

Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #20-04 Thursday, April 16, 2020
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair	Brian Cornish	Gerald Gass	Annette Townes	Jill Stewart
Sam Walsh	Vance Johnson			

MEMBERS ABSENT:

Dean Fletcher Raymond Hall

STAFF PRESENT:

Judy Hartford, Development Officer	Connie Klein, Recording Secretary
Alex Henderson, Planning Director	Alexander Gopen, Planner
Hollis Bartlett, Executive Director	

PUBLIC MEMBERS PRESENT:

See attached registration report

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by J. Stewart “that we accept the agenda.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by B. Cornish “that we approve the minutes as presented.”

3. STATEMENT FROM CHAIR ON VIRTUAL PRAC MEETINGS:

Chairperson S. Walsh gave a brief statement on the order of virtual meetings.

4. DECLARATION OF CONFLICT OF INTEREST:

There were no conflicts of interest declared.

5. OLD BUSINESS – VARIANCE APPLICATION – ITEM 20-04-01

Applicant: Krista Downey, on behalf of Dominique Belanger, Mieke Elza Van De Capelle

(19:58) A. Gopen gave an updated presentation on the variance request at 131 Water Street in St. Andrews. This file was tabled at the last meeting due to an issue with the required amount of residential parking spaces. This issue has been resolved so staff recommends with Terms & Conditions. After some research it was found that there are many styles of buildings in the area.

(19:58) At this time, the applicant had the floor and stated that if there were any questions for her that she would be happy to answer.

Attendees in favor:

(38:33) Traci Anderson stated that she approves of this project.

(39:09) Marisa Browne stated that she is in favor.

Attendees against:

(27:21) Christy Kennedy stated that it would be an ideal time for construction. She asked how the parking issue was resolved and if the rental units were long or short term. She also asked about the roof thaw and the possibility of damage to her building and wants to know if it has been addressed.

(27:21) Jay Remer texted his question and Alex read for the PRAC – He had a question about window design and overall great stature of a modern building in the downtown area.

(29:46) A. Gopen responded to the questions. Tourist apartments are allowed and agreed that short term rentals are an issue and want to address it at a town wide level. The parking solution has been obtained by an agreement with the owner of 152 Water Street allowing 4 parking spaces on their property to be used for the tenants of 131 Water Street.

(34:37) The applicant responded to the issue of the roof line and roof thaw by installing snow guards to the roof. Windows are designed large to allow for lots of light and to enjoy the scenery.

Attendee questions:

(39:48) Cindy Kohler was wondering about the parking at 152 Water Street. She asked if it was permanent or a temporary solution and asked what the distance from the rear of the building to the high water mark is because she has concerns of development near the water.

(40:32) A. Gopen responded that he does not have a measurement, but consideration is being given to the new zoning by-law to have a sea level rise zone. He has mapped projections to 2050 and 2100 and the building will not be affected. With the parking, it will be a low impact parking development.

Committee questions:

(42:52) V. Johnson asked if the living space is currently at 50% or does it need to be modified.

The applicant stated that it is close and can be modified to meet the condition.

(45:55) S. Walsh stated that the report showed that 8' ceilings were possible but 9' ceilings were preferable he was wondering if this was a concern either way.

A. Gopen responded that the 9' ceiling is desirable.

It was moved by J. Stewart and seconded by A. Townes "to accept the staff recommendations and that the variance request from Krista Downey on 131 Water Street, to allow an increase in building height of 1.5m higher than an adjacent building be granted, subject to the following conditions:"

- (50:10)
1. That at least 50% of the building's first storey, occupying that entire portion which fronts onto Water Street, only be used for a main use as may be permitted under the Central Commercial Zone;
 2. That cladding, and window frames and sills are wood, stone, brick, or adequate facsimiles in the opinion of the Development Officer.

Carried - Unanimously

It was moved by G. Gass and seconded by B. Cornish "to accept the staff recommendations and that the variance request from Krista Downes on 131 Water Street, to allow a building design with commercial space and residential units on the first storey be granted, subject to the following conditions:"

- (53:44)
1. That at least 50% of the building's first storey, occupying that entire portion which fronts onto Water Street, only be used for a main use as may be permitted under the Central Commercial Zone;

2. That cladding and window frames and sills are wood, stone, brick, or adequate facsimiles in the opinion of the Development Officer.

Carried – Unanimously

6. VARIANCE APPLICATION – Item 20-04-02:

Applicant: Colin Borthwick

(56:40) J. Hartford gave a presentation on a variance application for an accessory building at 59 South Street in St. George. The proposed building will be 30'x32', 1.5-storey with a 14'x26', 1-storey bump-out, a total height of 20'. The applicant is asking for 3 variances: 5' height, an accessory structure be built with 1.5 storeys and a total size of 1804ft². It is of the opinion of staff that the variances are reasonable.

Staff recommends to approve.

(1:02:40) **It was moved** by V. Johnson and seconded by J. Stewart “to accept the staff recommendations for all three of the variances because they are reasonable and desirable for the development of the land and follow with the intent of the by law.”

Carried - Unanimously

7. TERMS AND CONDITIONS APPLICATION – Item 20-04-03:

Applicant: Saint Andrews Brewing Company Inc.

(1:04:50) A. Henderson presented a terms and conditions application by Jessica Doucet (on behalf of 049987 N. B. Ltd., dba Saint Andrews Brewing Company, Inc.,) to permit a nanobrewery in a part of the existing Post Office building.

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission (SNBSC), as per Community Planning Act: 53(3)(c)(i), permit a nanobrewery on PID #01319409 in the “Central Commercial” zone of the *Town of Saint Andrews Zoning By-law Z18-04*, subject to following terms and conditions.

Applicant:

(1:21:10) Jessica Doucette spoke briefly on the project. She addressed the concern of waste by stating that farmers can use the spent grain (organic by-product) and this can be picked up or delivered to them.

Attendees in favor:

(1:24:12) Cindy Kohler stated that she is in favor.

(1:25:12) Traci Anderson stated that she is in favor.

Karl Savoie in favor.

(1:26:44) Marc Trudel stated that he is in favor, wondering if this is an all year-round business and will there be food service. The applicant replied that this will be year-round, but food service will not be available. There will be snacks available, but customers can bring food with them.

Mark Finley in favor.

(1:29:58) Kevin Simmonds from the Red Herring spoke in favor stating that this project is the perfect location and he is 100% in favor.

(1:31:17) S. Walsh asked about storage of grains and was wondering if they are flammable. The applicant assured that it is just unprocessed grain and not hazardous.

(1:33:01) Dayle Chambers, president of St. Andrews BIA spoke in favor.

With no further questions or comments **it was moved** by J. Stewart and seconded by B. Cornish that “we accept the staff recommendation and that the conditional use request from Jessica Doucette for 201-203 Water Street, to permit a nanobrewery be granted, subject to the following conditions:

- (1:34:12)
- 1) That any alterations related to the proposed development not compromise the exterior brickwork and that new additions, or replacements of windows and doors, be compatible with the existing design and features of the building, in the opinion of the Development Officer;
 - 2) That any ventilation or exhaust systems be located on the roof of the main building and shall be screened from view from all public streets;
 - 3) That any spent grains or organic by-products from the brewing process be stored within the interior of the main building in securely sealed containers only, prior to being removed off-site; and,
 - 4) That prior to the issuance of a building or development permit, that the applicant proposes a method of effluent disposal and/or treatment satisfactory to the Town of Saint Andrews’s CAO.”

Carried – Unanimously

TERMS AND CONDITIONS APPLICATION – Item 20-04-04:

Applicant: Garth and Marisa Browne

- (1:36:47) A. Gopen presented a terms and conditions application converted dwelling with a maximum of two (2) dwelling units.

Staff recommends.

Applicant:

- (1:46:57) Marisa Browne spoke on her application showing her appreciation and excitement to start this project. She also spoke briefly on the gravel pad at the back of her property.

Attendees in favor:

- (1:49:47) Guy Groulx stated that he is in favor he suggested that the completion date seems short and would not be opposed to the deadline being extended into June. He suggested that the gravel pad be left to the Development Officer and the applicant to figure out the best course of action.

- (1:52:09) S. Walsh commented that the completion date is unreasonable time to meet. This should be extended.

- (1:53:32) With no further questions or comments **it was moved** by A. Townes and seconded by G. Gass “to accept the staff recommendation and that the condition use request from Garth Browne for 38 Ernest Street, to permit a converted dwelling with a maximum of two dwelling units be granted, subject to the following conditions:

- 1) That two (2) parking spots shall be maintained on the property.
- 2) That the required flankage yard within 5.5 meters (18’) of the rear lot line be landscaped with planted grass and shrubbery and maintained to the satisfaction of the Development Officer;
- 3) That the portion of the public right of way between the street line and the flankage lot line, directly adjacent to the aforementioned 5.5 meters (18’) of landscaped required flankage yard, be landscaped to satisfaction of the Town of Saint Andrews CAO;
- 4) That any required landscaping associated with the aforementioned conditions, #2 & #3, be installed no later than June 15th 2020.”

Carried – Unanimously

8. SUBDIVISION SUBMISSIONS:

Applicant: Eagan Subdivision

(1:56:45) J. Hartford gave a presentation on the Eagan Subdivision to create lot 2020-1 on a 20-metre wide private right-of-way.

Staff recommends to approve.

(1:59:25) V. Johnson asked if the intent is to create a lot to be donated. J. Hartford replied that yes the lot will be donated to the animal shelter.

(2:00:30) **It was moved by** V. Johnson and seconded by J. Stewart “that we approve the private right of way for the development of the land as shown on the Eagan subdivision plan as presented.

Carried – Unanimously

9. VIEWS ON BY-LAWS AND REGULATIONS:

McAdam By-Law 61 Rural Plan Amendment:

(2:00:30) A. Henderson presented the proposed zoning amendment (By-law 61), which has been expanded to cover not just the keeping of chickens but also adding new definitions and new permitted uses in different zones for licensed restaurants and recreational facilities.

Comment from G. Gass that council should consider defining the breeds of chicken that would be permitted under this bylaw before proceeding.

Round Table Vote – All in favor

Rezoning Application - Applicant: Judith Mary Haynes

A. Henderson presented an application to amend the zoning by-law to allow an addition to a standalone residential use in the Central Commercial “CC” zone by rezoning the property to Mixed Use “MU” zone.

Round Table Vote – All in favor

10. NEXT MEETING:

The next meeting will be on May 21, 2020 location online via zoom.

11. ADJOURNMENT:

With there being no further business, **it was moved** by D. Blair “that we adjourn at 8:48PM.”

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary

Judy Hartford, Development Officer