

**PLANNING ADVISORY COMMITTEE
MINUTES OF REGULAR MEETING
April 27, 2011**

The Planning Advisory Committee met in the Council Chambers with the following attendance:

Present: Chris Flemming (Chair), Mike Craig, Roger McNabb, Dareth Thorne, Michael Burley, Eric Drake, and Jill Stewart, and Cyndy Parker.

Also present was the Development Officer, Tim Henderson, and Office Administrator, Joyce Thompson.

1. Call to Order

Chairman Chris Flemming called the meeting to order at 7:00 p.m.

2. Declarations of Conflict of Interest, if any

None.

3. Additions to and/or approval of Agenda

It was moved by Dareth Thorne, seconded by Jill Stewart and carried to approve the April 27th, 2011 Agenda as presented.

4. Confirmation of Minutes

It was moved by Eric Drake, seconded by Michael Burley and carried to approve the previous committee minutes (March 16th, 2011) as presented.

5. Business Arising from the Minutes

None

6. Presentations / Delegations

None

7. Zoning Applications

None

8. Applications for Variances / Approval

None

9. Sign Applications

None

10. Subdivision Applications

8.1 Charles Bourgeois – Property on corner of Mowat Drive and Bar Road, the developer has applied to the Town of Saint Andrews and Planning Advisory Committee for a Tentative Subdivision Plan Approval.

The Planning Advisory Committee is responsible under the Town's Subdivision Bylaw No. 69 to approve in principle all multiple lot subdivision plans and to provide recommendations to Council. Mr. Charles Bourgeois has submitted the Tentative Subdivision Plan - Bar Road for review by the Committee. There will be a reduced frontage on Lot 11-07 which will require a variance before the subdivision can be considered by Town Council.

The proposed 7 lot Single Family Residential Development is permissible under the Zoning Bylaw regulations as the property was upgraded with municipal water and sewer services and no longer limited to Estate Residential use. A variance for an undersize lot frontage is required for Lot #11-07 of this subdivision. A variance for Lot #11-07 will allow for a 17-meter lot frontage to serve as a driveway for the lot. The Zoning Regulation states that lot frontages in a Residential Zone shall be a minimum of 24.4 meters as per section 4.2.3 (1) of Zoning Bylaw No. 10-04.

The developer has asked the Town of Saint Andrews to accept 6 percent of the fair market value of the land in lieu of 8 percent of land for public purposes as provided for in the Subdivision Bylaw and *Community Planning Act*.

The Committee reviewed the documentation provided which included the Development Officer's Planning Report, application form and accompanying information, and the polling letter. There were no letters of response from the 300 meter polling area. The applicant, Charles Bourgeois was present and gave a brief presentation of the proposed subdivision plan. The Chairman asked if there were any affected parties who wished to speak to the application, and there were none. The Development Officer, Tim Henderson, declared a conflict of interest with regards to this matter as he is an adjacent property owner.

It was moved by Jill Stuart, seconded by Cyndy Parker and carried to grant approval to Charles Bourgeois for a 7.4 meter variance for a reduced lot frontage in a Serviced single/two Family Residential Zone for Lot #11-07 of the proposed Bar Road Subdivision.

It was moved by Roger McNabb, seconded by Jill Stuart and carried that the Tentative Subdivision–Bar Road submitted by Charles Bourgeois be approved in principal, with the recommendation that the following condition be met before this final plan is submitted for approval:

- 1.) A storm water management and retention plan be developed through professional services.

11. Organizational Matters

None.

12. Other Business

None.

13. Question Period

None

14. Adjournment

It was moved by Dareth Thorne to adjourn the meeting at 7:18 pm.

The next scheduled regular meeting of the Committee will be May 18th, 2011.

C.G. Flemming, Chairman