

Town of Saint Andrews
Municipal Plan
December 2, 2010
By-law No. 10-3

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SCHEDULE A: 5-YEAR CAPITAL PLAN

SCHEDULE B: GENERALIZED FUTURE LAND USE MAP

SCHEDULE C: RENEWABLE ENERGY STRATEGIC STATEMENT

**TOWN OF SAINT ANDREWS MUNICIPAL PLAN
BY-LAW 10-03**

ENACTMENT:

WHEREAS Section 72 of the *Community Planning Act* requires that a Municipal Plan and Zoning By-law be reviewed every five years,

AND WHEREAS measures have been undertaken to perform said review and a By-law amendment has been proposed,

THEREFORE BE IT ENACTED by the Council of the Town of Saint Andrews under the authority vested in it by the *Community Planning Act* R.S.N.B. 1973 C-12, as follows:

- (1) By-law No. 10-03 entitled "A BY-LAW TO ADOPT THE TOWN OF SAINT ANDREWS MUNICIPAL PLAN" is hereby adopted.
- (2) This By-law may be cited as the Municipal Plan.
- (3) The legislative provisions and schedules below form an integral part of this By-law.

PART I: BACKGROUND

1.0 Introduction

This Municipal Development Plan (the “Plan”) applies to the Town of Saint Andrews, in southwestern Charlotte County, in the Province of New Brunswick. The Plan establishes priorities and objectives for the provision of municipal services and facilities in the Town, and contains policies and proposals that will guide and control the economic, social and physical development of the Town.

This Plan has been prepared after extensive consultation with members of the community, local officials, civic groups, and outside agencies and is to be used by Council, Town Staff, the Planning Advisory Committee (PAC), developers and residents to guide decisions affecting environmental management, planning and development issues. This is the fifth Municipal Development Plan for the Town, and is intended to update and replace the current plan, implemented in 2008. Policies contained in the 2008 Plan have been updated and expanded, where appropriate, in order to effectively address this Plan’s implementation.

The Plan can be amended at any time to meet changing community needs, as long as the requirements of the *Community Planning Act* are met.

The policies and proposals set out in the Plan in Part II are statements of intention only, and require further action on the part of Council, by way of By-laws and resolutions, to be given effect. Inclusion of a specific policy or proposal in the Plan does not obligate Council to take specific steps to carry it out, but under Section 27 of the *Community Planning Act* it does prevent Council from taking any action that would be contrary to the policies or proposals set out in the Plan.

The Plan includes the Town's Five-Year Budget of Capital Expenditures (Schedule A), which is revised annually, the Generalized Future Land Use Map (Schedule B).

1.1 Title

The Town of Saint Andrews, under the provisions set out in Sections 23 to 27 of the *Community Planning Act*, hereby adopts the Town of Saint Andrews Municipal Development Plan By-law. This By-law hereby repeals By-law No. 07-02, the Municipal Plan By-law, adopted in 2008.

1.2 Area of Coverage

The policies and proposals set out in the Plan apply to the Town of Saint Andrews municipal boundaries as established under the *Municipalities Act*. It does, however, reflect aspects of the Town’s relationship with surrounding unincorporated areas and existing or proposed activities involving Passamaquoddy Bay and the Bay of Fundy.

1.3 Purpose

The Municipal Plan By-law has been prepared in accordance with Sections 23 through 27 of the *Community Planning Act*. The Plan is the preeminent document guiding growth and development within the Town of Saint Andrews. It establishes policies to guide future land use and development while providing guidance to Town Council in long-term planning for the Town. This document will provide supporting principles for the implementation of land use regulations within the Town through By-laws, such as the Zoning, Subdivision, and Building By-laws.

In accordance with the *Community Planning Act*, this Municipal Plan should be reviewed every ten years. Over the timeframe that this Municipal Plan is in effect, periodic amendments may be required and these must be undertaken in accordance with the provisions for public consultation as outlined in the *Community Planning Act*.

Adoption of the Municipal Plan shall not commit the Municipality or the Province to undertake any proposal that is suggested or outlined in the Plan, but shall prevent the undertaking of any development in any manner inconsistent or at variance with:

- (a) in the case of the Municipality, any policy or proposal so outlined or suggested; or
- (b) in the case of the Province or a person, any policy or proposal so outlined or suggested.

1.4 Plan Concept

Community consultations have provided the expectations for the new Plan. Participants in the consultation program identified a vision to guide all policies, proposals, goals and objectives for the plan. This vision is:

Saint Andrews is a community that proactively focuses on environmental and heritage stewardship, its economic base, new development which is appropriately scaled and located, and community services and facilities that meet the needs of a changing population.

With this vision in mind, the Plan provides direction for the community to ensure that a sustainable and high quality Town character and physical environment can be maintained and enhanced for residents and visitors alike.

Of particular interest to residents are policies and proposals in the new Plan that strive to preserve or enhance the community's:

- small town character;
- location, natural setting and heritage;
- quality of life, including culture, recreation and community resources;
- clean environment, including Passamaquoddy Bay;
- peace and quiet;

- safety;
- walkability and access to public facilities;
- employment and lifelong learning opportunities; and
- tax base with appropriate growth and diversification.

Community consultations and background research determined that the need to balance demographic change with preserving natural and heritage resources will frame the Plan. In this context, policies and proposals have been included to control land use and environmental resources as well as to meet the needs of existing and new residents and business.

1.5 Goals, Policies and Proposals

Each section outlines the goals, policies and proposals pertaining to the specific objective. Where applicable, the intent of the policies is illustrated on the accompanying Generalized Future Land Use Map (Schedule “B”).

PART II: OBJECTIVES, POLICIES AND PROPOSALS

2.0 Overall Plan Goals

The overall intent of the Plan is to maintain a high-quality physical environment in which visitors along with existing and future residents can appropriately pursue economic, social and personal activities. In support of this managed growth strategy, the following goals will guide future planning and development in Saint Andrews:

- (A) To protect and enhance the quality of the natural environment.
- (B) To maintain and enhance the heritage and cultural resources of the Town with particular emphasis on the character of the community and the uniqueness of the Historic District , Town Plat and Navy Island.
- (C) To ensure quality new development through high standards of land use planning, community layout and building design.
- (D) To encourage the development of commercial enterprises which will conform to the character of the Town, which will augment the commercial tax base, and which will ensure employment opportunities for residents.
- (E) To provide sustainable municipal services.
- (F) To provide safe and effective transportation routes for vehicles and pedestrians.
- (G) To provide a mix of residential housing types that reflects the accommodation needs of different age groups, lifestyles and income levels.
- (H) To promote and pursue sustainable development and healthy lifestyle options.

2.1 Environment

The residents of Saint Andrews place significant value on the health of the natural environment and consider it a major asset of the community. The Town works with private individuals, organizations, business and other levels of government to preserve the well-being of unique and important environmental features within the Town. There is a strong desire in Saint Andrews to move the Town forward in terms of progressive environmental policies and to make the Town a leader in addressing global-type issues by taking local action in regards to air quality, energy use, greenhouse gas emissions and other issues associated with industrial development and resource management.

2.1.1 Objectives

- (1) To identify and protect areas of significant scenic, environmental and wildlife habitat.
- (2) To sustain or enhance, where possible, the quality of the overall environment as it relates to development and human activity in the Town and surrounding region.

- (3) To maintain and improve parks, trails and recreational facilities in the Town.

2.1.2 Policies

The Waterfront, Tidal and Marsh Areas

- (1) Council shall continue to support the use of the land use designations "Greenspace" and "Environmentally Significant Areas" in the Zoning By-Law. Land classified as "Greenspace" shall serve two principal functions: as space for outdoor recreation activities, and to provide a setback buffer along portions of the St. Croix River and Passamaquoddy Bay. "Environmentally Significant Areas" shall designate areas most sensitive to disturbance that contain distinctive features of biological, ecological, geological or historical significance.
- (2) Council shall continue to ensure, and where feasible improve, public access to the intertidal zone and shoreline.
- (3) Council shall continue to maintain and enhance visual corridors to the Harbour, the St. Croix River and the Passamaquoddy Bay.

Parks, Trails and Recreational Uses

- (4) As new areas of the Town are developed, Town Staff and Council shall require that the design of parks, trails and open spaces incorporate linkages with other neighborhoods through the use of trails.
- (5) 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 parks, trails and/or open space within the development.
- (6) When assessing the location of Lands for Public Purpose, the Town shall have specific regard for:
 - (a) accessibility of this space to the new neighborhood;
 - (b) accessibility to existing neighborhoods;
 - (c) connectivity with other parks, trails, open spaces and recreation facilities;
 - (iv) the existence of similar or like facilities in the immediate area; and
 - (v) the recreational needs of the community.
- (7) Council shall continue to support Town Staff in providing and maintaining recreational programs and facilities that promote the physical and social development of residents of all ages and needs.

Sustainability

- (8) Council shall seek to work closely with community groups and other government departments to reduce greenhouse gas emissions and permit, in conjunction with the proposed clean energy strategy, renewable energy use within the Town.
- (9) Council shall seek to raise awareness of the potential impacts of environmental issues.

- (10) Council shall, where necessary, introduce new standards and operational approaches to reduce potential climate change impacts. This may include flood control measures, vegetation retention and shoreline erosion control.
- (11) As a general rule, Council shall support efficient and sustainable land use and development patterns and a mix of uses and densities that support pedestrian movement and that improve energy efficiency where feasible and appropriate.

2.1.3 Proposals

- (1) It is proposed that Council investigate the potential for acquiring additional lands to be held as public environmental assets as priorities and finances may allow.
- (2) It is proposed that Council examine the development of a municipal renewable energy policy as outlined in the Renewable Energy Strategic Statement (Schedule C) that meets the overall intent of the Plan.
- (3) It is proposed that Council monitor the activities of others around and on the Passamaquoddy Bay that could negatively impact on the Town of Saint Andrews.
- (4) It is proposed that Council be proactive in the stewardship of tree stocks, both public and private.

2.2 Heritage

Retaining and enhancing the historic built form of the community, as well as heritage sites and the overall character, allows present and future generations to share in the benefits of heritage resources. Our heritage buildings, districts and landscapes create a unique sense of place and a rooted sense of local identity and continuity for the people of Saint Andrews. Heritage conservation is also a wise investment for a municipality. Heritage restoration work contributes greatly to the economy and heritage sites are a draw for tourism and other industries.

Protecting our heritage not only makes our neighbourhoods more attractive, it also increases their desirability and value. Culture and heritage assets are important to where people decide to live, visit and invest. In an effort to preserve the heritage of the Town Plat and Historic Business District; the Town will develop strict design guidelines for any development. The overall intent of the design guidelines is to promote development in a manner that is consistent with the present character and design of the existing Town Plat and Historic Business District. The objectives and policies that follow are intended to ensure the retention and enhancement of historic assets as an important part of the community.

2.2.1 Objective

- (1) To retain and enhance the heritage of Saint Andrews and to maintain the built character of the community for present and future generations.

2.2.2 Policies

The Town Plat and Historic District

- (1) It shall be a policy of Council to recognize the value of retaining and enhancing heritage structures and areas while allowing residents and businesses the reasonable enjoyment and appropriate uses of their properties.

General Heritage and Cultural Resources

- (2) It shall be a policy of Council to encourage:
 - (a) the conservation of heritage resources in a manner that respects their value to the community, ensures their integrity, and enables their functional viability;
 - (b) the sensitive rehabilitation and reuse of valuable heritage structures and sites, archeological areas and items of cultural importance;
 - (c) the conservation of elements which define the Town's character; and
 - (d) compatible development in the vicinity of valuable heritage resources.

2.2.3 Proposals

- (1) It shall be a proposal of Council to maintain the historic character of the Town Plat and Historic Business District by establishing prescriptive guidelines on development relating to:
 - (a) setbacks;
 - (b) maximum lot coverage;
 - (c) building height;
 - (d) screening;
 - (e) building design;
 - (f) roof pitch;
 - (g) building materials;
 - (g) building orientation; and
 - (h) parking lots.
- (2) It is proposed that Council examine any available partnering and develop 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) Council proposes to assess various opportunities to establish additional standards to protect the Town Plat and Historic Business District such as preparing a Heritage Preservation By-law.

2.3 Culture

This plan recognizes that Saint Andrews' arts, cultural and recreational opportunities are a key factor in its residents' quality of life. These facets of the community are generators of business and employment in their own right, contributing to development and marketing opportunities in tourism and trade.

2.3.1 Objective

- (1) To maintain and enhance cultural and recreational programs and facilities for the benefit of area residents and visitors to the Town.

2.3.2 Policies

- (1) Council shall encourage the further development and promotion of its significant artistic, cultural and recreational base with a view toward increasing economic opportunities and cultural tourism.

2.3.3 Proposals

- (1) It is proposed that Council develop an inventory of existing cultural facilities and programs in order to develop arts, culture and recreational policies and action plans to further the growth of the community.

2.4 General Land Use and Development

2.4.1 Objective

- (1) To ensure that development is compatible with the existing built form, conforms to the character of the Town, complies with good planning principles and places reasonable demands on municipal resources and services.

2.4.2 Policies

General Restrictions on Development

- (1) The Zoning By-law shall continue to limit development to no more than one main building per lot within certain zones, set minimum sizes of lots, and set other conditions to maintain the character of the Town, including the prohibition of mobile homes, mini homes or trailers as residences or business premises.
- (2) Where new infrastructure and services are required for a proposed development, Council has the right to require the developer to install or pay for growth-related infrastructure associated with new development. These costs may extend beyond the borders of the proposed development. In multi-lot subdivisions, developers shall also be required to set

aside suitable lands to be the choice of Council, for municipal purposes. Only in compelling circumstances should cash be accepted in lieu of land.

Compatibility of Land Uses and Structures

- (3) It shall be a policy of Council to recognize the special character of Saint Andrews as being worthy of retention and enhancement. Council shall implement policy guidelines that address:
- (a) adequate buffering and screening of adjacent uses;
 - (b) continuity of streetscapes with respect to the use, scale and design of buildings and other structures;
 - (c) “spillover” effects that negatively impact on the reasonable enjoyment of adjacent properties or surrounding areas; and
 - (d) The protection of the historic mix of large and small lots in the Town Plat and Historic District.

Efficiency of Development

- (4) Council shall ensure that growth and development is cost-effective with respect to the provision of services and sustainable.

2.5 Economy

Saint Andrews has an economic base significantly influenced by tourism and has employment clusters in business, social science, education, and government. High-level research and scientific facilities operate within the Town and a significant number of residents are involved with creative and cultural activities. This Plan calls for the strengthening and improving of existing commercial areas to maximize their attractiveness as places to conduct business. Future commercial areas are provided to maximize opportunities for growth and to ensure that the local economy remains strong.

2.5.1 Objectives

- (1) To build on the economic strengths of Saint Andrews while also seeking to diversify the economy.
- (2) To facilitate commercial development in order that the desired employment, shopping and service opportunities are provided to residents and visitors.
- (3) To ensure that commercial development is compatible with surrounding land uses; adequately serviced, including parking and transportation routes; and designed and planned to further enhance the built environment of the Town.

2.5.2 Policies

Economic Development

Town of Saint Andrews: By-law No. 10-03

- (1) Council shall seek to provide an economic climate conducive to investment and the growth of employment opportunities while protecting and enhancing the quality of life in Saint Andrews.
- (2) Council shall seek to provide for the continued development of Saint Andrews as a centre for research and development, higher education, arts and culture, and other related activities.
- (3) Council shall continue to seek appropriate partnerships in order to develop a tourism market based on visitors' quest for self-discovery, self-improvement and learning opportunities. These opportunities should focus on the natural, historical, cultural, scientific and educational resources of the community.

General Commercial Uses

- (4) Council shall work to improve the business community in the Town by encouraging new commercial, retail and service businesses to locate in the central commercial area where most shops and services are found.
- (5) If Council determines a need to develop a commercial area outside the existing commercial zone, Council shall ensure that consideration is given to protecting the existing character of the area in which the development is proposed. Linear or ribbon commercial development shall be discouraged.
- (6) Council acknowledges that "adult only" entertainment or services businesses are contrary to the character of the Town, and shall prohibit their establishment in the Town.

Industrial Uses

- (7) Council acknowledges that heavy industrial uses are contrary to the character of the Town and shall not permit them.
- (8) Council shall selectively permit light industrial uses in a proposed Business Park or other locations as deemed appropriate.

Employment

- (9) Council recognizes the challenges of increasing employment within the Town. Council shall seek ways in which to enhance employment opportunities.

2.5.3 *Proposals*

- (1) It is proposed that Council prepare a strategic plan to address economic growth in all sectors defined in the Plan.
- (2) It is proposed that Council seek to work with economic development partners (domestically and internationally) to pursue investment opportunities that match the assets of Saint Andrews with businesses needs.
- (3) It is proposed that Council examine the potential for the development of a Business Park outside the Town Plat, Historic District and away from built-up residential areas. Any

potential development shall be based on a master plan and take adequate measures to create a high-quality image for the Town and be appropriately integrated with adjacent land uses.

- (4) It is proposed that Council continue to review the management plan for the public wharf to ensure it is compatible with existing development while enhancing its use as a public space.
- (5) It is proposed that Council regularly monitor the needs of the tourism sector with a focus on heritage and cultural venues or events that can be staged in the community.

2.6 Institutional

Saint Andrews benefits from the existence of institutions of several varieties. Some provide education and research facilities; others serve the life and health of the residents.

2.6.1 *Objectives*

- (1) To encourage new institutional uses to locate in the Town.
- (2) To support efforts to protect, maintain and upgrade existing institutional facilities.

2.6.2 *Policies*

Public Education

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

Research and Higher Education

- (2) Council recognizes the importance of the Huntsman Marine Science Centre, the Biological Station, and the New Brunswick Community College – Saint Andrews Campus, and shall work with these institutions to ensure their continued operation.
- (3) Council shall encourage the establishment of new research and higher education facilities in Saint Andrews.

Health Care Facilities

- (4) It shall be a policy of Council to acknowledge that health care facilities and services are an important element of the community and a significant factor in attracting and retaining residents.

Cemeteries

- (5) Council shall only permit the use of any land within the Town for the purposes of a cemetery within the Institutional Designation and this use will be subject to terms and conditions as may be imposed by the Planning Advisory Committee. Council and the Planning Advisory

Committee shall have specific regard for the following when considering an application related to a proposed cemetery:

- (a) the location of the cemetery relative to adjacent land uses, potable water sources and sensitive environmental areas;
- (b) the availability of space at existing cemeteries within the Town; and
- (c) the use of mitigation measures such as fences, landscaping, buffers in mitigating the potential impact on adjacent properties and land uses.

2.6.3 Proposals

- (1) Council proposes to work with involved agencies to ensure that existing health care facilities and services are maintained or improved.

2.7 Infrastructure and Services

Saint Andrews recognizes the need to provide effective servicing for current land uses and future development. The lack of direct control over the Chamcook Lake water supply is an issue. The provision of a protected water supply remains a high priority for the Town as does the use and continued exploration of green technologies and sustainable development approaches to municipal servicing.

2.7.1 Objectives

- (1) To provide municipal services that meet the existing and future needs of the community and to maintain acceptable health, safety and environmental standards.
- (2) To facilitate an appropriate level of other services not under direct municipal control that are required by residents, institutions and businesses under a variety of circumstances. These services include communications, utility and transportation systems, cemeteries and crematoria, and facilities for the provision of social services.

2.7.2 Policies

Water

- (1) It shall be a policy of Council to protect the Town's water supply.
- (2) Council shall ensure that new developments are approved only if the capacity of the water supply is not exceeded.
- (3) Council may require developers to contribute to the cost of upgrading water systems that serve their development.
- (4) Council shall pursue any available Provincial and/or Federal Government financial assistance in carrying out expansions and improvements to the water system.

Sanitary Sewer, Storm Sewer and Solid Waste

- (5) Council shall seek to further reduce the generation of solid waste throughout the community.
- (6) Council shall pursue any available Provincial and/or Federal Government financial assistance in carrying out expansions and improvements to the sanitary and storm sewer systems.
- (7) Council may require developers to contribute to the cost of upgrading any or all of the sanitary sewer, storm sewer or solid waste systems that serve their development.
- (8) 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.
- (9) Council shall ensure that the downstream effects on the storm water system shall be considered in the building permit and subdivision application approval process.
- (10) Council shall continue to work to upgrade and install sanitary and storm sewer facilities where necessary and fiscally possible.

Transportation

- (11) Council shall recognize a variety of modes of transportation, including non-motorized (active transportation) travel options, as essential components of the overall transportation system.
- (12) Council shall seek the co-operation and assistance of senior levels of government in upgrading the Town's roads and active transportation network wherever possible.
- (13) It shall be the policy of Council to adopt a program of traffic calming on residential streets where vehicle speed and/or traffic volumes are creating negative consequences.
- (14) Council may consider the provision of cash in lieu of parking spaces for developments in the Town Plat where, in the opinion of Council, the provision of on-site parking is not economically or physically practical.
- (15) Council shall place emphasis on the aesthetic character, in addition to function, of the Town's streets and shall strive to achieve streetscapes that are both functional and attractive. Items for consideration may include landscaping and tree-lined streets, street lighting and other street furniture, adequate provision of sidewalks within new developments and the provision of adequate facilities for bicycles.

Emergency Services

- (16) 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 where necessary.
- (17) Council shall ensure that input from police services is taken into account with respect to the

planning and regulatory approval of facilities intended for public use.

- (18) Council shall maintain an Emergency Preparedness Plan for the community.
- (19) Council shall strive to return police services to a community-based model.

Public and Private Utility Services

- (20) It shall be a policy of Council to permit communication and utility uses in all zones.
- (21) It shall be a policy of Council to permit municipal utility uses in all zones.
- (22) It shall be the intention of Council to 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.

2.7.3 Proposals

- (1) It is proposed that Council pursue efforts to secure long-term protection of the Town water supply (the Chamcook Lake watershed) and work with the Province, involved property owners and other stakeholders to implement water quality assurance measures.
- (2) It is proposed that Council examine the possibility of upgrading the sewage disposal system to include a primary treatment facility for sanitary effluent that is in keeping with the Town's environmental goals.
- (3) It is proposed that Council explore the development of a system of multiuse trails and sidewalks to further accommodate active transportation (AT) travel modes throughout the Town. Council shall encourage and promote the use of AT systems by residents and visitors as a healthy transportation choice.
- (4) It is proposed that Council study the potential of adopting "green" technologies for storm water management standards that would permit residential development using non-piped techniques.
- (5) It is proposed that Council prepare a clean energy strategy for the location and use of "green" technologies in the town. Prior to the implementation of this strategy, the onus shall be on applicants to prove that these technologies or facilities are compliant with senior government and industry standards and existing municipal By-laws.
- (6) When establishing the location of new infrastructure, Council proposes to work with landowners to minimize the impact on their land.
- (7) Council proposes to take actions to safeguard the Town's safe drinking water supply including steps that provide equitable allocation of water from Chamcook Lake, actions that reduce the risk from contamination and toxins in the water, and actions which consolidate the governance of the water supply.

- (8) Council proposes to investigate alternative sources, other than Chamcook Lake, for the Town's drinking water supply.

2.8 Housing

Saint Andrews faces the challenges of an overall aging population, providing for younger individuals and families, varying incomes levels of residents and accommodating temporary resident and student populations. It is important that a range of housing types is available for young adults and families, retirees, older couples and individuals.

2.8.1 Objective

- (1) To encourage a balance of housing types to meet year-round and seasonal residents' needs. These needs shall be examined in terms of size, type, and location while ensuring that the design and development of residential areas provide for a high-quality living environment.

2.8.2 Policies

Special Housing Needs

- (1) It shall be a policy of Council to understand the need for the development of housing to meet the needs of seniors, students and other special needs populations. Council shall ensure that new or converted housing for these populations is appropriate to the character of the Town.

General Residential Uses

- (2) 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.
- (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. Small apartments may also be permitted in serviced residential or estate residential properties.

2.9 Navy Island

Located approximately 525 metres from the mainland of Saint Andrews is Navy Island. This island is considered an important part of the Town's heritage and overall character. Facing increasing development pressures, the Town commissioned an environmental survey of Navy Island in 2008 to assess the existing environmental conditions and identify any important natural and historic landmarks.

The results of this study led to the creation of The Navy Island Zoning Classification

Committee in October of 2008. This committee was charged with preparing recommendations for a draft set of land use and zoning requirements for the island that were reviewed by Council. The overall goal and intent of these recommended land use requirements are to allow landowners the continued use and enjoyment of their properties while limiting development to uses that are of low impact and preserve the natural features and beauty of the island.

2.9.1 Objective

- (1) To preserve the natural and historic significance of Navy Island through limiting development to low impact land uses.

2.9.2 Policies

- (1) It shall be a policy of Council to recognize the natural and historic significance of Navy Island and limit forms of development that could adversely affect the island and pollute the natural environment.
- (2) It shall be a policy of Council to establish the Navy Island designation. Within this designation, Council shall establish the Navy Island Zone. The intent of this designation and zone is to limit dense forms of development that could adversely affect the island while allowing the continued use and enjoyment of the island for existing landowners through permitting low-impact forms of development such as seasonal dwellings.
- (3) It shall be a policy of Council to require any development on Navy Island to meet all the requirements of the Provincial Department Environment and Department of Health.

2.9.3 Proposals

- (1) It shall be a proposal of Council to establish guidelines in the Zoning By-law that limit the size and height of buildings and structures while preserving existing vegetation.
- (2) It shall be a proposal of Council to prohibit the use of motorized vehicles on Navy Island.

PART III: ADMINISTRATION AND PLAN IMPLEMENTATION

3.0 By-laws

The various policies and proposals set out above can only be implemented through appropriate By-laws and resolutions of Council and adequate budgetary appropriations. The main tool required to implement the Plan is the Zoning By-law. This By-law is not part of the Plan, but is subject to the Plan, in that if there are inconsistencies between the provisions of the Plan and the Zoning By-law, the provisions of the Plan shall govern.

3.1 Capital Budget

For this Plan to be effective, capital expenditures and public works programs must be consistent with the policies and proposals set out above. A Five-Year Budget of Capital Expenditures, detailing the Town's plans for capital improvements during the 2010 - 2015 year period is contained in Schedule "A" to the Plan. Under Section 23(6) of the *Community Planning Act*, this budget must be revised every year to apply to the next five-year period.

3.2 Amending the Plan

This Plan can be amended to suit changing community needs. The *Community Planning Act* requires that a Municipal Development Plan be reviewed every five years. However, it can be amended at any time as long as the requirements of the *Community Planning Act* are met. These include requirements that residents of the Town be given notice that the Plan is to be amended, and that Council hear objections to any proposed amendment. An amendment to the Plan (including the Generalized Future Land Use Map) is required where any policy or proposal in the Plan is to be changed, or where a proposed Section 39 amendment to the Zoning By-law would be inconsistent with the Plan.

PART IV: REPEAL AND TRANSITION

- (1) The Town of Saint Andrews Municipal Plan By-law, By-Law No. 07-02, enacted on March 3, 2008 and all amendments are hereby repealed.
- (2) The repeal of By-Law No. 07-02, the Town of Saint Andrews Municipal Plan By-Law, shall not affect any penalty, forfeiture or liability, incurred before such repeal or any proceedings for enforcing the same completed or are pending at the time of repeal; nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any matter or thing whatsoever completed, existing, or pending at the time of repeal.

READ FIRST TIME:

READ SECOND TIME:

READ THIRD TIME AND ENACTED:

Mayor

Town Clerk

SCHEDULE A
5-YEAR CAPITAL PLAN

Town of St Andrews
5 Year Capital Plan
2010-2014

General Capital Fund Expenditures

	2010	2011	2012	2013	2014
Safety					
Sidewalks	65,000	50,000	50,000	50,000	50,000
Fire Truck	259,000				
	<u>324,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
Buildings					
Arena	156,000	200,000	100,000	100,000	50,000
Public Works Garage Roof					
Town Hall	20,200				
Medical Centre	7,500	5,000		5,000	
Library/Museum	7,500	10,000	10,000	10,000	10,000
	<u>191,200</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
Public Works					
Municipal Streets	249,100	200,000			
Vehicles	268,000	65,000	225,000	35,000	35,000
Seawall	95,000				
	<u>612,100</u>	<u>265,000</u>	<u>225,000</u>	<u>35,000</u>	<u>35,000</u>
Recreation / Culture					
Recreation Field		25,000	0	0	0
Tennis Courts	30,000				
	<u>30,000</u>	<u>25,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
Wharf					
Structure Work	37,700	20,000	20,000	20,000	20,000
Dredging		90,000			
	<u>37,700</u>	<u>110,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
General Government					
Systems Upgrade	4,600	10,000	2,100	2,100	2,100
	<u>4,600</u>	<u>10,000</u>	<u>2,100</u>	<u>2,100</u>	<u>2,100</u>
Total	<u>\$1,199,600</u>	<u>\$470,000</u>	<u>\$307,100</u>	<u>\$117,100</u>	<u>\$117,100</u>

General Capital Fund - Proposed Funding

	2010	2011	2012	2013	2014
General Operating Fund	182,480	235,000	182,100	117,100	117,100
Long term Borrowing	415,000	50,000	50,000		
Reserve Transfers	200,000	75,000	25,000		
Donations	215,000	50,000	50,000		
Government Grants	87,120	60,000			
Sale of Assets	100,000				
Total Funding	<u>\$1,199,600</u>	<u>\$470,000</u>	<u>\$307,100</u>	<u>\$117,100</u>	<u>\$117,100</u>

5 Year Capital Plan
2010-2014

	2010	2011	2012	2013	2014
Utility Capital Fund Expenditures					
Water System					
Water Mains	206,667				
	206,667	0	0	0	0
Sewer System					
Sewer Mains	206,667	0	0	0	0
Equipment	10,000	10,000	10,000	10,000	10,000
Storm Sewer	206,667	0	0	0	0
	423,333	10,000	10,000	10,000	10,000
Treatment and Dipposal					
Lagoon Upgrade	3,000,000				
Total	\$3,630,000	\$10,000	\$10,000	\$10,000	\$10,000

Utility Capital Fund - Proposed Funding

	2010	2011	2012	2013	2014
Utility Operating Fund	36,184	10,000	10,000	10,000	10,000
Build Canada Fund	2,000,000				
Gas Tax Fund	160,929	139,729	139,729	139,729	
Long term Borrowing	1,419,187	(139,729)	(139,729)	(139,729)	
Reserve Transfers	13,700				
Total	\$3,630,000	\$10,000	\$10,000	\$10,000	\$10,000

SCHEDULE B
GENERALIZED FUTURE LAND USE MAP

LEGEND

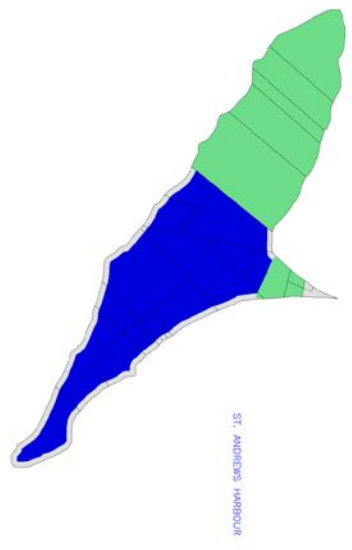
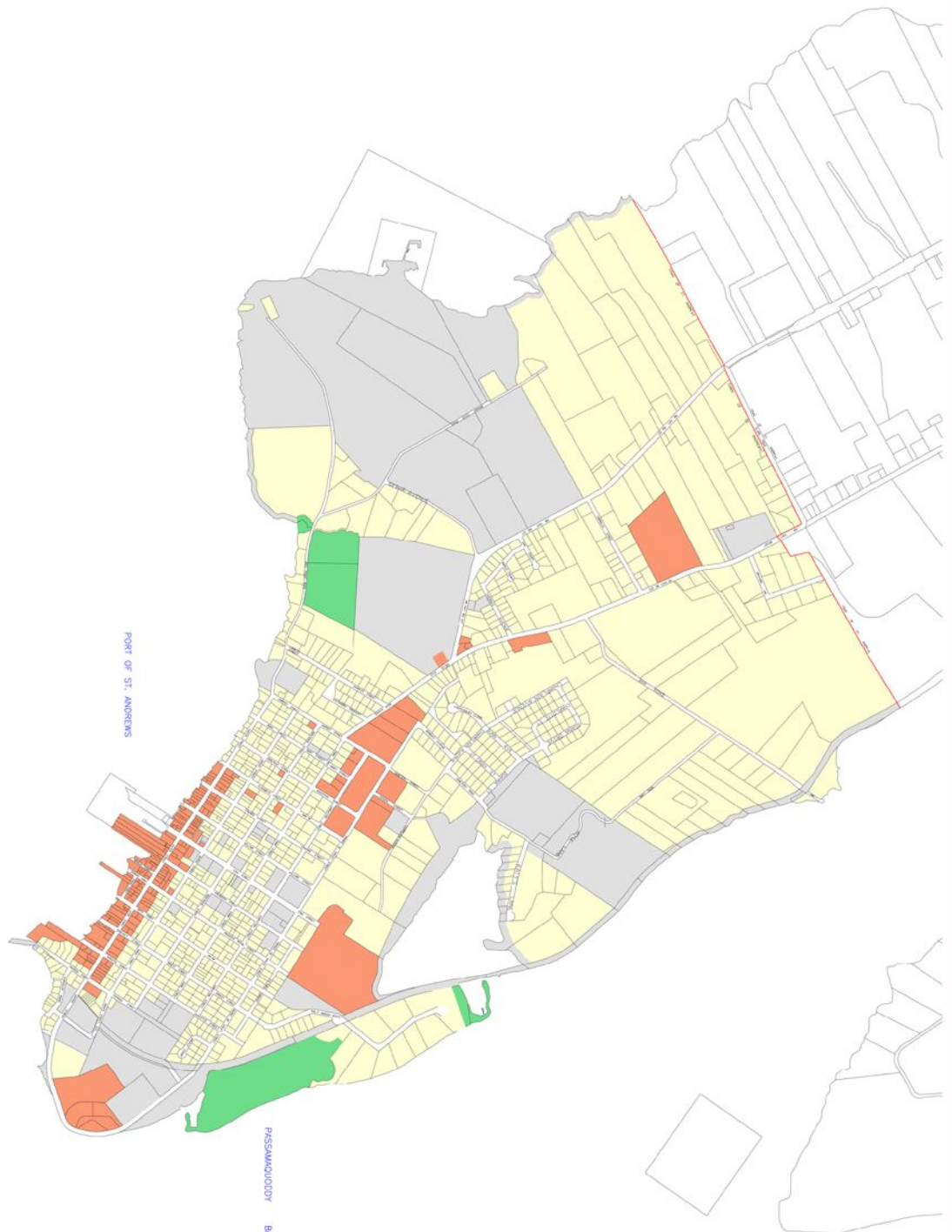
DESIGNATION

- Residential
- Commercial
- Community Use
- Navy Island
- Environmentally Significant Areas

OTHER:

- Property Lines
- Town Boundary

Note: Water boundaries delineated from 1:10,000 mapping only, exact location to be confirmed by applicant prior to approval

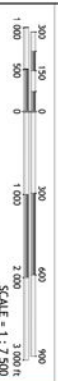


PROJECT TITLE:

TOWN OF SAINT ANDREWS
GENERALIZED FUTURE LAND USE MAP

DRAWING TITLE:

SCHEDULE "B"



DATE:
DECEMBER 2, 2010

REVISED:

DRAWING NO:
S209024-700



SCHEDULE C
RENEWABLE ENERGY STRATEGIC STATEMENT

Schedule C: Renewable Energy Strategic Statement

DEFINITION

Renewable energy sources capture their energy from existing flows of energy, from on-going natural processes, such as sunshine, wind, wave power, flowing water (hydropower), biological processes such as anaerobic digestion, and geothermal heat flow.

The most common definition is that renewable energy is from an energy resource that is replaced by a natural process at a rate that is equal to or faster than the rate at which that resource is being consumed.

In terms of effective municipal renewable energy policies, the focus must be placed not only on energy supplies but on energy use practices and in effect, deconstruct energy use into applicable component parts (heating, cooling, sustainable building design, demand side management, power generation including alternative energy, supply and distribution).

STRATEGIC GOALS

Municipal renewable energy initiatives must address both issues that the Town is able to directly control as well as energy use by residents and business. Goals must also take into consideration measures that straightforwardly support renewable energy options such as choosing solar power alternatives and practices that indirectly support renewable energy such as increased active transportation use, more energy efficient buildings and enhanced recycling efforts. Renewable energy goals may be broken down into categories such as: municipal operations; energy efficiency in residential, commercial and industrial facilities; transportation, telecommunications, energy supply; waste reduction and recycling.

In order to further the use and development of renewable energy options, the following strategic goals are put forward by Council:

1. Energy Inventory

The Town shall conduct a complete inventory and assessment of current municipal energy use. This shall include short and long-term use switchover options, potential power savings and renewable energy alternatives that may be available for use by the Town.

2. Green Building Principles

All new construction by the Town shall seek to follow Green Building Principles. Acceptable techniques vary but St. Andrews shall seek to set standards for all new municipal construction and encourage the same from residents and business. Examples of principles that may be considered include:

A) Careful site selection to minimize impacts on the surrounding environment, utilize passive heat sources and increase alternative transportation options.

B) Energy and water conservation to ensure efficient use of natural resources and reduced utility bills.

C) Responsible storm water management to limit disruption of natural watershed functions and reduce the environmental impacts of storm water runoff.

D) Waste reduction, recycling, and use of "green" building materials.

3. Renewable Energy Plan

A comprehensive and long-term Renewable Energy Plan shall be prepared by Council to provide an assessment of energy options and goals, as well as to establish a community energy vision which shall guide future efforts. This Plan shall identify timelines and measurable goals for renewable energy use by the Town as well as financing options.

4. Capital Investments

All capital purchases by the Town shall be assessed for renewable and/or lower energy use. As has occurred in other municipalities, standard traffic lighting may be replaced with LED (Light Emitting Diodes) lights for energy savings and standard vehicular fuel options may be replaced with bio-fuel where appropriate.

5. Financial Assessment

The Town shall complete a full financial assessment of potential savings from the use of lower energy consuming technologies and energy from renewable sources. This may include a financial assessment of the local development of potential renewable energy sources.