



Saint Andrews 2020

Municipal Plan Amendments



Coastal Buffer

- Public opposition to 'Environmental/Recreational' on private waterfront properties
- Most cited concerns:
 - Not consistent or reasoned in mapping
 - Concerns about private/public blurring
 - Use Coastal Areas Protection Policy

Approach

- CAPP, St. Croix Corridor, plans from other coastal areas (e.g. Alma)
- General environmental protection (main concern erosion, pollution, aesthetics)
 - Proposed SLR Zone different
- Apply uniformly with exception of historically developed waterfront
- Allow limited development – currently NO development allowed w/in 20 m

Amended Policies

2.1.2 Environment 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,” through the Zoning By-law, and depicted on the generalized future land use map as ‘Environmental/Recreation.’ Land classified as “Greenspace” shall serve two principal function: as space for outdoor recreation activities or protected open space. “Environmentally Significant Areas” shall designate areas most sensitive to disturbance that contain distinctive features of biological, ecological, geological, or historical significance. Lands with these designations may be private lands and may not be open to public entry.

(2) With the exception of The Town’s historically built-up shoreline extending from the western boundary of PID 01323492 to the eastern boundary of PID 15086705, Council shall apply a limited development buffer area that is established adjacent to the ordinary high-water mark, for coastal conservation purposes. The limited development buffer area shall be used to regulate development along the St. Croix River, Katy’s Cove, and the Passamaquoddy Bay, with limitations for tree removal, on-site septic disposal system placement, soil control, or other environmental matters, as applicable.

2.1.3 Environment Proposals

(1) It is proposed that Council prohibit the placement of on-site septic disposal systems within the designated Coastal Conservation Overlay.

Zoning Implications

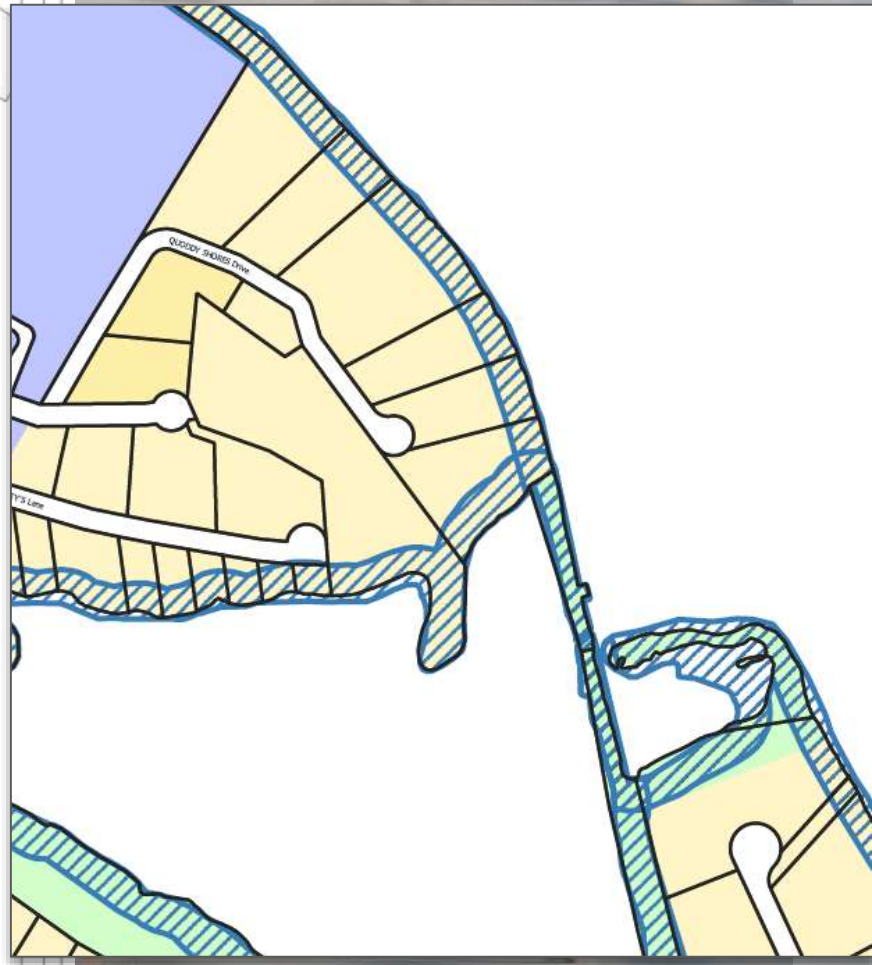
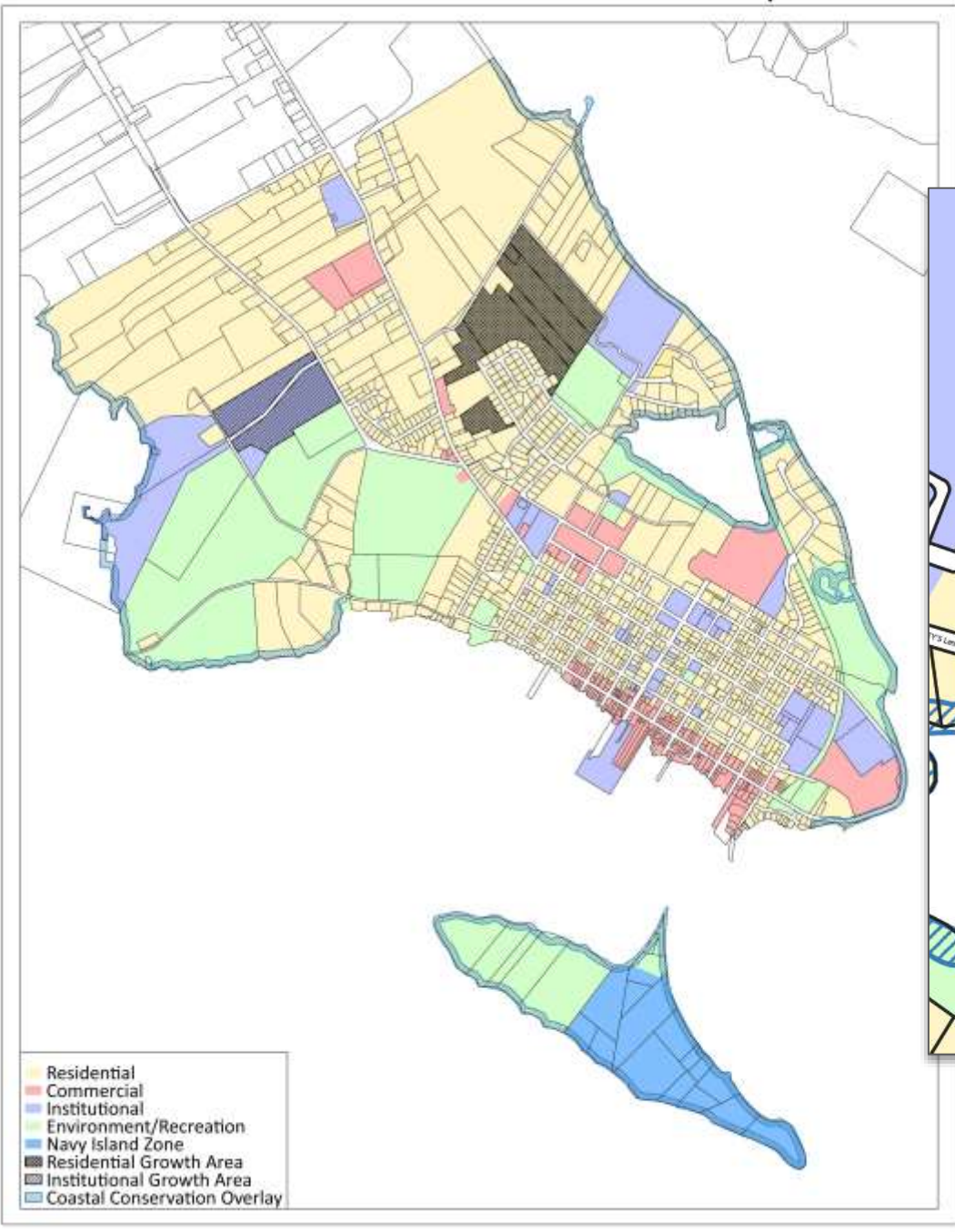
- General provisions in 2020 ZBL Draft for 20 m setback will need to be altered (now 30 m) - terms and conditions to be set in the zoning by-law
- Some private residential properties currently zoned 'Greenspace' on map will be zoned residential, general provision prevails notwithstanding
- Based on best practices, can allow for low-impact, responsible development that does not negatively impact environment or aesthetics

Other Amendments

- Mixed-use area to align with current mixed-use area
- 2.2.2 (2) Council shall regulate development within the Historic Business District, Town Plat & Environs with a Secondary Municipal Plan and Zoning By-law
 - Allows current zoning by-law to continue until the Secondary Municipal Plan is passed
- Heritage/Design education policy:
 - 2.2.2(4) Policies: General Heritage and Cultural Resources:
 - Council shall work with and educate property owners to encourage best practices in design and heritage conservation.

New Future Land Use Map

Generalized Future Land Use Map



Questions

