



Town of Sackville
Municipal Plan By-law No.211

Town of Sackville Municipal Plan

By-law No. 211

Prepared by the Tantramar Planning District Commission
May 2009

BY-LAW TO ADOPT A MUNICIPAL PLAN

BY-LAW NO. 211

Under the Authority vested in by Section 24 of the Community Planning Act, the Municipal Council of the TOWN OF SACKVILLE enacts as follows:

1. This By-law may be cited as the “Town of Sackville Municipal Plan”;
2. The document entitled “Town of Sackville Municipal Plan” attached hereto is adopted;
3. By-law No. 180 entitled “Municipal Plan By-law”, enacted on the 2nd day of May, 2001, is repealed together with all amendments.

Read a first time this 14th day of April, 2009.

Read a second time this 14th day of April, 2009.

Read a third time and passed this 11th day of May, 2009.

Mayor

Clerk

Table of Contents

<u>SECTION 1 – INTRODUCTION.....</u>	<u>1</u>
<u>SECTION 3 - LAND USE POLICIES.....</u>	<u>4</u>
<u>SECTION 4 – URBAN RENEWAL AND ECONOMIC DEVELOPMENT.....</u>	<u>14</u>
<u>SECTION 5 – RESIDENTIAL GENERAL POLICIES.....</u>	<u>15</u>
<u>SECTION 6 - AGRICULTURE/CONSERVATION GENERAL POLICIES.....</u>	<u>16</u>
<u>SECTION 7 – Acquiring Land for Public Purposes</u>	<u>18</u>
<u>SECTION 9 - CULTURE AND HISTORIC PRESERVATION GENERAL POLICIES</u>	
<u>.....</u>	<u>27</u>
<u>SECTION 10 – TOURISM GENERAL POLICIES.....</u>	<u>29</u>
<u>SECTION 11 - GENERAL POLICY.....</u>	<u>31</u>
<u>SECTION 12- FIVE YEAR CAPITAL BUDGET.....</u>	<u>33</u>
<u>SECTION 13 - AMENDMENT AND REVISION OF THE PLAN.....</u>	<u>34</u>

SECTION 1 – INTRODUCTION

1.0 Introduction and Overview of Plan Review

Sackville is located in southeastern New Brunswick in the County of Westmorland, about 10 km from the Nova Scotia border and 42 km from Moncton. The twined Trans Canada Highway (TCH), which bisects the Town, provides easy access to areas outside the community, especially to the urban centers of Moncton and Amherst, Nova Scotia (16 km). The provincial capital of New Brunswick, Fredericton, is 228 kilometres west and Halifax, the capital of Nova Scotia, is 220 kilometres east.

This “*Town of Sackville Municipal Plan*” has been prepared by the Tantramar Planning District Commission, at the request and under the direction of the Council for the Town of Sackville. This version replaces an earlier Plan adopted by Council in June, 2001. The “*Town of Sackville Municipal Plan*” was prepared in accordance with the provisions of Section 23 of the *Community Planning Act*”.

The information reviewed in the development of this plan includes: Sackville Business Retention and Expansion Program Sackville Signage Study, Enterprise South East Integrated Community Growth Strategy, Downtown Sackville shopping study, Investment Attraction Study Downtown opportunities report, Town Council Strategic Planning Committee reports Sackville Cultural Opportunities survey, Renaissance Sackville Vision and Strategic Planning Session 2002, Study for the Revision of the Municipal, Greening Sackville: A Master Plan for Greenspaces and Trailways, Town of Sackville Heritage Review Board, Report to Council, Housing Study, Municipal Transportation Plan; Signage Study, Census Information (Statistics Canada) and input from the various Municipal Departments.

The “*Town of Sackville Municipal Plan*” is the prime land use policy document providing the framework by which the future growth and development of the Town shall be encouraged, controlled and coordinated. The policies of this Plan will be implemented through the powers of Council provided by the “*Community Planning Act*”.

1.1 Plan Goals

The overall purpose of this Plan is to function as a community development tool and guide development within the Town over the next 5 years. The strategy taken in the Plan has been to define development in the broadest sense, to include not only physical development but socio-economic and environmental development as well.

a) Provide a direction for land use development based on municipal strategic planning of infrastructure investment, improvements and capital expenditures.

b) Provide a framework within which enhanced social, environmental and economic growth can occur.

c) Develop a Sustainable Community Model that creates a balance between economic development, environmental enhancement and social interests within the Town of Sackville and enhance the quality of life for existing and future residents.

d) Ensures that planning for the future in all sectors takes into account the shift in demographics with an aging population while at the same time ensuring the needs of all age groups are met.

1.2 Issue Areas

Throughout the planning process, a number of general key issues were raised. These issues shall be addressed in the Plan.

- Economic development and job opportunities
- Municipal Services
- Recreation facilities
- Police and emergency services
- Housing options
- Student housing
- Rural residential development
- Environment
- Tourism
- Industrial development
- Institutional and community services
- Heritage
- Culture
- Health services
- Housing options
- Commercial development

SECTION 2 - INTERPRETATION PROVISIONS

2.0 Title

This document is to be referred to as the *Town of Sackville Municipal Plan*”.

2.1 Planning Area

The provisions of this document apply to all the lands located within the Town of Sackville as shown on the “*Town of Sackville Boundary and Servicing Map*” (Figure1).

2.2 Text Interpretation

The use of the verbs in the present tense includes the future tense and the reverse also applies; the singular includes the plural and vice-versa, unless the wording clearly implies otherwise.

2.3 Use Interpretation

The “*Town of Sackville Future Land Use Map*”(Figure 2) is a graphic representation of the land use designations which are to be developed in accordance with the policies of this Plan. Areas abutting and contiguous to a given designation may be considered for a zoning amendment to a use permitted within that designation without an amendment to this Plan, provided all other policies of the Plan are met.

SECTION 3 - LAND USE POLICIES

3.0 Land Use Designations and the Town of Sackville Future Land Use Map

In accordance with Section 23 (3) of the *Community Planning Act* (CPA), the “*Town of Sackville Future Land Use Map*” shall be divided into specific land use designations. These designations are consistent with the general plan principles. The Plan shall contain specific policies regarding land use and development within each designation. In accordance with Section 34 of the “*Community Planning Act*”, the “*Town of Sackville Zoning By-law*” shall be revised, which shall include dividing the Town into zones that are in agreement with the Plan policies.

3.1 Objectives

3.1.1 Develop a strategic plan for the physical development of the Town which protects and optimizes existing and future municipal services.

3.1.2 Develop a land use regulatory system designed to be flexible and improve processing time for development applications.

3.1.3 Designate and zone sufficient land for future agricultural, residential, recreational, cultural, institutional, industrial and commercial uses.

3.1.4 Encourage a wide range of businesses including home-based enterprises which will increase economic development opportunities within the Town through strong policies and reasonable zoning regulations.

3.1.5 Protect Sackville’s unique historic and natural environment which is important to the economy in general and the tourism sector in particular through policy, zoning and subdivision requirements approved by Council.

3.1.6 Facilitate development of renewable energy sources within the municipality.

3.2 Policy

It is a policy that the Town of Sackville shall be divided into 6 land use designations as shown on the “Town of Sackville Future Land Use Map” (Figure 2):

- 1) Town Center*
- 2) Highway Commercial*
- 3) Urban Residential*
- 4) Rural Residential*
- 5) Agriculture / Conservation*
- 6) Industrial/Business Park*

3.2.1 Town Center Designation

Introduction

The existing Town Center has faced a number of problems over the past. This has included a loss of downtown businesses and the limited amount of vacant land available to attract new businesses.

The challenge is to maintain a healthy and vibrant commercial district given the limited amount of vacant and developed land. The primary goal of the Town Center is to provide a center for a mix of commercial, institutional, high density residential and cultural activities and uses. The major objective of this designation is to ensure that a diversity of development can occur within this designation in a timely manner with a minimum of red tape.

Policy

3.2.1.1 It is a policy that the area as indicated on the “Town of Sackville Future Land Use Map”, which is part of this Plan is designated “Town Center.”

3.2.1.2 It is a policy that the Town Center designation is intended to be the focal point for the development of a variety of commercial activity. Within this designation, it shall be the intention of Council to establish a range of zones including Mixed Use, Residential Historic Commercial, Institutional, and Residential.

3.2.1.3 It is a policy to establish a “Downtown Business District” to accommodate existing businesses and promote new commercial development within the central core of the Town.

3.2.1.4 It is a policy to work with business and community organizations to address existing issues including beautification, signage, business improvement and marketing.

3.2.2 Highway Commercial Designation

Introduction

At the present time the Highway Commercial area is located adjacent to the two major highway intersections along Main Street and Cattail Ridge/Robson Avenue area. While there is room for further expansion in the latter designated area, the room for expansion along Main Street is extremely limited.

The challenge is to provide sufficient land for future demand. The goal is to provide expanded opportunities for the commercial development that can be accessed in a safe and efficient manner while being sensitive to environmental issues. The primary objective is to provide a policy and regulatory structure that facilitates high quality sustainable commercial development.

Policy

3.2.2.1 It is a policy that the area as indicated on the “Town of Sackville Future Land Use Map” is designated as “Highway Commercial ” and is intended to provide more land for new or expansions of existing commercial development where land is not available within the Central Business District.

3.2.2.2 It is a policy that the Highway Commercial Area shall be controlled by standards set out in the Zoning By-law which shall include setbacks, lot coverage and height and provision of heritage lights similar to those already existing in this area.

3.2.2.3 It is a policy to designate new areas as Highway Commercial in the general area of the existing Highway Commercial Designation north and south of the Trans Canada Highway exit 504.

3.2.2.4 It is a policy to ensure that new development areas shall have limited and safe access to Main Street to minimize traffic problems and maximize highway safety. Any new Highway Commercial development north of exit 504 shall require a transportation study which demonstrates safe access to and from Main Street.

3.2.2.5 It is a policy that new development areas shall be designed and developed in an environmentally sensitive manner to minimize impacts to the natural areas. This shall include requiring pre and post engineered plans for controlling drainage and sediment off-site.

3.2.2.6 It is a policy that Council will consider an amendment to the Zoning By-Law Map to Highway Commercial for lands designated as Highway Commercial north of Exit 504 subject to the following conditions:

- i) a traffic study is conducted by Council at the cost of the proponent (as per 3.2.2.4) and*
- ii) access approval is obtained by the New Brunswick Department of Transportation and the Town of Sackville.*

3.2.2.7 It is a policy that all applications for Highway Commercial development north of Exit 504 will require a site plan which shows use, parking, landscaping, as well as access and egress to the site.

3.2.3 Urban Residential Designation

The university plays an important role in the life of the Town of Sackville both economically and socially. At the present time there are over 1,500 students living within the Town in a mix of housing types including detached and attached dwellings, single and multiple dwelling units. With only 47% of the MTA student population residing on campus, housing of the remaining student population is a key issue for Sackville, as it is with other university towns.

This has created both opportunities and challenges that need to be addressed within the Plan and Zoning By-laws. The challenge is to address the existing increased density pressures on residential neighbourhoods without discriminating against all populations. The goal is to ensure that a variety of housing options are available within the Town. The objectives are to identify a variety of housing types within Sackville.

The demographic shifts towards an aging population will create a number of opportunities as it relates to housing and facilities. The challenge is to ensure that the development of housing for seniors can occur throughout the community. The goal is to ensure that seniors housing and facilities are integrated within the community. The objective is to ensure that the policies and regulations are in place to ensure that housing and facilities are provided in a timely and efficient manner.

Of the 2,195 dwellings in Sackville, 75% are owned (1,635) and 25% are rented (555). The Town also has a significant number of older homes. The challenge is to ensure that the interests of all home owners are addressed to the best interests of the community. The objectives are to develop policies and regulations that will conserve the heritage properties and identify a range of opportunities for an aging housing stock.

Policy

3.2.3.1 *It is a policy to designate sufficient residential land on the “Town of Sackville Future Land Use Map” to accommodate the demand for future residential development. Based on existing servicing (water and sanitary sewer) capacity and the physical limits of services which are influenced by topography, the area as indicated on the “Town of Sackville Future Land Use Map”, (Figure 2) which is part of this Plan is designated as “Urban Residential”.*

3.2.3.2 *It is a policy that existing single dwelling areas within the Town shall be zoned for low density to limit residential development to low density residential having a maximum density of 18 units, plus accessory units, per net hectare.*

3.2.3.3 *It is a policy that density shall be controlled in low density areas through appropriate zoning regulations limiting the area devoted to bedrooms and accessory apartments.*

3.2.3.4 *It is a policy that a range of housing options shall be permitted in areas zoned medium density including duplexes, vertically-attached dwellings and other medium density detached dwellings on individual lots. Medium density is defined as not exceeding 65 units per net hectare subject to appropriate zoning regulations.*

3.2.3.5 *It is a policy that a new multiple dwelling zone shall be created to accommodate quality high density residential development with appropriate standards including sloping roofs, buffering and fencing, amenity areas, landscaping areas and parking.*

3.2.3.6 *It is a policy that institutional uses shall be permitted throughout the Town. Future institutional uses shall be permitted provided that the uses satisfy the provisions of the zoning by-law. Uses shall include health centers, educational facilities, government facilities and nursing homes.*

3.2.3.7 *It is a policy that home occupations which are compatible with adjacent residential uses and maintain the character of residential areas shall be permitted within this designation. A range of micro-economic enterprises shall be permitted including professional and business offices, cultural and craft related businesses and technology related businesses. No uses shall be permitted which cannot provide adequate off street parking accommodation or which shall have a negative impact on the neighbourhood. Appropriate signage and parking standards shall be set out in the “Town of Sackville Zoning By-law”.*

3.2.3.8 Is a policy that home occupations in accessory buildings shall be permitted subject to review by the Planning Commission and subject to any conditions that may be imposed by the Planning Commission, including but not limited to parking, buffering and storage of materials. Development that cannot meet these conditions shall not be approved.

3.2.3.9 It is a policy to encourage special care homes provided that they meet the conditions of the Planning Commission including but not limited to size, parking, and buffering and lot area. Development that cannot meet these requirements shall not be approved.

3.2.3.10 It is a policy that existing agricultural uses shall be continued as permitted uses including new or expansions to existing structures.

3.2.3.11 It is a policy that conversion of existing residences along Main Street between the Trans Canada Highway and King Street to limited commercial uses shall be permitted. These uses include bed and breakfasts, studios, antique shops, boutiques, and offices and shall be subject to zoning standards that include restricting use to existing structure, no outdoor storage, the provision of adequate parking, and protecting existing architectural characteristics. Restaurants and automobile-related businesses (sales and/or repair) shall not be permitted.

3.2.3.12 It is a policy that the conversion of residences along Bridge Street shall be permitted to allow limited uses that will not have a negative impact on adjacent residences. These uses shall include restaurants, bed and breakfasts, antique shops, boutiques and offices and shall be subject to zoning provisions that include, but are not limited to, protecting existing architectural characteristics.

3.2.3.13 It is a policy to allow a non-apparent accessory dwelling unit attached to, or within, detached dwellings within all residential zones to offer homeowners additional income and provide an affordable housing option. An accessory dwelling unit shall be permitted subject to meeting all requirements regarding entrances, parking spaces and unit size.

3.2.3.14 It is a policy that mini/mobile home parks shall be considered by an amendment to the “Town of Sackville Zoning By-law”, subject to terms and conditions under the provision of Section 39 of the “Community Planning Act.”

3.2.4 Rural Residential Designation

The area as indicated on the “*Town of Sackville Future Land Use Map*” (Figure 2) which is part of this Plan is designated “Rural Residential”. It is intended to provide a rural quality of life within the areas of the Town of Sackville which are not serviced by municipal services.

There are presently large areas of Town which are not serviced by water and sanitary sewer. Essentially, these lands experienced a slower rate of development. In particular, the western portion of the Town characterized by its old fields, cultivated land, pasture land and forested land constitutes the land bank of the Town. The challenge is to provide the range of uses that are suitable for rural areas. The goal is to maintain the character of the rural area until such time as municipal services are provided. The objective is to ensure the continuity of the agricultural and resource base uses while discouraging dense residential development.

Policies

3.2.4.1 It is a policy that a wide range of rural resource uses shall be permitted including agricultural, forestry, aquaculture and renewable energy, including wind turbines.

3.2.4.2 It is a policy that once municipal services are extended to new rural subdivisions then the residential standards shall reflect those of urban residential standards.

3.2.4.3 It is a policy that new subdivisions on existing streets shall be approved for residential lots which do not jeopardize the future development of back lands. When Municipal services are extended to a new area, the “Town of Sackville Zoning By-law” may be amended to an Urban Residential zone without an amendment to the “Town of Sackville Municipal Plan”.

3.2.4.4 It is a policy that a wide range of small scale economic enterprises shall be permitted within this designation, including home occupations, tourism related businesses, environmental related businesses, micro enterprises including computer or technology related businesses, craft related businesses, offices and other uses as specified in the “Town of Sackville Zoning By-law”. No uses shall be permitted which may have a negative impact on the environment or adjacent residences.

3.2.4.5 It is a policy that domestic renewable energy sources, including wind turbines, to service individual residences may be permitted subject to zoning standards, including, but not limited to height and setbacks.

3.2.4.6 It is a policy that renewable energy sources, such as wind farms, that are directly hooked into the provincial electrical grid shall require an environmental impact assessment as required under federal and provincial regulations.

3.2.4.7 It is a policy that pits quarries and mineral extraction activities which are more appropriately located in rural areas shall be permitted subject to review by the Planning Commission and subject to any conditions that may be imposed by the Commission. It shall be the intention of Council to direct the Planning Commission including but not limited to:

- i) the provision of a site rehabilitation plan;*
- ii) the provision of adequate financial security to ensure compliance with the site rehabilitation plan;*
- iii) the provision of adequate separation distances from adjacent properties;*
- iv) the provision of run-off and sediment control measures;*
- v) the location, design and number of driveway access points and;*
- vi) any other matter as deemed appropriate by the Commission.*

Development that cannot meet these requirements will not be approved.

3.2.4.8 It is a policy that existing institutional uses are deemed compatible with the rural environment. Future institutional uses such as cemeteries, churches, educational facilities and other institutional uses may be permitted subject to a rezoning application.

3.2.5 Agriculture/Conservation Designation

A substantial portion of lands within the Town are used as agricultural and also provide a natural habitat for wildlife and vegetation. The challenge is to protect this land for future agricultural use and natural habitat. The goal is to provide a land base for farming and natural areas. The objective is to provide policy and zoning standards that protect and conserve this land base.

Policy

3.2.5.1 It is a policy that the area as indicated on the “Town of Sackville Future Land Use Map”, (Figure 2) which is part of this Plan is designated “Agriculture/Conservation” and is intended to protect agricultural lands, waterways, marshes, and floodplains.

3.2.5.2 It is a policy that no new development shall be permitted within this designation with the exception of agriculture, wildlife conservation, ecotourism activities, and renewable energy.

3.2.5.3 It is a policy that expansion or improvements to nonagricultural structures may be permitted subject to review by the Planning Commission and subject to any conditions that may be imposed by the Commission regarding the impact to the natural environment.

3.2.5.4 It is a policy that the disposal of waste or fill of any nature, except for a use permitted in this designation, may be permitted subject to review by the Planning Commission and subject to any conditions that may be imposed by the Commission. In reviewing these applications, the Commission may consult with the appropriate Government organizations including but not limited to the Town of Sackville and the New Brunswick Department of Environment. Applications shall only be approved if the proposed action does not increase the possibility of erosion, flooding or damage to the natural environment.

3.2.6 Industrial/Business Park Designation

The Sackville industrial park is located in close proximity to the TransCanada Highway and is only 500 meters from exit 506. The CN rail acts as a physical separation between the industrial park and the remainder of the Community.

At the present time lands for industrial development are limited to the existing industrial park on Crescent Street. A substantial part of that area has already been developed and expansion of the existing industrial park is limited by floodplains and wetlands.

Given the trend towards business park development that includes a range of manufacturing, distribution and research, any new designation should not be restricted to industrial. The challenges are to provide sufficient land for future expansion with direct access to the TransCanada and with limited impact on residential neighbourhoods, floodplains and unique natural areas.

Policy

3.2.6.1 It is a policy that the area as indicated on the “Town of Sackville Future Land Use Map”, (Figure 2) which is part of this Plan is

designated “Business” and is intended to be used for a wide range of business activities including commercial, light and medium manufacturing, high tech industries research and distribution.

3.2.6.2 It is a policy that renewable energy sources shall be encouraged within this designation including, but not limited to, wind and solar energy.

3.2.6.3 It is a policy that development of this designation shall be sensitive to the natural environment. Engineered plans shall be required pre and post construction to prevent erosion, pollution and sediment runoff to waterways and watersheds.

SECTION 4 – URBAN RENEWAL AND ECONOMIC DEVELOPMENT

4.0 Introduction

There are approximately 654 businesses in Sackville and surrounding areas, of which 91 are administered from an individual's home. The majority of industry in Sackville falls into two categories: the health and education sector (27%) and in other services (27%). Two of the major employers in the health and education sector are Mount Allison University and the Sackville Memorial Hospital. Small businesses have become a dominate characteristic in the remaining businesses in Town. Sackville's economic sector is comprised of 77% service, 14% retail and 9% agriculture and manufacturing.

Sackville has a high potential for attracting new businesses including its strategic location, a full range of educational and technological services, access to a trained work force and a rich, diverse built and natural environment.

There is also a high potential for developing the Town as a senior's community taking advantage of the substantive seniors boom that will occur across Canada. This population increase could provide a number of business opportunities, attract new residents and build the economy of the Town of Sackville.

The challenge is to provide sufficient land for future demand. The goal is to provide expanded opportunities in commercial development that can be accessed in a safe and efficient manner. The primary objective is to provide a policy and regulatory structure that will attract new business into the Town.

4.1 Policy

4.1.1 It is a policy to encourage a wide range of commercial businesses to locate within the Town of Sackville including nontraditional uses such as business parks and renewable energy enterprises.

4.1.2 It is a policy to work with downtown merchants to strengthen the existing commercial core including sponsoring all-season festivals and cultural events and improving the downtown facilities, i.e. signage and parking.

4.1.3 It is a policy to continue sponsoring beautification projects within the Town center including long range involvement in beautification programs similar to Communities in Bloom. Industrial development shall be encouraged to locate within the industrial/business park.

SECTION 5 – RESIDENTIAL GENERAL POLICIES

5.0 Introduction

One of the major issues is the lack of housing options within the Town. Between 2002 and 2006 multiple unit structures averaged 1 per year with most of these targeted for students. It is critical that housing options be increased substantially within the next 10 years in order to increase business opportunities and develop Sackville as a senior's community.

5.1 Policy

5.1.1 It is a policy to permit a wide range of housing options within newly developed residential areas including vertically-attached dwellings, medium density, and higher density (e.g., apartments or condominiums).

5.1.2 It is a policy to permit medium and high density dwelling structures on all vacant parcels located on the following public roads notwithstanding any other policies contained within the Municipal Plan:

*Main Street
York Street
Charlotte Street
Salem Street
Queens Road
Bridge Street
Fairfield Road
King Street*

5.1.3 It is a policy to set targets for housing other than single family dwellings to increase by 5% per year using 2005 as the base year.

5.1.4 It is a policy to facilitate the provision of more affordable housing within the Town which could include providing public land at reduced costs to nonprofit organizations and assisting with the provisions of municipal infrastructure.

5.1.5 It is a policy to permit a conversion of institutional uses to medium or high density uses without an amendment to the zoning by-law subject to the relevant zoning provisions.

5.1.6 It is a policy to consider mini home subdivisions or parks by an amendment to the zoning by-law.

SECTION 6 - AGRICULTURE/CONSERVATION GENERAL POLICIES

6.0 Introduction

The lower eastern and southeastern portion of the Town forms part of the Tantramar marsh. The Tantramar area was originally settled in 1672 by the Acadians, who created a system of dykes to control the tidal waters and reclaim this area for the harvesting of agricultural crops. By controlling the series of gates on the dykes, the marsh was able to be drained during low tides by opening the gates and protected from flooding during high tides by closing the gates. During the Acadian settlement, thousands of acres of land were reclaimed for agricultural use.

Although agricultural activity is still active on the marsh today, it is not as prominent as it has been in the past. With the establishment in 1946 of the Canadian Wildlife Services in Sackville, the marsh has become more of a focal point and habitat to a variety of wildlife including fox, coyotes, deer, and muskrats as well as any species of migratory waterfowl and birds.

The challenge is to develop a balanced approach and preserve farmland and the natural areas. The goal is to ensure that there is sufficient land base for agriculture now and into the future. The primary objective is to provide a policy and regulatory structure that protects agricultural areas and unique natural habitat.

6.1 Policy

6.1.1 It is a policy to protect the marshlands by limiting uses to non-structural agricultural uses with the exception of crop storage structures and research/conservation buildings and structures.

6.1.2 It is a policy to work with community organizations to protect unique environmental areas by acquiring those areas as parklands within the subdivision application process.

6.1.3 It is a policy to work with the public and private sector to promote the wetlands and marshlands as an educational and tourism ecotourism destination which promotes and protects its unique environmental system in a sensitive and sustainable manner.

6.1.4 It is a policy that renewable energy sources shall be encouraged within this designation including, but not limited to, wind and solar energy.

6.2 Proposals

6.2.1 It is proposed that Council work with public and private partners including the Atlantic Canada Conservation Data Center, Canadian Wildlife Services, and the New Brunswick Department of Environment to identify unique environmental areas.

6.2.2 It is proposed that policies and regulations be developed to protect these unique environmental areas.

SECTION 7 – ACQUIRING LAND FOR PUBLIC PURPOSES

7.0 Introduction

Sackville prides itself in being a green community, in which residents and visitors enjoy the many tree lined streets, parks and open spaces. One such park is the Sackville Waterfowl Park, which was established in 1988 by a joint partnership between the Town, Ducks Unlimited and Environment Canada. This park consists of 55-acres of reclaimed wetland in the centre of Town which attracts over 160 species of bird species for nesting, breeding and migration. The numerous boardwalks and trails throughout the park provide residents and visitors a place to explore wildlife in their natural setting as well as a scenic place to exercise. Sackville Waterfowl Park has received several awards including a National award for environmental achievement from Environment Canada.

Wetland restoration collaboration took place with the Tantramar Regional High School, Ducks Unlimited, the Town of Sackville, and Canadian Wildlife Services in 1997 which resulted in the creation of the Tantramar Wetland Centre. This project provides a 15 hectare freshwater wetland system behind the high school which provides an outdoor classroom for the students and offers year round programs to local residents and visitors aimed at encouraging wetland conservation.

The Town of Sackville has been actively involved in developing parks and open spaces within the Town on its own and through public/private partnerships. The document “Greening Sackville: A Master Plan for Greenspaces and Trailways” undertaken in 2005 which sets out the direction for the Municipality is presently being implemented by Council.

The major elements of the plan are (1) Greenspace, (2) the Green Link System, (3) Beech Hill Park and Reservoir Lands and (4) Active Transportation Plan.

The Town continues to acquire land and money through the subdivision process. The major intent is to use the Town’s Green Space Master Plan to guide Council in acquiring land through the subdivision process.

The challenge is to select and acquire land to meet the needs of residents and visitors in the short and long term. The goal is to provide sufficient land for a range of parks, recreation and leisure activities. The primary objective is to provide a policy and regulatory structure including the zoning and subdivision by-laws that clearly set out the standards and requirements for future development within the Town.

7.1 Objectives

7.1.1 To ensure that there is sufficient land reserved for public parks, green spaces and trailways.

7.1.2 To ensure that “Greening Sackville – A Master Plan for Green Spaces and Trailways” is the guiding reference for acquiring and developing future land for public purposes.

7.1.3 To ensure that the Town continues to actively seek and acquire new lands for public purposes and open space opportunities.

7.2 Policy

7.2.1 It is a policy that a public land contribution or cash in lieu of land shall be required as part of the subdivision approval process as prescribed by the “Subdivision By-law”. This shall include an amount of land and/or cash in lieu required for public purpose as well as phasing the payments of cash in lieu of land.

7.2.2 It is a policy that lands acquired for parks may be utilized for a variety of passive or active recreational purposes including, but not limited to, the following: playgrounds, natural parks and green spaces, and a community network of trails and pathways which support community efforts to develop an active transportation system.

7.2.3 It is a policy that the criteria and guidelines for acquiring and developing of lands for parks and open spaces be based on the Town’s “Greening Sackville – A Master Plan for Trails, Green Space and Trailways” for future recreational land development.

7.3 Proposal

7.3.1 It is proposed that the “Greening Sackville – A Master Plan for Green Spaces and Trailways” be updated annually, outlining the guidelines and criteria for the acquisition and development of parks and open space areas within the Town.

SECTION 8 - MUNICIPAL SERVICES GENERAL POLICIES

The Town of Sackville provides a wide range of municipal services to its residents including water, sewer, recreation, storm drainage, sidewalks, fire protection and policing. A number of other services are provided through regional and public private partnerships including emergency services, garbage pickup and recycling.

The challenge is to maintain and extend municipal services in an environment of changing demographics and limited financial resources. The goal is to ensure high levels of municipal services are available in the long and short term. The primary objective is to provide a clear policy that sets out the future direction for the delivery of municipal services.

8.0 Policy

8.0.1 It is a policy that the subdivision by-law shall set out the responsibilities of the developer regarding the provision of municipal services within new subdivisions.

8.0.2 It is a policy that all development shall be connected to municipal water and sanitary sewer where available. Where municipal services are not available, private services shall be permitted subject to approval of the Provincial Department of Health & Wellness within rural areas.

8.0.3 It is a policy that a municipal service rebate shall be provided to developers as set out in the subdivision by-law.

8.0.4 It is a policy that municipal utilities and services be permitted in any designation.

8.1 Transportation

8.1.1 Objectives

8.1.1.1 Provide safe reliable circulation within the Town for a wide range of transportation options.

8.1.1.2 Ensure all new serviced residential subdivisions have paved roads provided by the developer.

8.1.1.3 Provide for increased opportunities for active transportation.

8.1.2 Policy

8.1.2.1 It is a policy of Council to ensure that all new serviced subdivisions shall have paved roads constructed by the developer in accordance with municipal standards.

8.1.2.2 It is a policy to support more sustainable forms of local transportation such as active transportation as outlined in the “Greening Sackville – A Master Plan for Trails, Green Space and Trailways”.

8.2 Water, Sewer, Storm Drain and Waste Disposal

Since June 1998 Sackville’s water supply has been drawn from two deep wells, which are located at a provincially designated well-field protection area. This area is essentially wilderness and has no major development history. Water from the previous reservoir is situated within a provincially designated watershed area, and although the water is not treated, it can be used in the case of an emergency. There are future plans of constructing a water tower off Hesler Drive, which is considered to be an integral part of the water system.

The Town also has a municipal sewage collection system which has been in place since the turn of the century. Currently, sewage is collected and treated in two up-to-date facultative lagoon facilities; one is located by Public Works and the other in Middle Sackville by Donald Harper Road.

8.2.1 Objectives

8.2.1.1 Provide safe and effective disposal of sanitary sewage, solid and toxic waste.

8.2.1.2 Provide a sufficient supply of potable water to meet existing and future demand.

8.2.1.3 Provide an economic and efficient storm water drainage system.

8.2.2 Policy

8.2.2.1 It is a policy that the subdivision by-law shall set out the responsibilities of the developer regarding the provision of water and sewer within new subdivisions.

8.2.2.2 It is a policy that a water tower shall be given priority as a means of upgrading the water system.

8.2.2.3 It is a policy that storm drainage systems shall be installed by the developer on all property surfaced with pavement, concrete or any other water repellent material as required by Council where municipal storm drains are available.

8.2.2.4 It is a policy that storm water shall be drained in an efficient and economic manner and no new development shall be permitted to drain storm water into the sanitary sewer system.

8.2.2.5 It is a policy to require pre and post engineered drainage plans for all class II subdivisions to prevent erosion and sedimentation that will create off site pollution to waterways.

8.2.3 Proposal

It is proposed that all waterways within the Town be mapped by the Town of Sackville and included in the Municipal Plan as an appendix.

8.3 Environmental Action

The Town of Sackville has demonstrated its commitment to enhancing the natural environment through a number of projects and activities including a Pesticides By-law, and a number of recycling programs. This commitment is continuing with a review of energy efficiency; proposing policy initiatives on municipal energy efficiency, tree protection and other green initiatives aimed at improving the quality of the environment within the Town. One of the most recent activities has been providing all residents within the Town with a green shopping bag.

Sackville participates in the regional Westmorland-Albert Solid Waste Corporation (WASWC) program which is located in Berry Mills, Moncton and services southeastern New Brunswick. This facility is a state-of-the-art facility opened in 1993, in which the primary objective is aimed at implementing environmentally friendly practices to divert waste from landfills.

The Town also participates in the WASWC wet and dry waste program which includes recycling household waste as well as initiating local activities such as Christmas tree and electronic recycling.

8.3.1 Objectives

8.3.1.1 Create a high quality local environment as a means of enhancing the quality of life for residents and visitors.

8.3.1.2 Work with the residents to create a sustainable community which is based on the three R's - Recycle, Reduce and Reuse.

8.3.1.3 Minimize energy use and move towards the use of more sustainable forms of energy.

8.3.1.4 Increase awareness of environmental issues within the Town.

8.3.2 Policy

8.3.2.1 It is a policy to undertake an energy audit of municipal structures and facilities as a first step towards optimizing energy efficiency and green house gas reduction.

8.3.2.2 It is a policy to develop a long term sustainable plan to enhance the environment for residents and visitors which may include adopting environmental legislation where the Municipality has jurisdiction, as has been previously done by the adoption of the pesticide by-law.

8.3.2.3 It is a policy to protect and enhance green and open spaces and treed streetscapes through programs such as the Municipal tree planting program and other beautification programs.

8.3.2.4 It is a policy to support more sustainable forms of local transportation such as active transportation as outlined in the “Greening Sackville – A Master Plan for Trails, Green Space and Trailways”.

8.3.2.5 It is a policy to identify legislative areas under Municipal jurisdiction that can be used to improve the environment.

8.3.2.6 It is a policy to work in partnership with other organizations and the wider community to achieve environmental improvements and protection.

8.3.2.7 It is a policy to support the Westmorland Albert Solid Waste Commission in their programs of waste disposal and recycling.

8.3.2.8 It is a policy to practice the three R’s within its own day to day operations wherever possible and develop a strategy for the Town with input and consultation with the Town’s residents.

8.3.2.9 It is a policy to encourage renewable energy infrastructure in construction in any zone, subject to zoning restrictions.

8.3.3 Proposal

It is proposed that Council engage the public in examining the potential for permitting domestic wind turbines within serviced areas of the Town.

8.4 Parks and Recreation

The demand for Recreation, Parks and Leisure activities in Sackville – and throughout Canada – is changing. Increasingly people are demanding a greater variety of facilities and programs. In the years to come, the challenge for the Town will be to provide traditional recreation, parks and leisure activities and facilities, while at the same time responding to changing demands. A far-sighted and well-run community parks and recreation program can do much to contribute to the general health and well-being of Sackville residents.

The Town’s goal is to enhance the quality of life for the people who live and work within our municipality as well as for those who visit and to encourage and provide the leadership for the development of safe, accessible, environmentally sustainable, diverse and high quality recreational opportunities that will encourage an active and healthy lifestyle for Sackville residents.

8.4.1 Objectives

8.4.1.1 Provide sufficient Parks’ & Recreational programs, facilities, and services to meet the needs of the residents of the Town of Sackville and adjacent areas.

8.4.1.2 Develop comprehensive Parks & Recreation Master Plans which will be updated on an annual basis as a means of identifying changes in parks, recreation and leisure needs and trends while assisting the Town with future development plans and initiatives.

8.4.2 Policy

8.4.2.1 It is a policy to develop and update the Sackville Recreation Master Plan and develop a strategy for recreation and parks within the region presently being serviced by the Town. This study shall include a review and assessment of the use of existing facilities, programs, funding, and determine the need for new programs and facilities as well as identify changes in parks, recreational and leisure needs and trends and facilities, taking into account the changing demographics, while positioning the Town well to plan for the future.

8.4.2.2 It is a policy to provide sufficient and environmentally sustainable parks, recreational facilities and programs.

8.4.2.3 It is a policy to ensure that all properties proposed or presently used for park purposes meet the needs of the community and fulfill their optimal potential.

8.4.2.4 It is a policy to advance, update and implement the recommendations outlined in the Town's "Greening Sackville – A Master Plan for Green Spaces and Trailways".

8.5 Police and Emergency Services and Health Care

Sackville is served by 10 RCMP officers, along with a separate detachment of the Royal Canadians Mounted Police located within the Municipality to serve the surrounding area. Overall, Sackville is a safe community with only 209 complaints in 2006 which is down by 58% since 1993. Reports of violent crimes against persons are not common, accounting for 3% of the total complaints in 2006.

Fire safety within the Town is overseen by 42 members of the Sackville Volunteer Fire Department. These members are constantly participating and updating their training in fire and rescue emergency response.

The Sackville Memorial Hospital has 33 beds and specializes in health care services such as a special care unit, geriatric care, and emergency and outpatient services.

Thirteen (13) physicians service the area regularly and visiting specialists utilize the hospital and The Tantramar Health Centre facilities. Other represented health professionals located in Sackville are: 3 dentists, 2 optometrists, and 5 physiotherapy & chiropractic offices.

The United Church Home for Senior Citizens is an extended health care facility containing 130 beds. The property also contains 36 seniors' cottages. The home has one crisis bed and one relief bed. Meals for Seniors, similar to Meals on Wheels, are prepared at the Drew Nursing Home and are delivered by the Red Cross.

8.5.1 Objectives

8.5.1.1 Provide reliable and timely public safety and health services.

8.5.1.2 Provide policing services that meet or exceed provincial standards.

8.5.1.3 Provide a professional fire fighting service.

8.5.2 Policy

8.5.2.1 It is a policy to provide adequate emergency services including police, fire and emergency response and upgrade their services as required.

8.5.2.2 It is a policy to support the RCMP as the Municipal police force.

8.5.2.3 It is a policy to maintain an up-to-date EMO Plan for the Town and to undertake the training and logistics required to support the plan.

8.5.2.4 It a policy of Council to work with Community Organizations and senior levels of government to ensure that the Municipality is provided with a range of health services at the Sackville Memorial Hospital.

8.5.2.5 It is a policy to assist the Municipal fire department in training and equipment as a means of maintaining a professional fire fighting service.

SECTION 9 - CULTURE AND HISTORIC PRESERVATION GENERAL POLICIES

The Town is an active supporter of Culture in a number of ways including the creation of a standing Committee of Arts, the adoption of a cultural policy, the appointment of a Town Poet Laureate and the ongoing financial support of cultural events and organizations.

Sackville has received a number of awards in recognition of its cultural accomplishments including the Municipality of the Arts Prize in 2003 and being recognized as a Cultural Capital of Canada for 2008.

Sackville offers attractions in the performing arts at three key theatres; the Live Bait Theatre, the Festival by the Marsh, and Windsor Theatre. The visual arts are also well represented with the Owens Art Gallery, Struts Gallery, Fog Forest Gallery, the Craft Gallery, and the Sackville Film Society, to name a few. Musical venues include the Performing Arts Series, the Tantramar Blues Society and the annual Music Festival.

9.0 Objectives

- 9.0.1 Protect, preserve and enhance the historic character of the Town.
- 9.0.2 Encourage the involvement of citizens in cultural activities.
- 9.0.3 Promote community identity, image, status and pride.
- 9.0.4 Create a milieu that attracts other artists and creative people.

9.1 Policy

9.1.1 It is a policy to preserve and enhance the historic resources which are critical to maintaining the unique character of the Town.

9.1.2 It is a policy to support the preservation of the buildings and/or sites located within the Town which are of historical and architectural significance. Towards this end, Council shall review the possibility of designating portions of the Town as a heritage conservation area.

9.1.3 It is a policy to fund public art projects through a funding formula as outlined in the Arts and Cultural policy.

9.1.4 It is a policy to establish a Public Art Advisory Sub Committee to advise Council on all aspects of public art acquisition.

9.2 Proposals

9.2.1 It is proposed to designate Heritage Preservation Areas within the Town as approved by Council.

9.2.2 It is proposed that Council adopt a Heritage By-law for the Town of Sackville and work with the Heritage Review Board and the Tantramar Planning District Commission to implement and enforce the By-law.

SECTION 10 – TOURISM GENERAL POLICIES

Sackville’s unique character makes it a natural tourist attraction. As a result tourism has become important to the community economically and has helped further establish Sackville’s unique character. The Town’s importance in the early settlement of Canada, along with the geographic position at the head of the Bay of Fundy and as an eastern gateway further add to it’s unique charm .

The tourism sector has been identified as a potential growth area for developing the economic base and land use plans for the Town. Strategic sector improvement in tourism relates to the cultural, heritage and natural strengths of the area. There exist a number of tourism assets that provide the building blocks for further tourism development.

10.0 Objectives

10.0.1 Strengthen the role of entrepreneurial tourism efforts to establish Sackville as a service centre for the traveling public.

10.0.2 Promote the Town as an ideal place to create entrepreneurial efforts around product development focused on (a) Promoting the Town as the “Premier Small Market Cultural Tourism Destination” (b) Work in partnership to develop the Town and University as a “Destination in small groups/ meetings market place” (c) working in partnership to develop the Town as a viable “Day trip destination from the greater Moncton region” (d) becoming “The Eastern Gateway to New Brunswick” (e) maximizing the connections of the community to the Bay of Fundy and specifically the “Bay of Fundy Unesco Biosphere Designation”

10.0.3 Maximize the exposure of current and potential businesses geared to take advantage of the traveling public and small market groups/meeting market.

10.1 Policy

10.1.1 It is a policy that partnerships are developed with various governments, associations, institutions, community organizations and private sector tourism operators to build the awareness of the potential for economic growth by pursuing tourism product development (revenue creation), festival and event (creation and promotion), enhancement of current tourism products.

10.1.2 It is a policy that a Municipal signage program be developed and implemented that shall present a unified brand of the Town to visitors.

10.1.3 It is a policy to develop and utilize urban renewal instruments to create a branded image of the Town. Examples include: unique urban furniture and streetscapes relating to the natural environment.

10.1.4 It is a policy to strengthen the role of tourism and establish Sackville as an eco-tourism and cultural service center and destination area.

SECTION 11 - GENERAL POLICY

11.0 Municipal Planning

11.0.1 It is a policy that the “Town of Sackville Municipal Plan” is the prime policy document providing the framework by which the future growth and development of the Town shall be encouraged, controlled and coordinated. The policies of this Plan shall be implemented through the powers of Council provided by the “Community Planning Act”.

11.0.2 It is a policy to encourage and maintain a strong program of planning through the Tantramar Planning District Commission.

11.0.3 It is a policy to encourage public participation and improve communications within the planning process.

11.1 The Town of Sackville Zoning By-law

11.1.1 It is a policy that the Municipality shall amend the “Town of Sackville Zoning By-law” following the enactment of the “Town of Sackville Municipal Plan” in accordance with Section 34(1) of the “Community Planning Act” and in conformity with the Municipal Plan.

11.1.2 It is a policy that in considering future amendments to the “Town of Sackville Zoning By-law”, Council and the Commission shall have regard for the following:

- i) The proposal is in conformance with the intent of this Plan;*
- ii) The proposal is not premature or inappropriate for any of the following reasons;*
 - a) The financial ability of the Town to absorb any of the public costs relating to the development;*
 - b) The adequacy and availability of Municipal Services, and;*
 - c) The environment shall not be negatively affected in a manner unacceptable to the Council and other levels of government.*

11.2 Building By-law

11.2.1 It is a policy that an amendment to the “Building By-law” By-law No. 46 may be required to assure conformity with this Plan in accordance with Section 59(1) of the “Community Planning Act”.

11.3 Subdivision By-law

11.3.1 It is a policy that an amendment to the “Subdivision By-law” By-law No. 142 may be required to assure conformity with this Plan in accordance with Section 42(1) of the “Community Planning Act”.

SECTION 12- FIVE YEAR CAPITAL BUDGET

12.0 Policy

12.0.1 It is a policy that in addition to controlling private development, Council may undertake programs of its own to encourage development in certain areas, improve or protect the environment, or to provide a greater range of social, recreational, or cultural facilities. It is the purpose of this Plan as outlined in policy to aid in the establishment of such programs. It is the intent of Council to incorporate policies and provisions of this Plan into the Capital Budget and the five year Capital Plan to the greatest extent possible as a means of eventual integration of planning, capital programming and budgeting.

12.0.2 It is a policy that as required by Section 23(6) of the “Community Planning Act”, Council establishes a five year Capital Budget (See Schedule “A”). This budget shall be revised on an annual basis.

SECTION 13 - AMENDMENT AND REVISION OF THE PLAN

13.0 Policy

13.0.1 It is a policy that amendments to this Plan are possible under Section 74 of the “Community Planning Act”.

13.0.2 It is a policy that an amendment to this plan shall be required:

i) where any major policy intent is to be changed.

ii) where, upon application for a zoning amendment, Council decides that it is in its best interest to revise its policy or “Town of Sackville Future Land Use”.