

March 3, 2008

The regular meeting of Town Council was held in the Council Chambers beginning at 7:00 p.m. with the following members present: Mayor John Craig, Councillors, John Castell, Michael Craig, Mary Myers and David Welch. Also present were staff members Tim Henderson, Town Manager, and Joyce Thompson, Administrative Office Coordinator. Deputy Mayor Edie Bishop and Councillor Kiley were absent.

DISCLOSURE OF CONFLICT OF INTEREST

Councillor David Welch declared a conflict of interest with respect to item FA080106 which deals with a grant request from the St. Croix Speedskating Club.

MINUTES

It was moved by Councillor Myers, seconded by Councillor Castell and carried that Council adopt the minutes of the February 4, 2008 regular meeting as presented.

STAFF REPORTS

It was moved by Councillor Welch, seconded by Councillor Myers and carried that Council accept the Staff Reports as presented.

Town Manager's Report

Council has initiated a review of the Zoning Regulations on Navy Island and is proposing amendments which will clarify the parameters for future development in this area of land which lies within the boundaries of the Town of St. Andrews.

It was moved by Councillor Castell, seconded by Councillor Myers and carried to set Tuesday, April 8th, 2008 at 7:00 PM in the Council Chambers to hear objections to the proposed Bylaw 08-1, An Amendment Bylaw to the Town of Saint Andrews Zoning Bylaw 98-5 (Zoning Regulations on Navy Island)

It was moved by Councillor Myers, seconded by Councillor Castell and carried to forward the proposed Bylaw 08-1, An Amendment to the Town of St. Andrews Zoning Bylaw 98-5 (Zoning Regulations on Navy Island), to the Planning Advisory Committee of the Town of St. Andrews for review at their March 19th meeting.

It was moved by Councillor Castell, seconded by Councillor Myers and carried to hire Foreau Ltd. to do a complete environmental assessment of Navy Island for a fee of \$5,000. The work is to take place as soon as weather condition permits.

Sections 71(1) and 81(1) of the *Community Planning Act* provides Council the authority, through Resolution, to prohibit development or the granting of building permits for Navy Island until which time the proposed Bylaw 08-1 has been enacted or not approved. The Bylaw enactment process must be within the mandatory 6 month time frame.

It was moved by Councillor Castell, seconded by Councillor Welch and carried that Council pass the following resolution:

RESOLUTION

WHEREAS Council is in the process of considering the enactment of By-law No.: 08-1, a By-law to amend Zoning By-law No. 98-5, a By-law of the Town of Saint Andrews to Adopt A Zoning By-law, which By-law Amendment reads as follows:

Amendment No. 08-1
To
By-law No.: 98-5

**A BY-LAW OF THE TOWN OF SAINT ANDREWS TO ADOPT
A ZONING BY-LAW**

BE IT RESOLVED by the Council of the Town of Saint Andrews that By-law No. 98-5, a By-law of the Town of St. Andrews to Adopt a Zoning By-law, is hereby amended as follows:

1. By adding immediately after the heading “Estate Residential” Zone of Section 5.4 the following words:

“GENERAL CLASSIFICATION:

The following provisions apply to lands zoned “Estate Residential” which are not located on Navy Island”.

2. By adding immediately after Section 5.4 C. the following:

“ISLAND CLASSIFICATION:

- D. The following provisions apply to lands zoned “Estate Residential” which are located on Navy Island.

Permitted Uses:

- (1) any land, building or structure may be used for the purposes of, and for no other purposes:

- a) one of the following main uses:

- i) A use currently permitted in the “Environmentally Significant Areas” Zone;

(2 of 5)

- ii) A use permitted by a Development scheme By-law enacted pursuant to Section 32 of the *Community Planning Act* to address development on Navy Island; and

- iii) Residential uses, subject to approval pursuant to Section 34 (4) c. of the *Community Planning Act*, by the Planning Advisory Committee which may impose terms and conditions on such approval as required to protect properties within the zone or abutting zones or the health, safety and welfare of the general public. The Planning Advisory Committee may prohibit such uses where compliance with such terms and conditions cannot reasonably be expected”.

AND WHEREAS Council has fixed the day and place under paragraph 68 1(a) of the *Community Planning Act* for consideration of objections thereto.

AND WHEREAS the proposed By-law affects the area known as Navy Island in the Town of Saint Andrews.

NOW THEREFORE pursuant to Section 71(1) of the Community Planning Act it is hereby resolved as follows:

Any development on Navy Island is hereby prohibited until the said By-law becomes valid or fails to become valid because of the operation of subsection 68(6) of the Community Planning Act or because the Council of the Town of Saint Andrews does not meet the requirements of paragraph 69(1) (b) of the Community Planning Act within a reasonable time.

DATED this ____ day of _____, 20 ____.

MAYOR

CLERK

It was moved by Councillor Myers, seconded by Councillor Welch and carried that staff proceed with an application to the Province of New Brunswick, through the Historic Initiatives Program of Local Historic Places to obtain funding to add an additional 40 properties to the St. Andrews Register of Local Historic Places in 2008.

It was moved by Councillor Castell, seconded by Councillor Welch and carried that Council appoint Councillor Mary Myers to act as Council's Representative on the St. Andrews Business Improvement Association's Executive Board until which time she is replaced by Council.

It was moved by Councillor Castell, seconded by Councillor Myers and carried that Council permit Robert and Judy Scullion to return Lot #33 at 252 Champlain Avenue to the Town of St. Andrews at a penalty of 10% of the lot's sale price plus costs.

COMMITTEES, REPORTS AND RESOLUTIONS

Finance and Administration Committee Report

The Town of St. Andrews wishes to purchase the post office building from the Government of Canada. Before the purchase, the Town needs to determine if the building is sound and if the required renovations needed to meet our needs as a town office can be made to the existing structure. This type of assessment requires a Specialist Review with a detailed report on the component level of the facility. It was moved by Councillor Myers, seconded by Councillor Castell and carried to have the assessment study of the St. Andrews Post Office building sent to tender.

Rogers Cable Communications Inc. presently leases land near the reservoir on Humes Hill where they maintain their communications equipment. This lease is now up for renewal and they wish to enter into a further agreement with the town. It was moved by Councillor Myers, seconded by Councillor Craig and carried to accept the new lease agreement for the land at Humes Hill.

It was moved by Councillor Myers, seconded by Councillor Castell and carried to grant \$500 to the St. Croix Speed Skating Club to fund their club projects, with funds to come from Assistance Grants. Councillor Welch declared a conflict of interest

It was moved by Councillor Myers, seconded by Councillor Welch and carried to appoint John Castell to the Recruitment Committee of the Fundy Community Foundation to serve for a three-year term.

It was moved by Councillor Myers, seconded by Councillor Castell and carried to give the Parent School Support Committee of Vincent Massey Elementary School \$1,000.00 from the Hosmer Trust Fund, for maintenance of the St. Andrews Creative Playground for the year 2008 and request that they reapply for funding in subsequent years.

INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS

By-Law No. 07-02, Municipal Plan By-Law–A By-Law of the Town of St. Andrews to Adopt a Municipal Plan

It was moved by Councillor Myers, seconded by Councillor Castell and carried that By-Law No. 07-02, Municipal Plan By-Law-A By-Law for the Town of St. Andrews to Adopt a Municipal Plan be read by title a third and final time. Councillor Craig registered a nay vote.

BY-LAW NO. 07-02 **MUNICIPAL PLAN BY-LAW**

BEING A BY-LAW OF THE TOWN OF SAINT ANDREWS TO ADOPT A MUNICIPAL PLAN

The Town Council of Saint Andrews, under authority vested in it by the Community Planning Act, Chapter C-12 of the Revised Statutes of New Brunswick 1983, enacts as follows:

1. The Town of Saint Andrews Municipal Plan, as appended hereto, is hereby adopted.
2. All prior By-Laws to adopt/amend a Municipal Plan are hereby repealed.

READ A FIRST TIME: October 1, 2007

READ A SECOND TIME: January 14, 2008

READ A THIRD TIME:

MAYOR

CLERK

Municipal Plan for the Town of St. Andrews September, 2007

Part I: Background

1.0 Introduction

This Municipal Development Plan (the “Plan”) applies to the Town of St. Andrews, in southwestern Charlotte County, in the Province of New Brunswick. 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 fourth Municipal Development Plan for the Town, and replaces the current plan, implemented in 1998. Policies contained in the 1998 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 (Appendix A), which is revised annually, the Generalized Future Land Use Map (Appendix B), and the Renewable Energy Strategic Statement (Appendix C).

1.1 Title

The Town of St. Andrews, under the provisions set out in Sections 23 to 27 of the Community Planning Act, hereby adopts the Town of St. Andrews Municipal Development Plan By-Law. This By-Law hereby repeals By-Law No. 98-4, the Municipal Plan By-Law, adopted in 1998.

1.2 Area of Coverage

The policies and proposals set out in the Plan apply to the Town of St. 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, as described in the Background Report document.

1.3 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:

St. 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
- 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.

The Plan is based on the technical findings of the Background Report. The Background Report contains findings with respect to infrastructure and services; heritage, culture and recreation; environmental features and ecological issues; the economic base and population change; and the Town's financial position. Infrastructure and services that were examined in the Background Report include:

- Water Supply and Distribution
- Sanitary Sewer Systems
- Storm Sewer Systems
- Police Services
- Fire Protection Services
- Power Supply and Communications
- Solid Waste Collection and Disposal
- Parks and Recreation
- Educational Facilities
- Transportation.

PART II: MANAGED GROWTH STRATEGY

2.0 Overall Plan Goals

The overall intent of the Plan is to maintain a high-quality physical environment in which visitors, 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 St. 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 Town Plat.
- 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

Preamble

The residents of St. 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 St. 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.

2.1.2 Policies

A. The Waterfront, Tidal and Marsh Areas, and Parks

- 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 Passamaquoddy Bay.

B. Sustainability

- 1. 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.
- 2. Council shall seek to raise awareness of the potential impact of environmental issues.
- 3. 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.
- 4. 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 (Appendix C) that meets the overall intent of the Plan.
- 3. It is proposed that Council monitor the activities of others around and on Passamaquoddy Bay that could negatively impact on the Town of St. Andrews.
- 4. Council shall be proactive in the stewardship of tree stocks, both public and private.

2.2 Heritage

Preamble

Retaining and enhancing historic built form in the community, as well as heritage sites and 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 St. 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. 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 St. Andrews and to maintain the built character of the community for present and future generations.

2.2.2 Policies

A. The Town Plat

- 1. Council recognizes the value of retaining and enhancing heritage structures and areas while allowing residents and businesses the reasonable enjoyment and appropriate uses of their properties.

2. Council shall maintain the historic character of the Town Plat by establishing prescriptive guidelines on development:

- a) Controls on the removal or destruction of historic or traditional buildings, structures or architectural elements,
- b) Limits on the subdivision of large lots, by which is meant any lot larger than the standard lot size in the Town Plat.
- c) Measures to protect the landscape and visual sight-lines, by requiring prior approval for actions that would affect views, such as removing mature trees, planting hedges or shrubbery, constructing fences, or changes in the grade of a property, and
- d) Set-back, size, and screening requirements for garages and other accessory buildings and structures and parking areas.

B. General Heritage and Cultural Resources

1. Council shall 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 Proposal

1. 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 and also any heritage sites not within the plat.

2.3 Culture

This plan recognizes that St. 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 Policy

1. Council will encourage 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 Proposal

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

A. General Restrictions on Development:

1. The Zoning By-Law shall continue to limit development to no more than one main building per lot, 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.

B. Compatibility of Land Uses and Structures:

1. Council recognizes the special character of St. 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.

C. Efficiency of Development:

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

2.5 Economy

Preamble

St. 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 St. 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

A. Economic Development

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 St. Andrews.
2. Council shall seek to provide for the continued development of St. 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.

B. General Commercial Uses

1. 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.
2. 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.
3. 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.

C. Industrial Uses

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

D. Employment

1. 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 St. Andrews with businesses needs.
3. It is proposed that Council examine the potential for the development of a Business Park outside the Town Plat 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.
2. 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

Preamble

St. 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

A. 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.

B. Research and Higher Education

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

C. Health Care Facilities

1. Council acknowledges that health care facilities and services are an important element of the community and a significant factor in attracting and retaining residents. Council shall work with involved agencies to ensure that existing health care facilities and services are maintained or improved.

2.7 Infrastructure and Services

Preamble

St. 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

A. Water

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

B. Sanitary Sewer, Storm Sewer and Solid Waste

1. Council shall seek to further reduce the generation of solid waste throughout the community.
2. 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.
3. 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.
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 on the storm water system shall be considered in the building permit and subdivision application approval process.
6. Council shall continue to work to upgrade and install sanitary and storm sewer facilities where necessary and fiscally possible.

C. Transportation

1. Council shall recognize a variety of modes of transportation, including non-motorized (active transportation) travel options, as essential components of the overall transportation system.
2. 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.
3. 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.
4. 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.
5. 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.

D. Emergency Services

1. 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.
2. 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.
3. Council shall maintain an Emergency Preparedness Plan for the community.
4. Council shall strive to return police services to a community-based model.

2.6.3 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.

2.8 Housing

Preamble

St. 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

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

A. Special Housing Needs

1. Council understands 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.

B. General Residential Uses

1. 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 and Generalized Future Land Use Map.
2. 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.

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 2007 – 2011 year period is contained in Appendix "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 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.

Appendix A: Five Year Capital Plan**General Capital Fund Expenditures**

	2007	2008	2009	2010	2011
Safety					
Sidewalks		50,000	50,000	50,000	50,000
	0	50,000	50,000	50,000	50,000
Buildings					
Library/Museum	8,100	0	0	0	0
	8,100	0	0	0	0
Public Works					
Municipal Streets	160,000	100,000	100,000	100,000	100,000
Vehicles		50,000			50,000
Seawall	10,000	30,000	30,000	30,000	30,000
	170,000	180,000	130,000	130,000	180,000
Recreation / Culture					
Recreation Field	25,000	10,000	10,000	0	0
Equipment to Maintain Parks & Fields	25,000				
	50,000	10,000	10,000	0	0
General Government					
Systems Upgrade	4,750	3,000	2,000	2,000	2,000
	4,750	3,000	2,000	2,000	2,000
Market Wharf					
Outboard	3,000				
Total	\$235,850	\$243,000	\$192,000	\$182,000	\$232,000

General Capital Fund - Proposed Funding

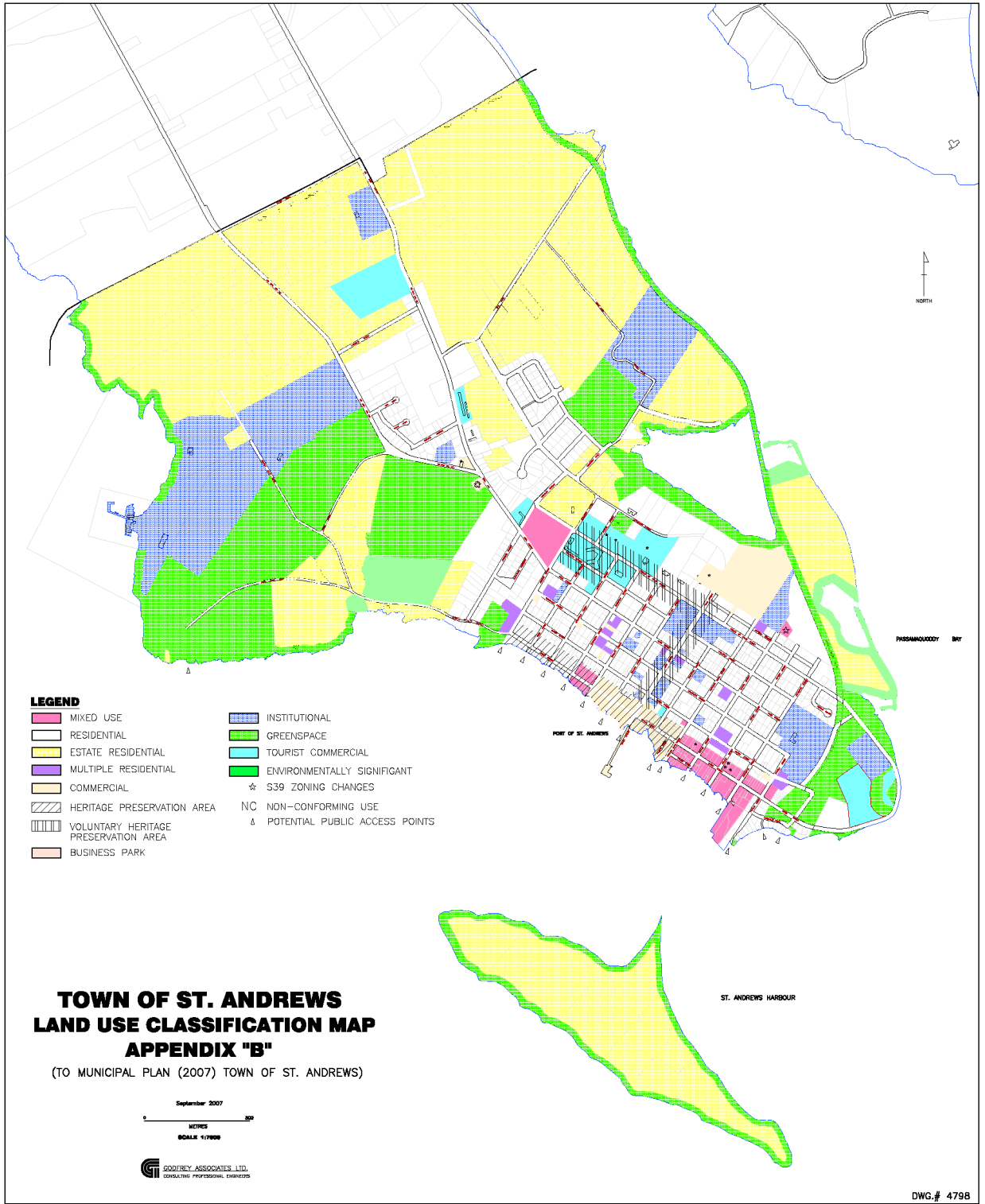
	2007	2008	2009	2010	2011
General Operating Fund	210,850	233,000	182,000	182,000	232,000
Reserve Transfers					
Government Grants	15,000				
Kiwanis Pledge Sports Field	10,000	10,000	10,000		
	\$235,850	\$243,000	\$192,000	\$182,000	\$232,000

Utility Capital Fund Expenditures

	2007	2008	2009	2010	2011
Water System					
Water Mains	94,875	100,000	35,000	35,000	35,000
Equipment	0	0	0	0	0
Source Plants	10,000	0	0	0	0
	<u>104,875</u>	<u>100,000</u>	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Sewer System					
Sewer Mains	94,875	100,000	35,000	35,000	35,000
Equipment	0	0	0	0	0
	<u>94,875</u>	<u>100,000</u>	<u>35,000</u>	<u>35,000</u>	<u>35,000</u>
Non-Classified					
Watershed Study	20,000	0	0	0	0
	<u>20,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>\$219,750</u>	<u>\$200,000</u>	<u>\$70,000</u>	<u>\$70,000</u>	<u>\$70,000</u>

Utility Capital Fund - Proposed Funding

	2007	2008	2009	2010	2011
Utility Operating Fund	67,410	86,170	(44,679)	222,339	70,000
Infrastructure Program					
Short term Borrowing					
Long term Borrowing		37,660	114,679	(152,339)	
Reserve Transfers					
Gas Tax Rebate	152,340	76,170			
	<u>152,340</u>	<u>76,170</u>			
Total	<u>\$219,750</u>	<u>\$200,000</u>	<u>\$70,000</u>	<u>\$70,000</u>	<u>\$70,000</u>



Appendix 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.

Adjournment

It was moved by Councillor Myers that the meeting adjourn. The meeting adjourned at 8:10 p.m.

Mayor

Clerk