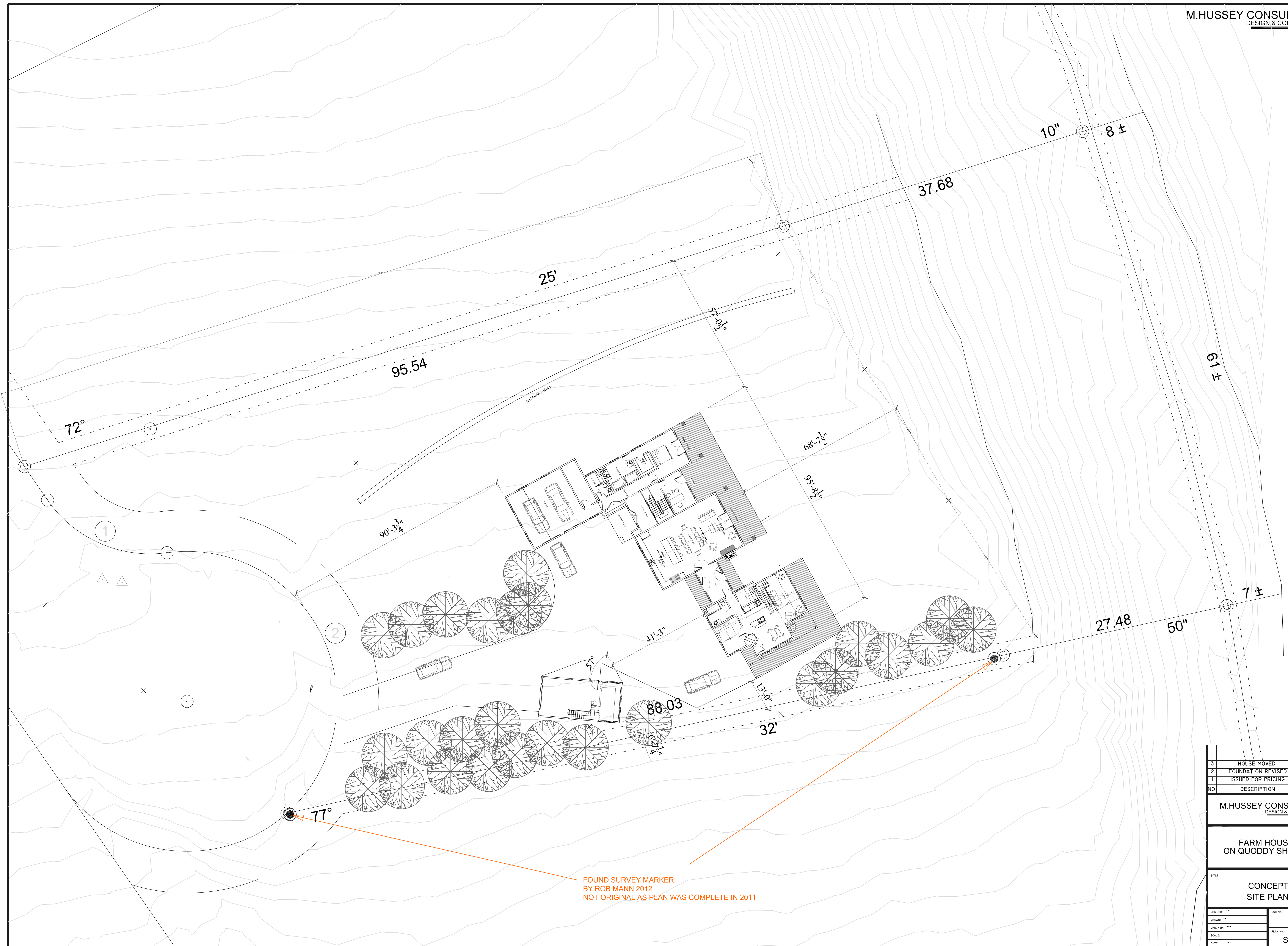
- 1) The property is developed in general conformity with the attached project description.

Judy Hartford

Judy Hartford
Senior Development Officer
Southwest New Brunswick Service Commission

May 14, 2025
Submitted on:

Attachment 1: Site Plan
Attachment 2: Zoning Map



NO.	DESCRIPTION	BY	DATE
3	HOUSE MOVED	MH	23/07/24
2	FOUNDATION REVISED	MH	09/07/24
1	ISSUED FOR PRICING	MH	21/03/24

M.HUSSEY CONSULTING
DESIGN & CONSULTING

FARM HOUSE
ON QUODDY SHORES

TITLE	
CONCEPT SITE PLAN	
DESIGNED: ***	JOB NO. ***
DRAWN: ***	
CHECKED: ***	
SCALE: -	PLAN NO. S-1
DATE: ***	REV 3

