

SAINT ANDREWS' MUNICIPAL PLAN



By-law No. MP-25-01

Municipal Plan By-law for the Town of Saint Andrews

DRAFT



PURPOSE OF BY-LAW

Plan Purpose

The purpose of the Municipal Plan (herein “the Plan”) is to provide Council with a 10-year plan to make informed and transparent decisions on the community’s future land use and development, capital budgets, and municipal service levels. The Plan must meet minimum benchmarks set out for it under the Province’s Statements of Public Interest Regulation. Those required benchmarks include protecting Town of Saint Andrews’s economic well-being and the natural environment through a sustainable land use and settlement pattern. The Plan should also respond to the community’s priorities as they were expressed by members of the public to Council during the plan-making process. Those main community priorities can be generally summarized by the ten issues listed below; each of these community desires are areas of focus for the Plan:

- Continued delivery of high quality public services and infrastructure.
- Protection and conservation of the physical environment, including protection of the Chamcook Lake drinking watershed.
- Mitigating and adapting to the impacts of climate change, including erosion and sea level rise.
- Developing housing that meets the needs of all residents, specifically housing that is affordable.
- Preservation of rural way of life and rural economic development, including promotion of local agriculture.
- Tourism that supports local residents and businesses without straining resources.
- Maintaining the historically significant character of the Saint Andrews area.

The Plan is divided into certain categories as established under the Community Planning Act. The Plan sets out Council’s policies within these categories. The policies state what Council’s general position is on matters relating to land use, infrastructure, and services. The policies frame the next part of the Plan, the proposals.

Proposals state what actions Council can take to enact its policies. The proposals may outline changes to municipal services, assets, infrastructure, local by-laws, or zoning. Council is not required to carry-out any of the proposals, but it cannot take actions that would prevent a proposal from ever being carried-out in the future. Council can instead choose to go through the public process to amend the Plan if it conflicts with a desired future policy or course of action.

There are also maps attached to the Plan which show where the Plan’s policies and proposals are meant to apply within the Town of Saint Andrews. Finally, there is a special capital budget and implementation schedule. The capital budget outlines approximate infrastructure costs/revenues of any proposal contemplated by the Plan. The implementation schedule outlines the timing and the key municipal departments that may be involved in carrying-out a Plan proposal.

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Under section 44(2.3) of the Community Planning Act (the “Act”), I certify that the following content meets the requirements of the Act.

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Southwest New Brunswick Service Commission (SNBSC)



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MUNICIPAL PLAN BY-LAW

1.0 By-law Title & Scope

The Council of the Town of Saint Andrews, under the authority vested in it under the *Community Planning Act*, makes the following Municipal Plan By-law.

1. By-law. MP25-01 the Town of Saint Andrews Municipal Plan By-law, is hereby adopted.
2. This By-law may be cited as the “Town of Saint Andrews Municipal Plan.”
3. This By-law applies to the Town of Saint Andrews local government boundaries as outlined in Subsection 68 of *Regulation 2022-50* under the *Local Governance Act*.
4. This Municipal Plan By-law:
 - i. makes statements of policy with respect to section 24(5) of the *Community Planning Act* regarding the coordination of services and by-laws that pertain to the municipality’s development.
 - ii. any proposal that is, in the opinion of the Council, advisable for the implementation of policies referred to in the Plan.
 - iii. a description of the measures to be taken in order to implement the Plan.
 - iv. a five-year capital budget for the physical development of the municipality.
5. For the purposes of this By-law, the zones into which the municipality is proposed to be divided as shown on Map 2.
6. The following by-laws and regulations or portions of by-laws and regulations that regulate lands within the Town of Saint Andrews are hereby repealed and replaced:
 - i. By-law MP-20-01, A By-Law to Adopt the Town of Saint Andrews Municipal Plan, enacted on December 16, 2020, and all amendments thereto;
 - i. By-law MP-20-02, A By-Law to Adopt a Secondary Municipal Plan, enacted on December 16, 2020, and all amendments thereto;
 - ii. Chamcook Planning Area Rural Plan Regulation - *Community Planning Act*, enacted in 2011;
 - iii. Bayside Planning Area Rural Plan Regulation - *Community Planning Act*, enacted in 2009, and all amendments thereto; and,
 - iv. St. Croix River South Planning Area Rural Plan Regulation, enacted in 2021 - *Community Planning Act*.
7. Notwithstanding the repeal of the St. Croix River South Area Rural Plan Regulation - *Community Planning Act* detailed in section 6., Part A, B, and C of that Rural Plan shall remain in force with the necessary modifications to the Zoning Map of Schedule A to exclude the territory within the local government boundaries of the Town of Saint Andrews referred to in section 3.

READ FIRST TIME:
READ SECOND TIME:
READ THIRD TIME AND ENACTED:

Mayor, Brad Henderson

Clerk, Paul Nopper



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PLAN POLICIES & PROPOSALS

1.1 Development and Use of Land in the Municipality

1.1.1 Policies

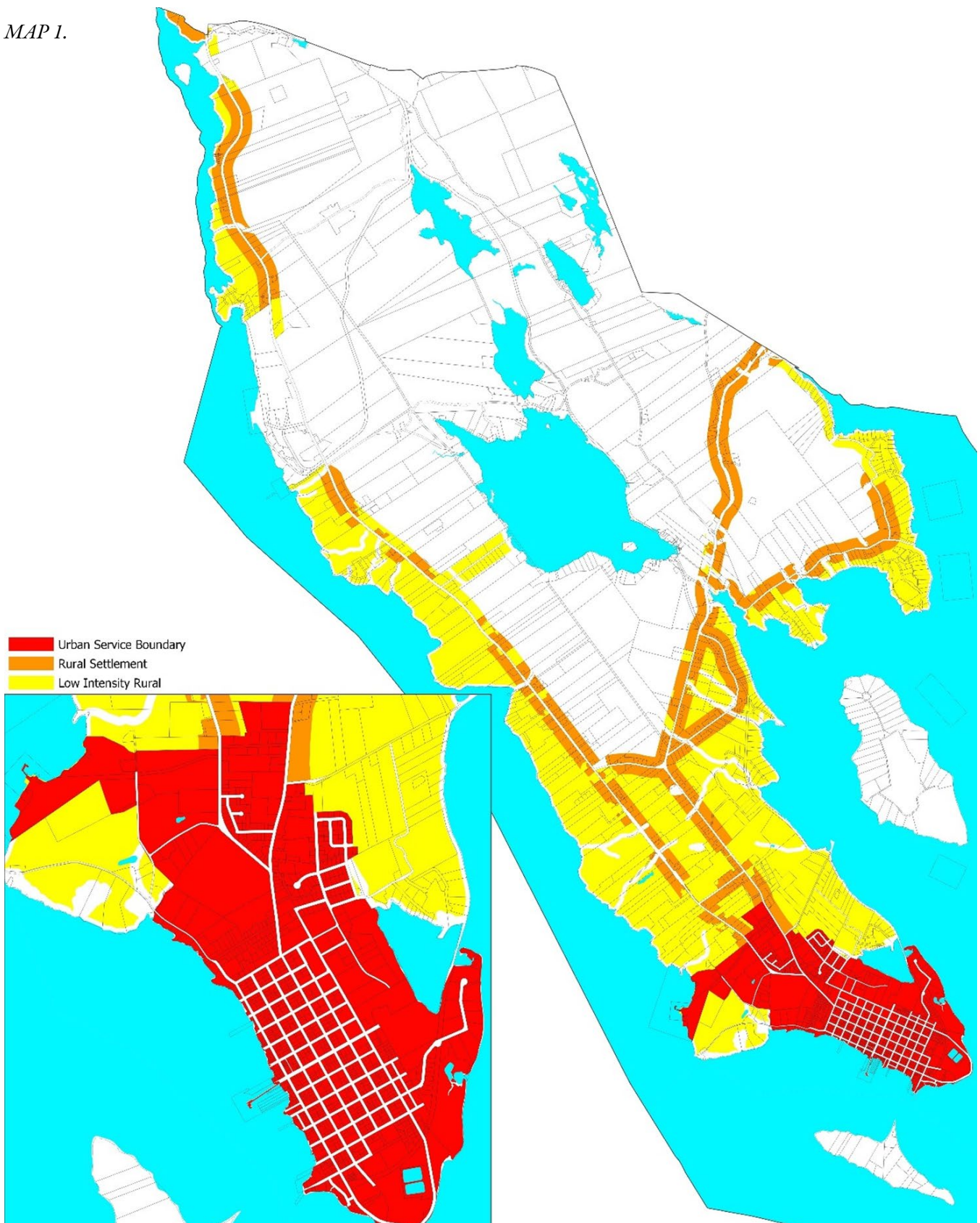
DISTINCT URBAN AND RURAL DEVELOPMENT AREAS

1. Council shall map the boundaries of the municipal sewer and/or water system and establish an Urban Service Boundary (MAP 1) to separate urban development zones and rural development zones that generally correspond with the development capacity of the land. Council shall encourage the development and servicing of land within the urban service boundary, and it shall be prioritized for growth over land outside of the urban service boundary.
2. Council shall map stable areas with limited growth and establish a Low Intensity Rural area (MAP 1) to prevent intrusion of incompatible uses
3. Council shall map areas adjacent to maintained public roads and establish the Rural Settlement area (MAP 1) for mixed-uses including commercial, residential, institutional, tourism, small scale agriculture and fishery
4. Council shall use the Zoning By-law to limit inefficient growth and residential sprawl.

HIGH-QUALITY LANDS FOR PUBLIC PURPOSES

5. Council shall require that as new areas of the Town are developed the design of parks, trails, and open spaces incorporate linkages with other neighbourhoods through the use of trails.
6. Council shall require that at least eight percent (8%) of the area of a subdivision be provided as Lands for Public Purpose through the Subdivision process. Where appropriate, this land shall be used for:
 - Building lots dedicated for the purpose of municipal-led development in the public interest, such as affordable housing, community recreation, or a utility use;
 - Access to bodies of water;
 - Beaches or shorelines;
 - Conservation;
 - View sheds;
 - Parks and greenbelts; and/or,
 - Trails and pedestrian pathways.
7. Council shall have specific regard for the following when assessing the location of Lands for Public Purpose:
 - Accessibility of this space to the new neighbourhood;
 - Accessibility to existing neighbourhoods;
 - Connectivity with other parks, trails, open spaces, and recreation facilities;
 - Existence of similar or like facilities in the immediate area; and,
 - Overall needs of the community.

MAP 1.



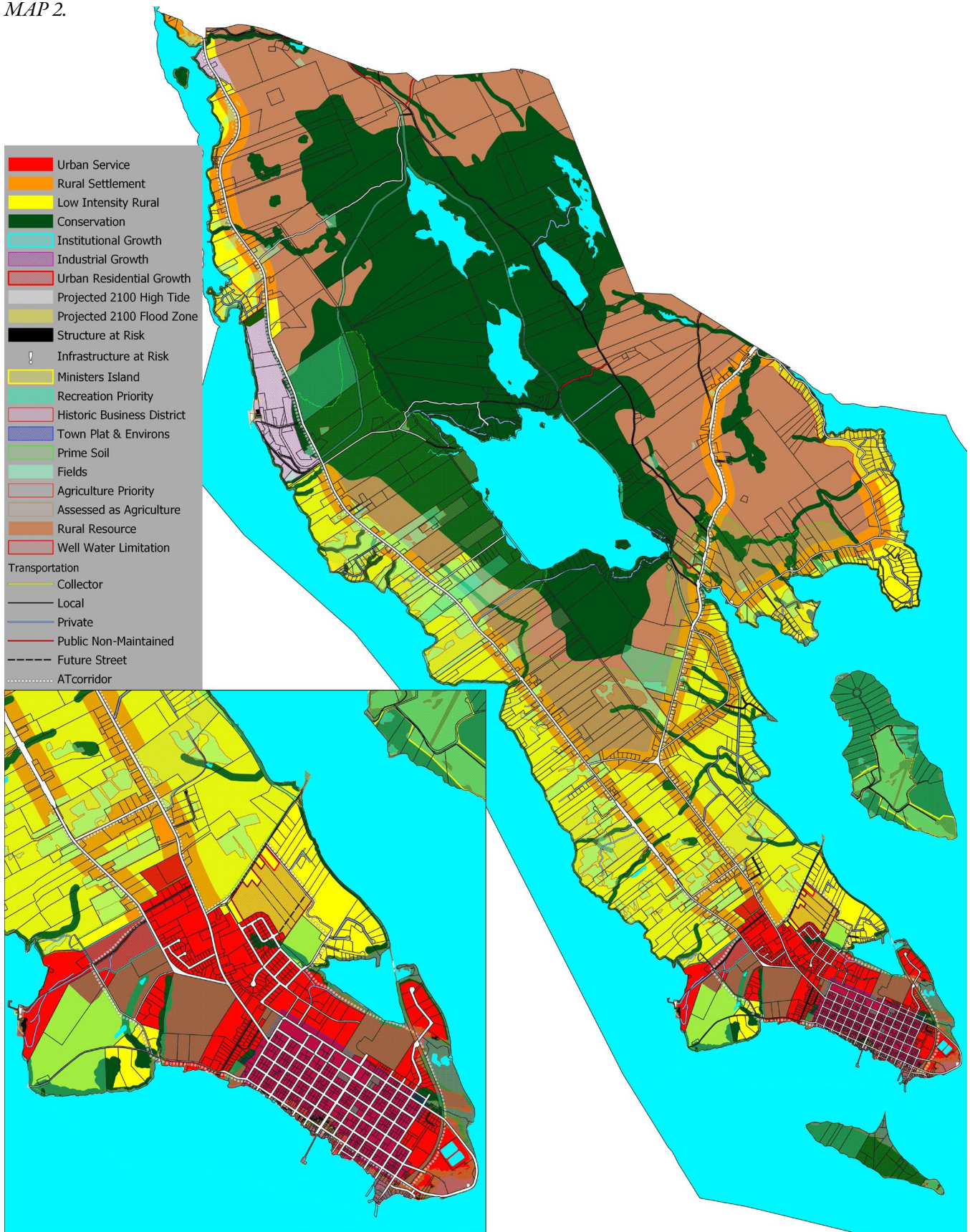
1.1 Development and Use of Land in the Municipality

1.1.1 Policies (continued)

REZONING LAND IN RELATION TO THE OVERALL PLAN

8. Council may consider proposals to rezone land to another zone or the integrated development (ID) zone, where the applicant demonstrates how their development will meet the intent of the policies and proposals of the Municipal Plan (MAP 2) and how it will reasonably limit potentially negative impacts on adjacent land uses. In approving a rezoning application, the Council may enter into a development agreement, or establish reasonable terms and conditions that are binding on the development. A rezoning application shall address, and Council shall have specific regard for, the following matters:
 - Design of the proposed buildings, accesses, landscaping, and the site layout;
 - Viability of nearby industrial, fishing, mineral resources, or agricultural operations that could be impacted by the proposed new development;
 - Noise-mitigation, night-sky friendly lighting, pollution controls, visual screening of storage or loading areas, setbacks, and buffering to limit any land use conflicts related to the new development proposal;
 - Environmental protection, landscaping and drainage plans that incorporate and preserve important natural features, such as wetlands, watercourses, riparian areas, sensitive coastal areas, and old growth forest; and,
 - Capacity of local government services or the capacity of the groundwater supplies to accommodate the servicing needs of the proposed development.
9. Council shall prioritize rezoning land that encourages infill development on lands where municipal service capacity already exists.
10. Council may consider rezoning underutilized Town-owned lands with the goals of providing economic development, affordable housing, public green space and recreation, or natural infrastructure and conservation.

MAP 2.



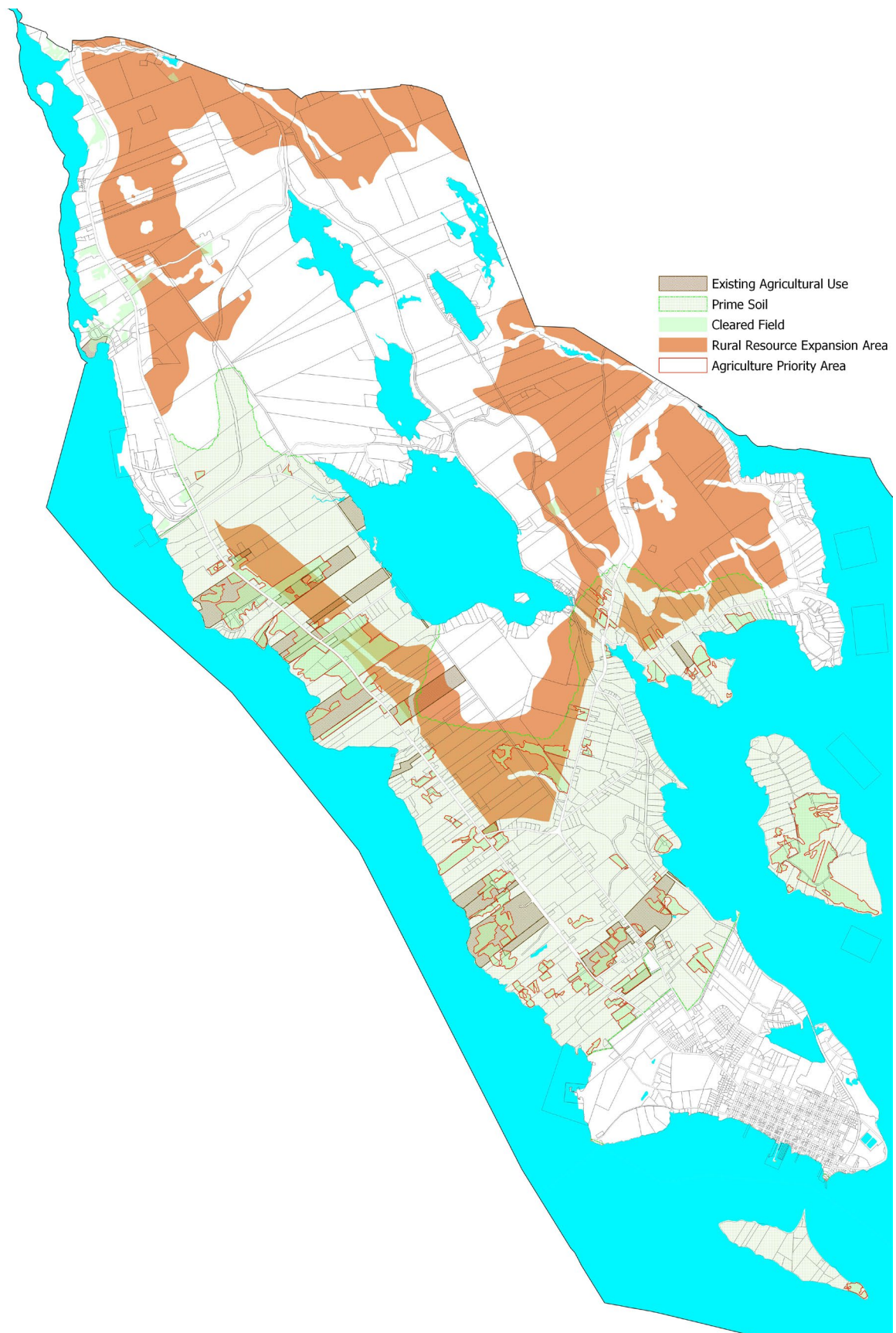
1.1 Development and Use of Land in the Municipality

1.1.1 Policies (continued)

RURAL LAND USE, RESOURCE DEVELOPMENT & FOOD SECURITY

11. Council shall establish the Agriculture Priority Area by mapping cleared fields and prime soil (MAP 3). Non-agricultural development, such as small-lot residential development, shall be limited in these areas according to the zoning by-law to preserve agricultural viability.
12. Council shall identify properties with existing agricultural uses (MAP 3) and allow such operations to continue and expand.
13. Council shall map areas not for settlement, conservation, or industrial uses (MAP 3) and establish the Rural Resource Expansion Area to preserve land for agriculture, forestry, resource development, recreation, and utility uses.
14. Council shall prioritize building up local food security and access to fresh food by encouraging production of local food and innovative, sustainable, environmentally conscious agricultural practices.
15. Council shall provide development standards in the Zoning By-law for agricultural and resource uses that help mitigate potential impacts on adjacent land uses, natural features, and the community.
16. Council shall regulate resource excavation uses in order protect against potential land use conflicts between resource-based uses and other non-compatible land uses.
17. Council shall require the rehabilitation of lands after aggregate resources have been depleted, to a state that is environmentally safe, stable, and compatible with the adjacent areas.

MAP 3.



1.1 Development and Use of Land in the Municipality

1.1.2 Proposals

ZONING BY DEVELOPMENT INTENSITY & CAPACITY

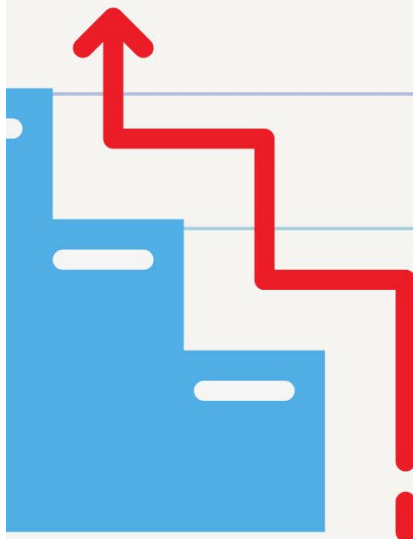
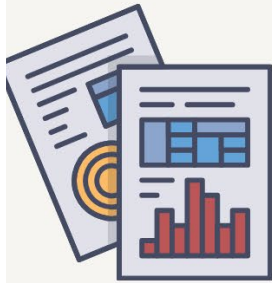
1. It is proposed that Council establishes the following zones in the Zoning By-law:
 - Higher Priority Conservation (C-1) for conservation of the natural environment with extremely limited development and no population density.
 - Lower Priority Conservation (C-2) for minimal development and low population density, passive recreation, and other minimal impact land uses, to protect water sources, riparian areas, and important natural areas.
 - Low Intensity Rural (R-1) for stable rural areas with limited population growth potential; prevent intrusion of incompatible uses such as intensive resource development or industrial uses. Small-scale and low-intensity agriculture and resource development commercial and tourism uses (such as campgrounds) developed with limitations and at a scale that is compatible with established rural residential uses.
 - Rural Settlement (R-2) for corridor, mixed-use rural settlement with population growth potential. Larger-scale commercial; residential; institutional; tourism; forestry and small-scale agriculture.
 - Rural Resource (R-3) for low population density, agriculture, forestry, resource development, recreation, utility, and secondary residential land uses
 - Low Intensity Urban Settlement (U-1) for up to 4-unit residential; home-based business/secondary small-scale commercial/institutional)
 - Medium Intensity Urban Settlement (U-2) for up to 8-unit residential (scaled by lot size); neighbourhood commercial; institutional
 - High Intensity Urban Settlement (U-3) for High-density residential; downtown or medium-scale commercial; institutional
 - Industrial (I) for industrial, intensive agriculture, utility, forestry, and water-dependent fishery uses (such as lobster holding facilities).
2. It is proposed that Council classifies zones by the following development intensities and service capacities:
 - Lower Intensity: C-1; C-2; R-1
 - Medium Intensity: R-2; U-1; U-2
 - Higher Intensity: R-3; U-3; I
 - Higher Capacity (public roads, potable water, sewerage): U-1; U-2; U-3; I
 - Medium Capacity (public road frontage on high-capacity road): R-2
 - Lower capacity (limited public services): R-1; R-3; C-1; C-2

COUNCIL CONTROL OVER MAJOR RESOURCE DEVELOPMENTS

3. It is proposed that Council may impose standards upon any existing resource excavation use which does not conform with the Zoning By-law.
4. It is proposed that Council consider an extractive industrial use development subject to section 59 of the [*Community Planning Act*](#).

ZONING BY DEVELOPMENT INTENSITY & CAPACITY

The Town of Saint Andrews proposes to zone land for development based on the intensity of the development and capacity of the land or sanitary/water mains to service the development.



INDUSTRIAL ZONES

- Industrial (I-1)

URBAN ZONES

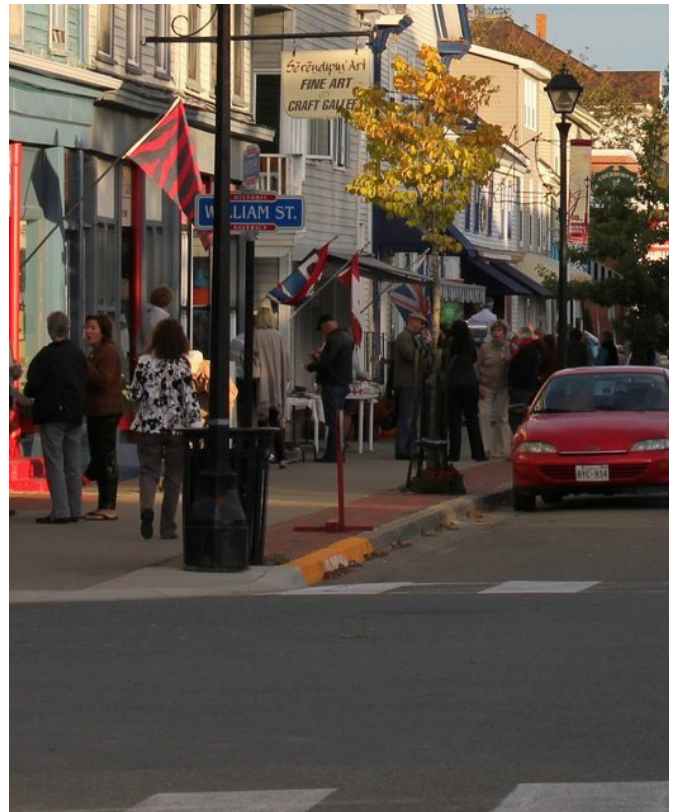
- High Intensity Urban Settlement (U-3)
- Medium Intensity Urban Settlement (U-2)
- Low Intensity Urban Settlement (U-1)

RURAL ZONES

- Rural Resource (R-3)
- Rural Settlement (R-2)
- Low Intensity Rural (R-1)

CONSERVATION ZONES

- Lower Priority Conservation (C-2)
- Higher Priority Conservation (C-1)



1.2 Conservation and Improvement of the Physical Environment

1.2.1 Policies

LAND WITH CONSERVATION PRIORITIES

1. Council shall establish Conservation Priority Areas (MAP 4) that are based on Provincial and Federal conservation lands, land owned by conservancy groups, coastlines, sensitive wetlands and watersheds, and other environmentally significant features on the land to protect water quality, mitigate flood risk, and protect habitat for wildlife and species at risk. Zoning in the Conservation Priority Areas shall ensure that the development rights of private properties, such as pre-existing dwellings around Chamcook Lake, are maintained subject to reasonable limitations on future growth.

PRESERVING THE PUBLIC'S ACCESS TO THE SHORELINE

2. Council shall ensure public spaces (such as street ends) provide views to watercourses, where feasible.
3. Council shall ensure, maintain, and improve public access to inter-tidal zone and shoreline.

NATURAL INFRASTRUCTURE FOR EROSION CONTROL

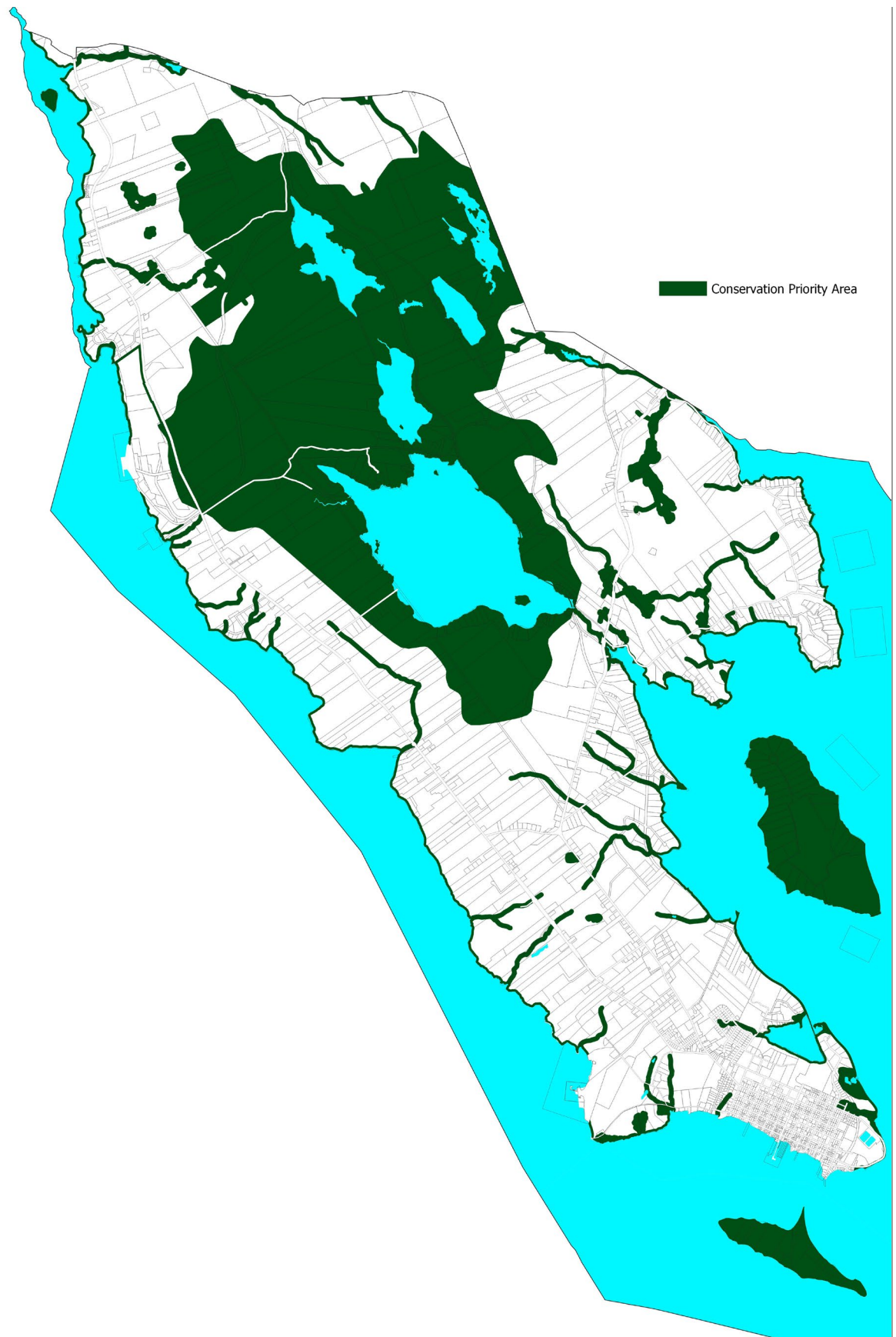
4. Council shall ensure the retention of vegetation and the installation of control structures such as storm water management ponds, wherever possible and necessary, to minimize erosion and control flooding along natural drainage courses.
5. Council shall ensure that the downstream effects of water runoff and drainage shall be considered in the development and subdivision application approval process by requiring the use of green infrastructure, such as bioswales, preserving existing trees, and permeable pavements, to achieve Net Zero Storm-water Run-off. Council may require engineered drainage plans to be approved by the Department of Public Works for any developments or parking lots with a high percent of lot coverage by impervious surfaces and/or unable to incorporate green infrastructure.

1.2.2 Proposals

LIMITING RISKS FOR FUEL SPILLS OR ECOLOGICAL DAMAGE

1. It is proposed that Council prohibit motorized vehicles on Navy Island and Katy's Cove and limit motorized watercraft in the Chamcook Watershed.

MAP 4.



1.3 Climate Change Adaptation and Mitigation

1.3.1 Policies

CLIMATE CHANGE ADAPTATION

1. Council acknowledges the significant risks posed by climate change, specifically for areas of risk due to sea level rise and storm events and shall prohibit non-adapted development.
2. Council shall use zoning regulations to ensure lots developed in Projected 2100 High Tide and Projected 2100 Flood Zone areas (MAP 5) are adapted to future risks and shall encourage the use of climate-resilient, green shore protection methods to naturally limit coastal erosion caused by development and natural processes.
3. Council shall use zoning regulations to ensure expansion of buildings and uses in Projected 2100 High Tide and Projected 2100 Flood Zone areas (MAP 5) are adapted to future risks.
4. Council shall limit development and restrict subdivisions in Projected 2100 High Tide and Projected 2100 Flood Zone areas (MAP 5) to not increase vulnerability or require new public infrastructure.
5. Council shall identify Infrastructure at Risk (MAP 5) and work with other levels of government to adapt or relocate it, where necessary.
6. Council shall ensure emergency plans include the risks of wildfire, inland flooding, coastal inundation, and extended power outages.

CLIMATE CHANGE MITIGATION

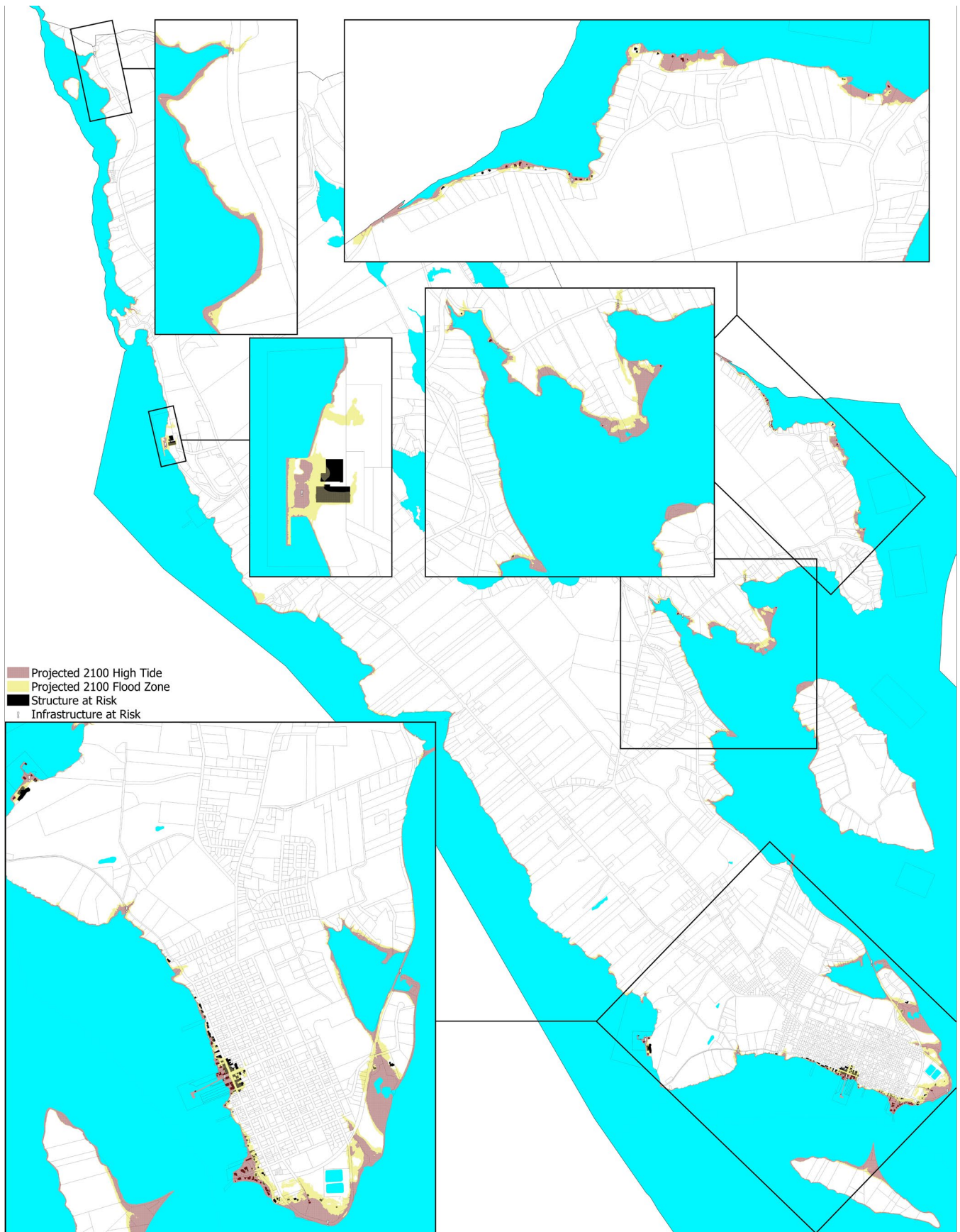
7. Council shall promote efficient and sustainable land use and settlement patterns with mixed-uses and densities that reduce overall energy use and help mitigate climate change.
8. Council shall have regard for the Climate Adaptation Plan and the QUEST Final Report and Energy Mapping.
9. Council shall support the establishment of renewable energy developments and permit them at appropriate scales throughout the municipality.

1.3.2 Proposals

CLIMATE ADAPTATION PLANNING AROUND CHAMCOOK LAKE

1. It is proposed that Council updates the Town of Saint Andrews Climate Adaptation plan to include Bayside and Chamcook.
2. It is proposed that Council work with the Province to create a climate-resilient Water Budget for the Chamcook Watershed with a new allocation system that prioritizes the Lake's health and the drinking water system, but also considers future sustainable developments in the Industrial Park, with alternative plans to deal with climate change, and with a plan to reduce or eliminate any water allocations for Atlantic Salmon Federation's unused and out-of-date aquaculture facility.
3. It is proposed that Council develop an Emergency Water Supply Strategy.

MAP 5.



1.4 Control and Abatement of Pollution of the Natural Environment

1.4.1 Policies

PROTECTING DRINKING WATER

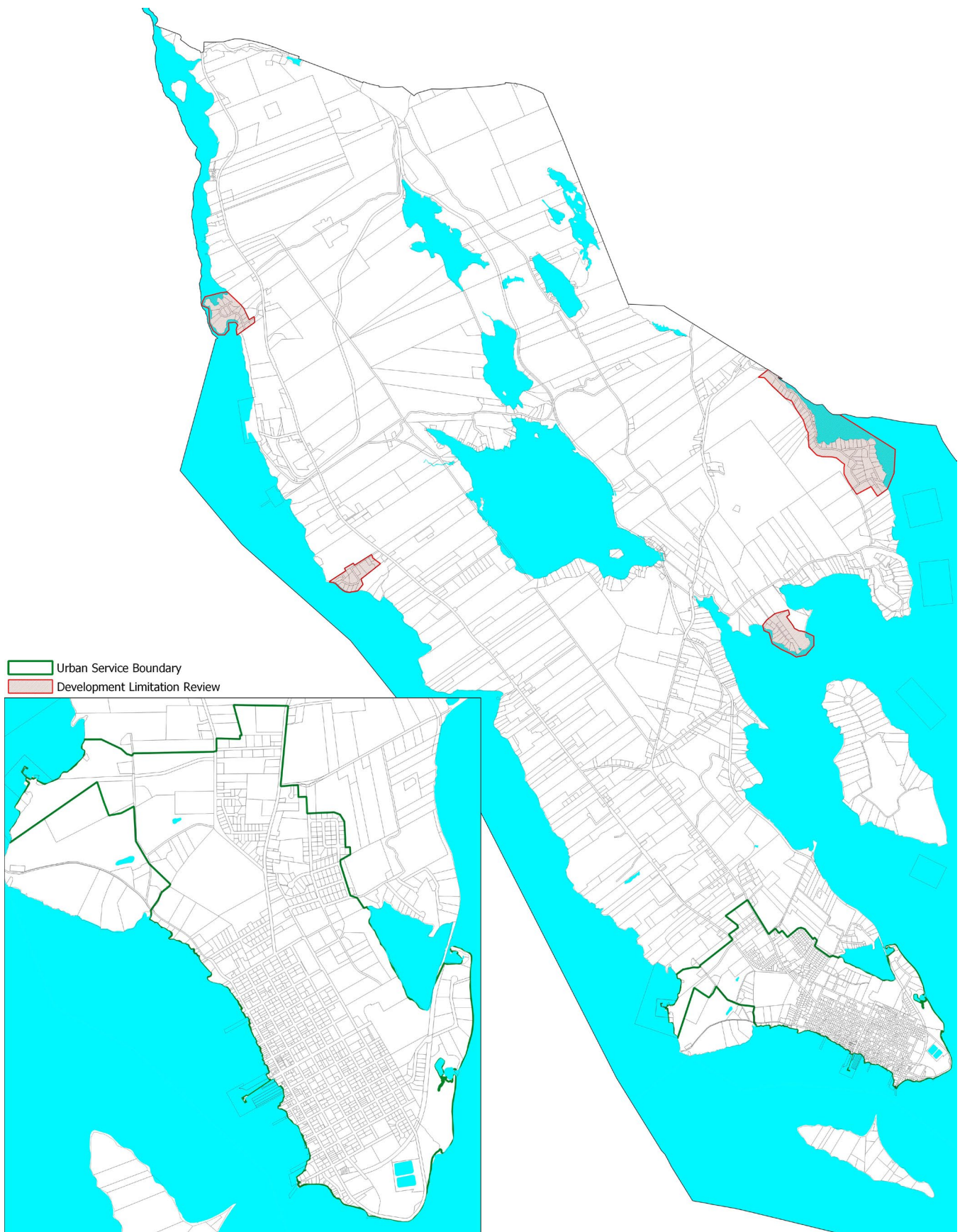
1. Council shall apply a Conservation Zone to create a development setback around riparian areas and limit certain developments in Chamcook Lake drinking watershed in order to prevent non-point source pollution from contaminating the Municipality's water supply.
2. Council shall limit development within the Chamcook Watershed with focus on Zones A and B of the [*Watershed Protected Area Designation Order - Clean Water Act*](#), to ensure the Town's potable water supply is not negatively impacted.
3. Council shall apply standards in the Zoning By-law to separate livestock and resource excavation uses from private wells in order to protect rural resident's well water supplies.
4. Council shall identify Development Limitations Review Areas (MAP 6) that require special attention to ensure that the density of development does not exceed more than one (1) main dwelling unit per acre, except where public sewer services are utilized, and that Zoning standards are applied in these locations to ensure that any new development does not compromise drinking water supplies.
5. Council shall ensure that new developments are approved only if the capacity of the water supply is not exceeded.

1.4.2 Proposals

RESPECTING THE LAND'S CARRYING CAPACITY FOR DEVELOPMENT

1. It is proposed that Council shall only permit development based on existing or planned future infrastructure capacity or the carrying capacity of the land to accommodate the development.

MAP 6.



1.5 Development of Communication, Utility and Transportation Systems

1.5.1 Policies

PRUDENT ASSET MANAGEMENT

1. Council shall use a long-term, risk-based Asset Management Plan for sustainable management of assets and services as well as apply the municipal plan to capital budget decisions regarding upgrading infrastructure and service levels.
2. Council may require developers to contribute to any cost of upgrading water mains, or other utilities, storm water, or sanitary systems, that would otherwise be required to be enlarged to serve their development.

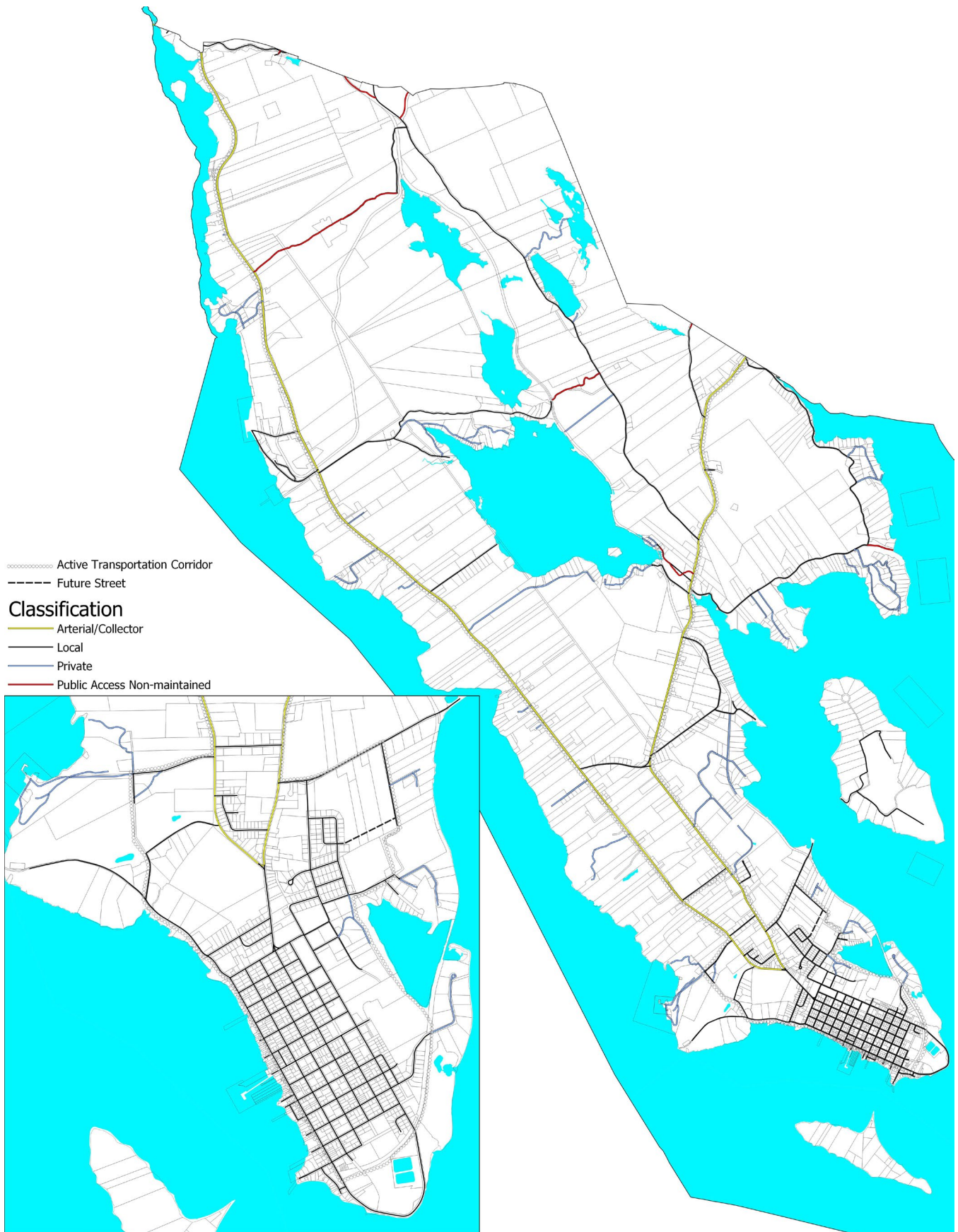
LOCAL COMMUNICATION SYSTEMS

3. Council shall educate residents about and encourage the use of the Sentinel Emergency Alert system.
4. Council shall work with electrical and communications utilities regarding the provision of their services while minimizing impacts of their facilities on adjacent land uses and the visual environment.

SAFE STREETS & ROADS

5. Council shall identify locations for Future Streets (MAP 7) and ensure development does not prevent their future establishment.
6. Council shall establish and maintain where applicable, and encourage the Department of Transportation and Infrastructure to establish and maintain where applicable, grade-separated multi-use pathways, or paved widened shoulders along the Active Transportation Corridor (MAP 7)
7. Council shall recognize a variety of modes of transportation, including non-motorized (active transportation) travel options, as essential components of the overall transportation system.
8. Council shall recognize a variety of modes of transportation, including non-motorized (active transportation) travel options, as essential components of the overall transportation system.
9. Council shall have regard for the proposals in the Transportation Master Plan.
10. Council shall encourage the Department of Transportation and Infrastructure to apply (where applicable), the principle of complete streets when approving the construction or reconstruction of all local streets, roads and collectors in the Town so that pedestrians, especially children and seniors, may more safely walk along the right of way.
11. Council may apply the street classification and standards contained in the subdivision by-law (Fig. 1) for all major re-surfacing projects or upgrading of existing local streets, so that the policies of this municipal plan regarding active transportation, green infrastructure, and efficient transportation networks are included and implemented during the project tendering and design phase.

MAP 7.



1.5 Development of Communication, Utility and Transportation Systems

1.5.2 Proposals

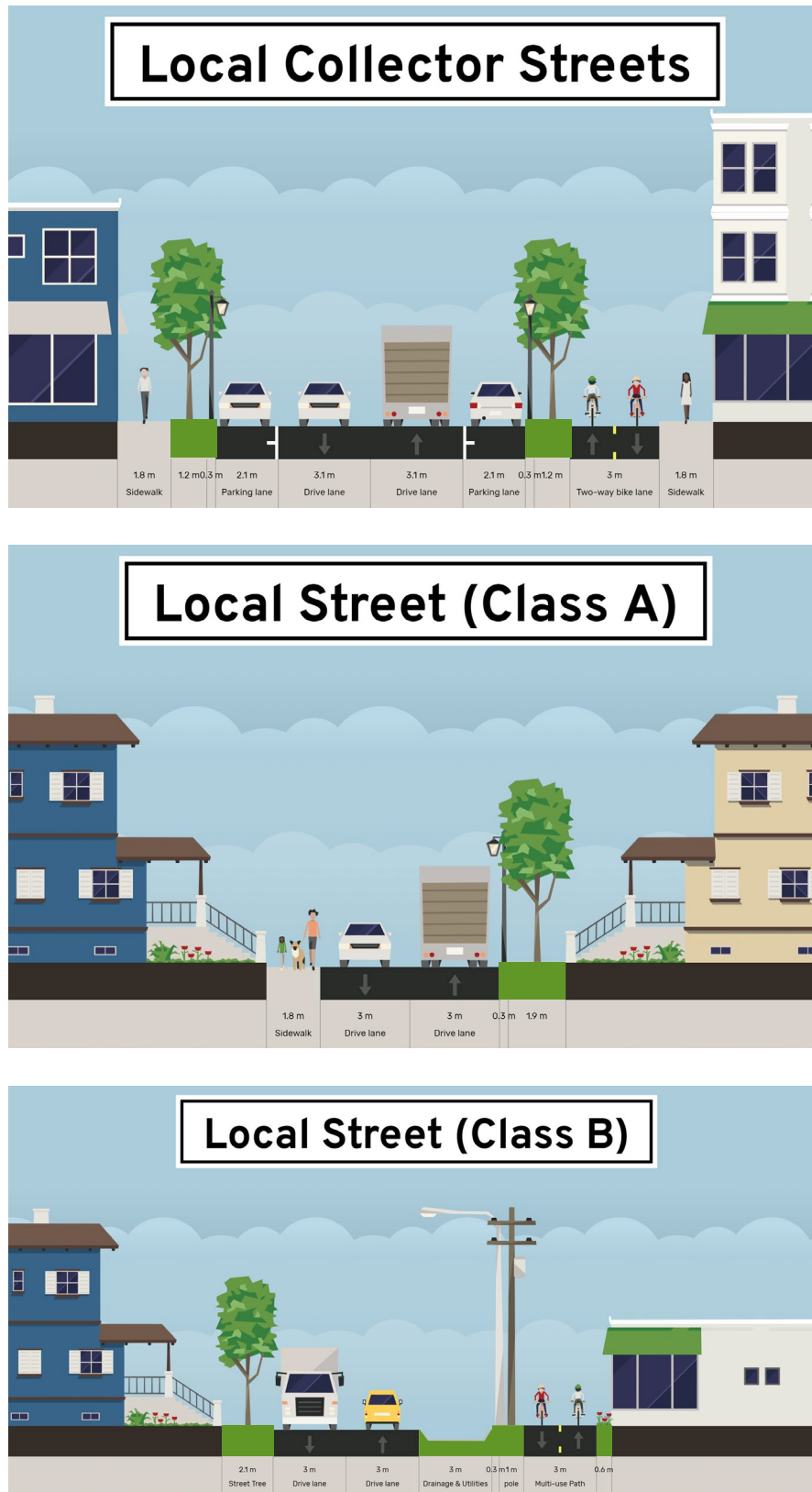
BEAUTIFYING STREETS & INCORPORATING ACTIVE TRANSPORTATION

1. Council proposes to apply the following transportation planning policy during all major re-surfacing projects or during subdivision approval processes that involve locally-controlled roads or streets:
 - a. Streets (and other accesses and laneways) should be designed to be narrow, with sharper turns, to slow traffic so as to increase safety for children, pedestrians and cyclists, while also being designed to be visually appealing and integrate well with the surrounding community, through the use of street trees, landscaping, with pavement and lighting features that create a sense of “place” that add value to the land in adjacent residential or commercial areas (Fig. 1). Most Type-2 subdivisions involve ‘streets’ and most public right of ways that are maintained by the Town are ‘streets.’ Streets may facilitate on-street parking according to their class and standards. Water Street is an example of a collector class of ‘street,’ but Sophia Street and Canterbury Close are examples of local class of ‘street.’
 - b. Roads should be designed to be wider, with gentle curves, fewer driveway accesses, to safely speed up vehicle traffic and provide clear lines of sight for drivers, in order to be able to connect communities within the region and serve industrial or rural resource developments. Route 127 is an example of a ‘road.’ Roads shall not have on-street parking and pedestrian facilities must be separated or provided on a wide, paved shoulder.

DEVELOPMENT OF A PUBLIC ON-STREET PARKING

2. It is proposed that Council develop dedicated on-street municipal parking facilities located within walking distance to, but outside of the Historic Business District.

Fig. 1.



1.6 Reservation and Projected Use of Land for Municipal Purposes

1.6.1 Policies

PUBLIC INFRASTRUCTURE FOR PLANNED EXPANSION AREAS

1. Urban Settlement Expansion Area (MAP 10) - additional land for housing with the capital costs shared in partnership with other levels of government, landowners, or private developers, prioritizing in-demand housing types, such as affordable rental units and multi-family housing.
2. Council shall establish the Knowledge Park Expansion Area (MAP 8) for growth associated with research institutions, associated workforce housing, and amenities.
3. Council shall establish the Industrial Expansion Area (MAP 8) and support the development of industrial, utility, and water-dependent fishery uses with the Area.

NOT EXTENDING INFRASTRUCTURE WITHOUT PUBLIC BENEFIT

4. Except for stubs from existing lines to users, Council shall not extend new municipal services, or take over private roads or infrastructure under the administrative control of the Minister of the Department of Transportation and Infrastructure, outside the Urban Service Boundary except where it included within the planned Urban Settlement Expansion Area (Policy 1.6.1[1]) or the Knowledge Park Expansion Area (Policy 1.6.1[2]).
5. Council shall require that developers pay for the cost of utility provision and infrastructure costs within the boundaries of their subdivision or development site, but Council may determine that it is in the public interest, such as in the case of deeply affordable housing or a major economic development project, to support a subdivision or development by paying for or offsetting certain infrastructure costs.

MAP 8.



1.7 Provision of Municipal Services and Facilities

1.7.1 Policies

POLICIES FOR THE PROVISION OF HEALTH AND SOCIAL SERVICES

1. Council shall acknowledge that residents' wellness, health care facilities and services are an important element of the community and a significant factor in attracting and retaining residents.
2. Council shall work with other government and non-governmental partners to ensure that appropriate medical services and facilities are available and located in walkable areas connected by sidewalks or active transportation links.

POLICIES FOR SOLID WASTE DISPOSAL

3. Council shall promote composting and seek to further reduce the generation of solid waste throughout the community, including by promoting the adaptive reuse or rehabilitation of old or outmoded buildings and structures.

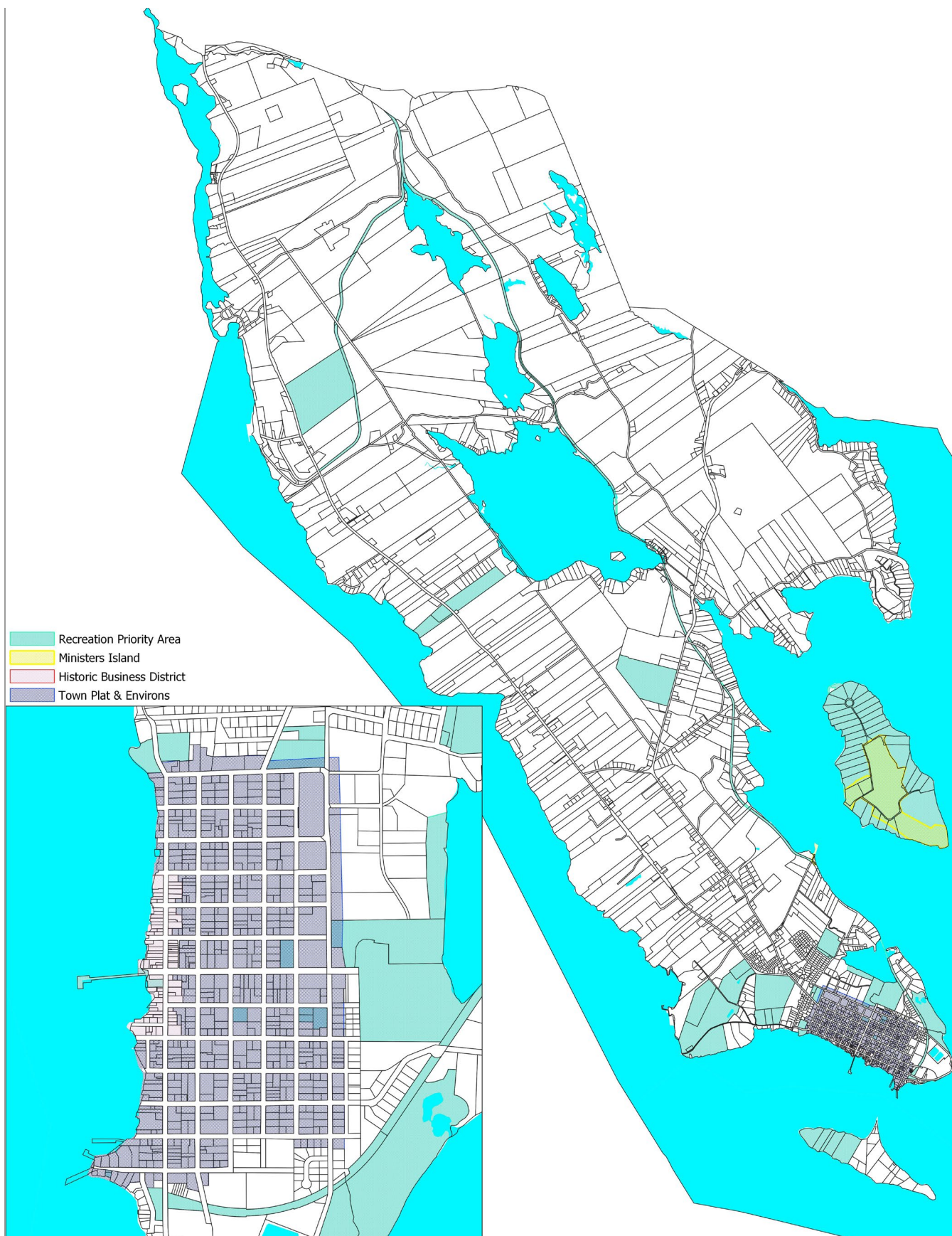
POLICIES FOR EDUCATIONAL AND CULTURAL INSTITUTIONS

4. Council acknowledges that the availability of high-quality public schools is essential to attracting and keeping young families in the Town and shall work with school officials to maintain and enhance educational facilities and programs.

POLICIES FOR RECREATION, PARKS, PLAYGROUNDS AND PUBLIC OPEN SPACES

5. Council shall establish (MAP 9) the Recreation Priority Area to preserve existing recreational spaces for public use.
6. Council shall establish the Ministers Island Policy Overlay (MAP 9) – Preserve the historic and cultural heritage of Ministers Island while allowing for compatible development with a focus on recreation, cultural experiences, and innovative agricultural practices
7. Council shall establish the Historic Business District/Town Plat & Environs Policy Area (MAP 9) to regulate development within the Town Plat and Historic Business District with general provisions and standards in a Overlay Zone in the Zoning By-law, and through the Heritage Conservation By-law.
8. Council shall strive to ensure that year-round recreation facilities and programs are available and accessible to residents and visitors of all ages and abilities, with a special emphasis on winter activities when fewer opportunities for recreation exist.

MAP 9.



1.7 Provision of Municipal Services and Facilities

1.7.1 Policies (continued)

POLICIES FOR FIRE AND POLICE SERVICES

11. Council shall regularly review the needs of the Fire Department with respect to services, equipment and training, and develop a schedule for acquiring or upgrading equipment and training personnel.

POLICIES FOR CEMETERIES AND CREMATORIA

12. Cemeteries and crematoria shall only be permitted where they comply with Provincial regulations

POLICIES FOR URBAN RENEWAL

13. Council shall work with the Business Improvement Area (BIA) to protect the vibrancy of the Historic Business District and improve the business community in the Town by encouraging new commercial, retail, food, experiential, and service businesses to locate in the Historic Business District where most shops and services are found and which is unique in North America in that it still functions as a traditional downtown that can meet most everyday shopping needs of local residents.
14. If Council determines a need to develop a commercial area outside the Historic Business District or beyond zoning limitations, Council shall ensure that consideration is given to area in which the development is proposed and that the proposed development site contains, or is surrounded by, a mixture of compatible residential land uses, and that the site is connected to the rest of the Town by sidewalks and active transportation links. Single-purpose, linear or ribbon commercial development (e.g. strip malls) and auto-oriented large-format retail developments (e.g. big box stores) shall continue to be discouraged if they are proposed in locations that are not walkable or where, in Council's opinion, the nature or scale of the proposed commercial development threatens the vibrancy of the Historic Business District.
15. Council shall restrict the development of more than one cannabis retail outlet unless Council determines that it is in the public interest.

POLICIES FOR THE PRESERVATION OF BUILDINGS AND SITES OF HISTORICAL INTEREST

16. Council shall protect the heritage resources of the area, both indigenous and settler, by encouraging:
 - c. The conservation of heritage resources in a manner that respects their value to the community, ensures their integrity, and enables their functional viability;
 - d. The sensitive rehabilitation and reuse of valuable heritage structures and sites, archaeological areas and items of cultural importance; and,
 - e. The conservation of architectural elements which define the Town's character.



1.7 Provision of Municipal Services and Facilities

1.7.2 Proposals

PROPOSALS FOR RECREATION, PARKS, PLAYGROUNDS AND PUBLIC OPEN SPACES

1. It is proposed that Council shall not allow all-terrain vehicles, as defined by the [*Off-Road Vehicle Act*](#), on municipally-owned trails and green space.

PROPOSALS FOR THE PRESERVATION OF BUILDINGS AND SITES OF HISTORICAL INTEREST

2. It is proposed that Council examine any available partnering and develops new incentives that may be made available to organizations or interested individuals to help retain and maintain the heritage characteristics of the original Town Plat, Historic Business District and also any heritage sites not within the Town Plat and Historic Business District.
3. It is proposed that Council support further research to better understand and protect the Peskotomuhkati's material history and cultural resources.



1.8 Housing, Including Affordable Housing and Rental Housing

1.8.1 Policies

ENCOURAGING AFFORDABLE HOUSING DEVELOPMENT

1. Council shall permit a broad range of residential and mixed-use housing types to meet the economic, social, and physical needs of current and future residents.
2. Council shall work together with other governmental and non-governmental partners to support the provision of safe, affordable, and dignified housing to meet the needs of all future residents within the Urban Settlement Expansion Area (MAP 10).
3. Council shall prioritize and support affordable housing development with shelter costs below 30% of 50% Area Median Household Income and falling into the Housing Assessment Research Tool's 'Low' and 'Very Low' income categories.

LIMITING SHORT-TERM RENTAL DEVELOPMENT

4. Council shall limit Short-Term Rental uses to secondary uses in Low and Medium Intensity Zones.

SUSTAINABLE & COMPATIBLE RURAL HOUSING DEVELOPMENT

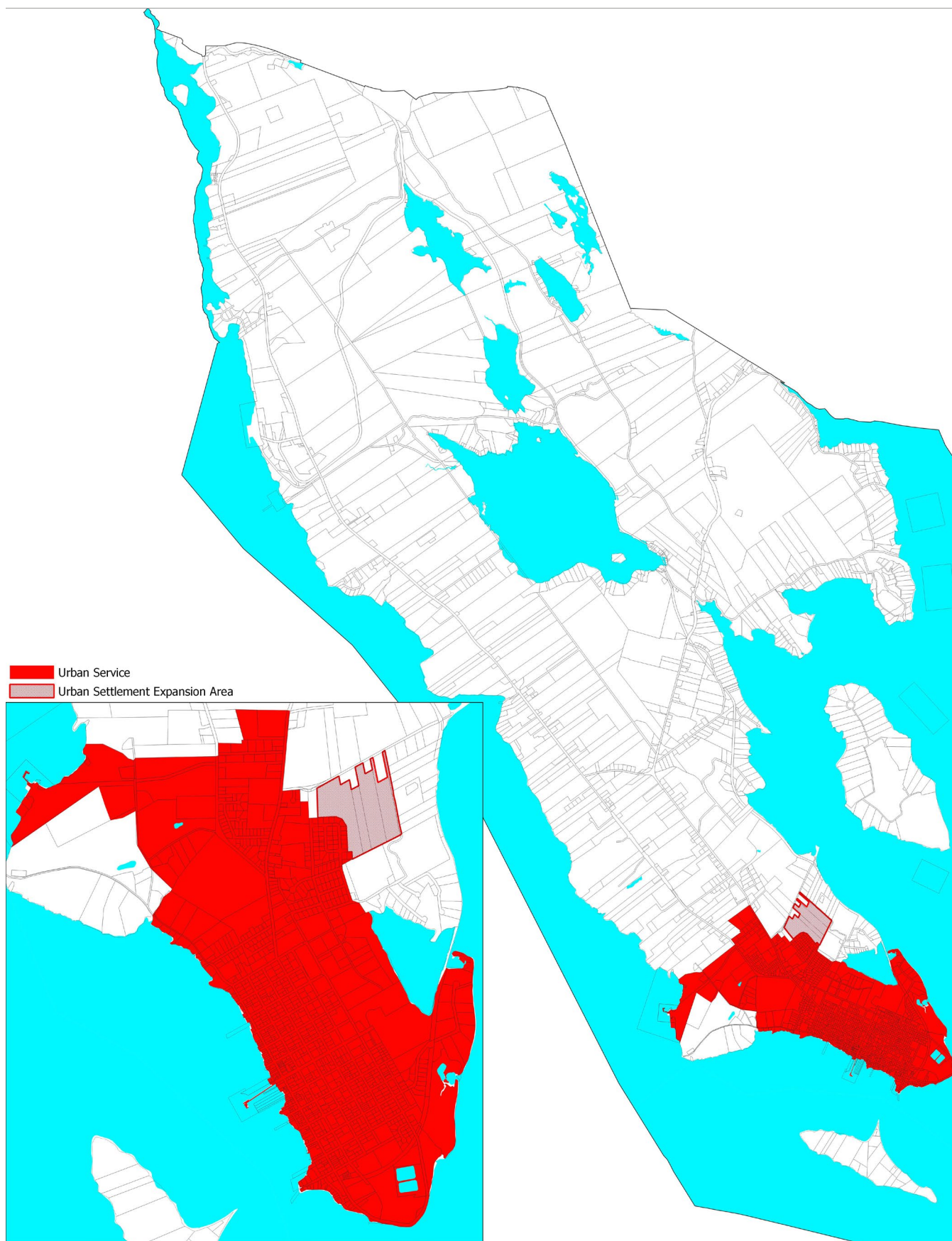
5. It is a policy to concentrate new rural residential subdivisions in the Rural Settlement Areas along existing, actively maintained public roads while maintaining sufficient frontage for access to lands with potential for agricultural or resource developments that are further setback from the public road.
6. Council shall direct the development of any small-scale multi-unit housing outside of the Urban Service Boundary towards the Rural Settlement Areas, subject to Zoning Standards and plumbing permits issued by the Department of Justice and Public Safety.

1.8.2 Proposals

PROPOSAL FOR ENCOURAGING INFILL HOUSING DEVELOPMENT

1. Council proposes to develop on-street or off-street public parking facilities to promote infill housing development in walkable areas in and around the Historic Business District, where large on-site private parking lots are not desirable, or where they may lead to other positive economic, social and environmental outcomes for the Town.

MAP 10.



1.9 Co-ordination of Programs of the Council Relating to the Economic, Social and Physical Development of the Municipality

1.9.1 Policies

ALIGNING MUNICIPAL PROGRAMS AROUND THE PLAN

1. Council shall strategically align the efforts of Town of Saint Andrews departments, the Business Improvement Area (BIA), the Heritage Board, and any non-profit civic organizations that are financially supported by the Town of Saint Andrews, as they relate to the economic, social, and physical development of the Municipality, so that the efforts of all of the entities working with the Town of Saint Andrews are efficient, focused and aligned to stimulate the development envisioned by Council and the community.



1.9 Co-ordination of Programs of the Council Relating to the Economic, Social and Physical Development of the Municipality

1.9.2 Proposals

TOWN OF SAINT ANDREWS' DEPARTMENTS

1. Council proposes to co-ordinate the programs of the Town of Saint Andrews (or 'Municipality'), including any municipal economic development department/agency, as they relate to the economic, social, and physical development of the municipality in the following ways:
 - a. **Knowledge Park Development** – the Town of Saint Andrews is mandated by Council to:
 - Engage with the Huntsman Marine Science Centre and external entities on behalf of the Knowledge Park, including the federal and provincial governments, and the regional service commission's (RSC) Economic & Workforce Development Division.
 - Support existing institutions in the Knowledge Park and serve as advocate regarding any development or expansion plans.
 - Support the Knowledge Park on future land assembly efforts and infrastructure improvements and, with support from the RSC, research and apply for infrastructure development grants.
 - b. **Urban Settlement Expansion Area** – the Town of Saint Andrews is mandated by Council to:
 - Work with consultants, surveyors, and the RSC's Planning Division to prepare a development scheme by-law for Council to plan the development of the Urban Settlement Expansion Area.
 - Design a costed and phased-in servicing plan for the Expansion Area with consulting engineers.
 - Subdivide land into lots, according to the phases of the development scheme by-law.
 - Market the lots to developers and incentivize on the basis of a Municipal contribution to the subdivision infrastructure.
 - Install subdivision infrastructure after entering into development agreements/performance bonds with developers and/or obtaining Federal or Provincial housing support funds.
 - c. **Active Transportation & Safe Streets Program** – the Town of Saint Andrews is mandated by Council to:
 - To apply the transportation planning policies of the Municipal Plan and the local street standards depicted on Fig. 1 during all major re-surfacing projects that involve municipal roads or streets.
 - d. **Municipal Parking Program** – the Town of Saint Andrews is mandated by Council to:
 - Develop on-street or off-street public parking facilities within walking distance to, but outside of the Historic Business District.
 - e. **Climate Adaptation Program** – the Town of Saint Andrews is mandated by Council to:
 - Update the Climate Adaptation plan and create a climate-resilient Water Budget for the Chamcook Watershed as well as develop an Emergency Water Supply Strategy.



1.9 Co-ordination of Programs of the Council Relating to the Economic, Social and Physical Development of the Municipality

1.9.2 Proposals (continued)

TOWN OF SAINT ANDREWS' DEPARTMENTS (CONTINUED)

- f. Heritage Grant Program* – the Town of Saint Andrews is mandated by Council to:
- Develop a heritage grant program that may be made available to individuals or organizations to help them retain and maintain the heritage characteristics of the original Town Plat, Historic Business District and also any cultural heritage sites not within the Town Plat and Historic Business District.

BUSINESS IMPROVEMENT AREA & OTHER MUNICIPALLY-FUNDED CIVIC ORGANIZATIONS

2. Council proposes to co-ordinate the programs of Business Improvement Area (BIA) and the programs of non-profit civic organizations, such as Explore Saint Andrews, that are directly funded by the Town of Saint Andrews, as they relate to the economic, social, and physical development of the Municipality in the following ways:
- a. Promotion of the Shoulder Season and Winter Town* – the BIA and other funded non-profit civic organizations are mandated by Council to:
- Encourage the Town and Historic Business District's further development by a promotion of the community's significant artistic, cultural, and recreational assets, but especially with a view toward attracting economic opportunities and tourism during the winter and shoulder months of year.

HERITAGE BOARD

3. Council proposes to co-ordinate the programs of Heritage Board, as they relate to the economic, social, and physical development of the Municipality in the following ways:
- a. Heritage Conservation By-law Administration* – the Heritage Board is mandated by Council to:
- Issue heritage permits in accordance with By-law No. 24-04, a Heritage Conversation By-law for the Town of Saint Andrews.
- b. Heritage Guidelines* – the Heritage Board is mandated by Council to:
- With support from the RSC Planning Division, research and development of planning guidelines for the issuance of heritage permits regarding alterations to buildings or structures regulated under the Heritage Conversation By-law.



1.10 Five-year Capital Improvement Plan & Implementation Measures

1.10.1 Policies

PLAN IMPLEMENTATION

1. Council shall implement the Municipal Plan By-law through its development approvals, asset management, capital budget, municipal programs, land disposition/acquisition, and other municipal by-laws.

1.10.2 Proposals

1. Council shall consider the 5-year capital improvement plan (C.I.P) attached to this plan (Fig. 4) when making annual budgets for capital expenditures within the Municipality.
2. Council shall annually update the C.I.P to reflect its current capital budget priorities that relate to the physical development of the Municipality.
3. Other measures by Council needed to implement the Municipal Plan By-law, include:
 - a. **Zoning By-law** – adopting a new Zoning By-law for the whole Town of Saint Andrews that reflects the planning policy of the Municipal Plan, and implements the plan through:
 - Development approvals;
 - Rezoning approvals;
 - Variance approvals;
 - Terms & conditions and other planning approvals; and,
 - Subdivision approvals.

FIG. 4

Proposals	C.I.P. (5-year approx.)	Project Lead(s)	Years
First phase of the Urban Settlement Expansion Area & Diana Dr. Extension	\$750,000	CAO/Public Works	3
Land & parcel acquisitions	\$150,000	CAO	3
Contribution to Knowledge Park servicing & improvements	\$250,000	CAO/Public Works	2
Municipal On-Off-Street Parking Close to Historic Business District	\$250,000	CAO/Public Works	5
TOTALS	\$1,300,000.00 ~ approximate over 5 years		



