

**Results of a Public Consultation on Municipal Actions
Recommended in the
2014 Draft Heritage Strategy for the Town of Saint Andrews**

Submitted to the Saint Andrews Town Council
by the Interim Heritage Planning Committee
June 26, 2015

Summary

In February 2015, the Saint Andrews Town Council reconvened its 2014 Interim Heritage Planning Committee to undertake three tasks: 1) carry out public engagement and consultation on the draft Town heritage strategy submitted by the committee in 2014; 2) continue to develop an inventory of the Town's more than 300 heritage buildings and 3) provide advice to Council. Council resolved that it would await the results of the public consultation prior to acting on the municipal recommendations in the draft strategy.

In May-June 2015, the committee carried out extensive information and consultation activities, including two town-wide mailings, four public drop-in sessions, a heritage page on the Town website, a display at the Town library, an information pick-up area at the Town Hall and a variety of media articles. These culminated in a survey that was mailed to over 1,100 residents and property owners (including non-resident landowners), posted on the Town website and available at in-town locations.

The survey results indicate high public support for municipal action on the recommendations in the 2014 draft strategy, including adoption of a heritage bylaw and supporting policies; promotion of the Town's National Historic District identity and steps to preserve the Town's natural heritage. Detailed survey findings are included in this report.

Based on this public support, the Interim Heritage Planning Committee recommends that the Town Council move forward on the municipal actions recommended in the draft strategy and particularly to implement a bylaw under the New Brunswick Heritage Conservation Act this year. The process would begin with Council's appointment of a permanent heritage board, a step that the committee recommends be completed by early August. This board would replace and carry forward the work of the interim committee.

In anticipation of Council's action, the interim committee is continuing to develop the Town heritage building inventory and to assemble bylaw resources that will be helpful to the future heritage board. The committee will report to Council on both of these activities in July.

Results of a Public Consultation on Municipal Actions Recommended in the 2014 Draft Heritage Strategy for the Town of Saint Andrews

Background

The St. Andrews town plat, a nearly 70 block area, is one of Canada's 15 designated National Heritage Districts and perhaps the only one without a heritage conservation plan. The current St. Andrews Municipal Plan and latest (2005) town-wide municipal survey both place high priority on action to conserve the town's heritage resources and character. The Municipal Plan also proposes that options such as a Heritage Preservation Bylaw will be assessed to help achieve these goals.

The current Town Council selected heritage conservation as one of its priority strategic objectives for its four year (2012-2016) term and in 2014 established an Interim Heritage Planning Committee, with members representing a wide range of community interests, to draft a heritage strategy for its consideration. The committee submitted the draft strategy in the fall of 2014.

Mandate

In February 2015, the Saint Andrews Town Council formally moved to re-establish the 2014 Interim Heritage Planning Committee to undertake three tasks: 1) carry out public engagement and consultation on the draft Town heritage strategy submitted by the committee in 2014; 2) continue to develop an inventory of the Town's more than 300 heritage buildings and 3) provide advice to Council.

The Council resolved that it would await the results of the public consultation prior to acting on municipal recommendations contained in the draft strategy. It did, however, encourage other parties to proceed with the additional recommendations in the document, and a number of these are now underway.

Process

In May-June 2015, the reconstituted committee carried out extensive information and consultation activities to make residents aware of the municipal actions recommended in the draft heritage strategy – most notably a proposed heritage conservation bylaw – and their practical implications.

The committee's outreach included two town-wide mailings (including non-resident landowners), four public drop-in sessions, a heritage page on the Town website, a display at the Town library, an information pick-up area at the Town Hall and Ross Memorial Library, a number of local radio, TV and newspaper notices, and local posters.

Reprints of the two town-wide mailings and further information on other outreach materials are included in the Appendices. The new heritage section of the town website can be viewed at www.townofstandrews.ca/townhall.php (see the Draft Heritage Strategy section).

The public consultation drop-in sessions, held at the Royal Canadian Legion, drew over 120 people to view panels and presentations on the draft heritage strategy, the proposed bylaw and the heritage building inventory. The first sessions included a broad selection of reference materials that are (or will soon be) available in a new heritage resource section at the Town library; the final sessions included information and costs on a wide range of heritage-friendly building materials. Of particular interest at all sessions were panels that compared the downtown streetscape of a hundred years ago to that of today, with remarkably little change – one of the unique features of the town.

These outreach activities culminated in a survey that was mailed to almost 1,100 residents and property owners, posted on the Town website and made available at in-town locations. The survey is included in the Appendices.

Findings

The committee received public input on the draft strategy in three ways: word-of-mouth (committee members were approached by residents, regularly!), replies to a questionnaire available at the initial drop-in sessions, and the town-wide survey.

Word-of-mouth input

Committee members spoke with many residents about the strategy and proposed bylaw, formally at the drop-in sessions and informally almost anywhere that they were encountered in town. The conversations most frequently identified that the majority of residents want to see a heritage bylaw (long-overdue in many people's view) implemented now. They also identified that a number of people have concerns that a bylaw might require them to restore former building features or make other unanticipated sizeable expenditures: these concerns are addressed in the proposed bylaw and need to be taken into full consideration in future drafting.

Initial questionnaire

Twenty people completed a questionnaire that was circulated at the first drop-in sessions. This was intended to give the committee some direction in planning the subsequent drop-in sessions and town-wide survey. Their views are summarized here and their comments are included in the Appendices.

- Do you think the draft strategy is on the right track? All said yes; some with comments.
- Is heritage important to why you live here? To the town's economy? All said yes to both.
- Are the town's current heritage requirements enough? All but one said "too little"; that person was concerned about a possible handicap to development and the economy.
- What are your thoughts and concerns about a heritage bylaw? All generally supported it, with some cautions about ensuring that it is flexible, user-friendly and enforced.
- Do you think a town heritage building inventory is worthwhile? All but one said yes; that person said 'depends'.
- Was other heritage information at the session useful to you; would you like to see more? All said yes, some with recommendations for additional information (some of this was provided at the later drop-in sessions).

- Do you think these public sessions are helpful? All said yes; many offered additional comments.

Town-wide survey

As of the writing of this report, 103 replies have been received to the town-wide survey. While the number of returns has been moderate, in the committee's estimation the responses fairly represent resident views on the draft heritage strategy and proposed Council actions.

All of the comments submitted on the survey are included in the Appendices and are worth reading in full. The results of the survey's check-off boxes are summarized below.

Background questions:

Survey participants were asked to identify their connection to the town (as a resident or non-resident) and to the potential effect of a heritage bylaw (as the owner, or not, of a heritage building), which would offer some context to their responses.

A full **94%** of participants indicated that they were St. Andrews residents (79% fulltime, 15% seasonal). Another 3% indicated that they were not town residents (being either an outside business that owned properties in St. Andrews or a resident of a nearby rural area) and a further 3% did not complete this survey section so their resident status is unknown.

The number of participants who own a building that is over 100 years old (i.e. which is generally being considered for inclusion in a heritage bylaw) or own a newer building (which is not) was almost evenly split. No one was uncertain of their building's status.

Participants were asked if they had read the draft strategy report to familiarize themselves with the issues and recommendations. The majority (**84%**) said that they had read the report in full or in part, 10% said that they had not and 6% didn't say.

Participants were also asked whether they thought that the findings of the 2005 public survey on the town's future – which recognized the importance of the town's heritage resources and heritage as a future economic driver – were still true. The response was clear: **93%** said yes. Those who did not agree either gave no reason, suggested that heritage will restrict development and population growth, or said that recent town actions don't support heritage values.

Council action questions:

The pivotal question of the survey was whether St. Andrews residents support the adoption of a heritage conservation bylaw as proposed in the draft heritage strategy. A full **90%** of the respondents said yes. Another 5% favoured the status quo (heritage conservation solely in the downtown business district). The remaining 5% offered alternatives that ranged from having no heritage requirements (leaving all choice to the homeowner), to implementing a bylaw for the downtown and expanding it to other parts of town in stages, or having requirements for all buildings in the town plat.

Participants were also asked for their views on eleven other municipal actions identified in the draft heritage strategy. The survey offered three responses to each question: Yes, No and Don't know.

The eleven questions, with their recommendation number(s) from the draft strategy in parentheses, and the response appear below:

- Consider heritage when making planning and development decisions (A5, A6). **94%** said yes.
- Retain trees and greenspaces as heritage; have a future plan for these (A8). **94%** said yes.
- Study ways to reduce risk of a catastrophic fire in the business district (A7). **94%** said yes.
- Have town signage reflect the town's historic designation and character (C1). **93%** said yes.
- Pursue ways to recognize and promote National Historic District status (C1). **95%** said yes.
- Offer incentive grants to heritage property owners (B3). **76%** said yes, 18% said don't know and 6% said no.
- Offer technical support and information to heritage property owners (B1). **95%** said yes.
- Develop a longterm town heritage conservation and development plan (G3). **92%** said yes.
- Seek federal, provincial and other funding for town heritage projects (F3, F4, F5). **96%** said yes.
- Encourage and support community and business heritage initiatives (B4, C1, F3, F4, F5). **97%** said yes.
- Sponsor an annual town heritage report and/or planning workshop (G1, G2). **75%** said yes, 20% said don't know and 5% said no.

Recommendations

The committee believes that its extensive outreach activities in May-June made residents and non-resident landowners aware of the opportunity to give direction to the Town Council on the draft heritage strategy and proposed heritage bylaw. Those who had clear views or concerns and wished to express them had ample opportunity to do so.

As a result, the committee feels that it has met its consultation directive and now makes these formal recommendations to the Town Council:

1. Begin the process of creating a municipal heritage conservation bylaw under the New Brunswick Heritage Conservation Act by appointing a heritage board, as specified in Sections 46-53 of the Act, by early August 2015. In accordance with the Act, direct that board to draft a heritage conservation bylaw for Council review, revision, public consultation, and adoption before the end of the year.
The bylaw drafting process should take into consideration the input received from interim committee and the public consultation.
2. Begin to implement the other municipal actions recommended in the draft heritage strategy in progressive stages, seeking to have the simplest in place this year and all implemented by the end of 2016.

The Interim Heritage Planning Committee is willing to advise and support the Council and staff in acting on these recommendations in the coming weeks, until it is replaced by a heritage board or its intended term expires in August.

Appendix 1: 2014-2015 Interim Heritage Planning Committee members

Christie Altimas

Ross Memorial Museum

Sylvia Humphries

Saint Andrews Tree Committee

Irene Scarratt

Charlotte County Archives

Mark Gauley

St. Andrews Chamber of Commerce

Barry Murray

St. Andrews Civic Trust

Barbie Smith

Member at Large

Jeff Holmes

Waterfront St. Andrews (BIA)

Doug Naish

Saint Andrews Town Council

Lee Sochasky

Saint Andrews Town Council

With support from: **Jamie Carr**
CAO/Development Officer

Joshua Adams

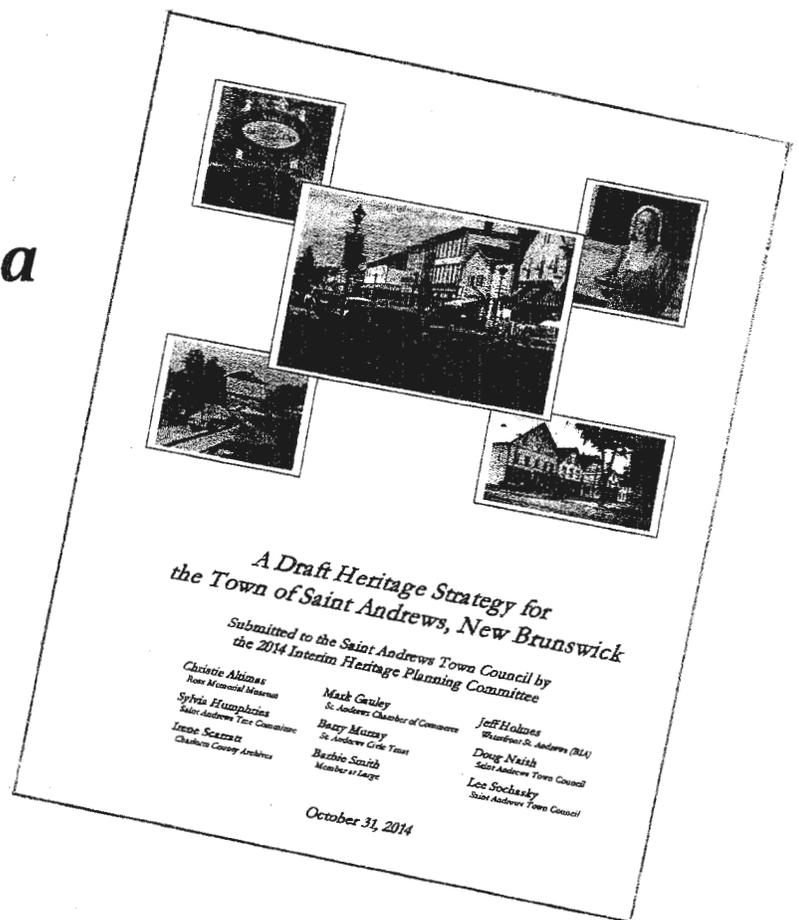
Heritage Research Intern

Appendix 2: Town-wide mailings

Two mailings were made to 875 in-town residents (all the local Canada Post box holders) and 217 seasonally-resident or out-of-town landowners, on May 11 and May 27. Copies of these mailings are appended.

Does heritage have a place in our town's future?

It's up to you...



Dear St. Andrews resident,

Last year, the Town Council established a citizen committee to draft a strategy that might maintain and enhance the heritage resources which are so important to our town's past, present and future. The committee's 12- page report was presented to the Council last October. It is available at the Town Office and online at www.townofstandrews.ca/townhall.php (in the Draft Heritage Strategy section).

Our committee studied the local and national significance of the town's over 300 heritage buildings and suggested some priorities and locally-appropriate means to conserve them. We made recommendations about the town's heritage streetscapes, green spaces and sea views. Our report also suggests ways to encourage and promote the unique heritage that defines our community and to create future opportunities from this.

The report was the first step in a process to inform and encourage the Town Council and residents to see that our town continues to be **Historic** St. Andrews-by-the-Sea. It supports the findings of a 2005 town-wide survey which made it clear that the town's heritage character was a key reason why people lived, raised families, worked and maintained businesses in St Andrews. More than 80 per cent of the survey's responses stressed the need to actively preserve heritage buildings, streetscapes and water views.

The report also recognizes that the town's heritage character is the primary reason that St. Andrews attracts over 80,000 visitors annually and draws new residents and investments on a regular basis.

St. Andrews is known internationally for its exceptional, and continuing, representation of Canada's earliest built heritage. Our historic Town Plat (over 60 square blocks) has been designated as one of Canada's 15 National Historic Districts, and is one of the largest. It is also one of the very few without a heritage conservation by-law.

While many of the town's heritage properties have been well-maintained by their owners, few of these buildings have any guarantee of preservation. The town's zoning bylaw sets heritage conservation requirements for buildings in a five-block section of Water Street (the Historic Business District), but for nowhere else in town. This does not ensure that the town's overall heritage character will remain intact to support the significant benefits it provides.

The next step is underway: to see how residents would like the Town Council to act to maintain the town's heritage.

Many communities across Canada – including seven in New Brunswick – have adopted heritage plans and a heritage bylaw to preserve their heritage resources. Our committee recommends that St. Andrews does so too.

The committee's report makes eight recommendations for town action (pages 6-9 and the final appendix). A heritage bylaw is at the core of these. The committee is suggesting a simple process that largely focuses on encouraging the owners of heritage buildings (primarily those built before 1920) to maintain select heritage features when making exterior renovations. This may involve a heritage checklist and permit to be obtained at the same time as a building permit. There are many ways that this might be done.

We would like to hear your views on the town's heritage, on the recommendations made by the committee and on any other options you feel should be explored.

We invite you to come to our **first public information and consultation sessions**, to be held at the Royal Canadian Legion (corner of Queen and Princess Royal streets), on **May 19 and May 20**, from 3pm to 8pm daily. In addition to discussing the town's heritage directions, you will find information on over 300 town heritage buildings and on ways to get involved in local heritage projects.

Based on input from these sessions, the committee will send out a **town-wide survey** and hold **more public consultation sessions** in June, to give residents a number of opportunities to provide their views. These will then be given to the Town Council, for its consideration.

Learn more about this process on the town website (www.townofstandrews.ca/townhall.php , in the Draft Heritage Strategy section). Contact the committee at any time by mail (Heritage Committee, 212 Water Street, St. Andrews, NB E5B 1B4) or email (heritage@townofstandrews.ca).

Please take this opportunity to help shape our community's future. We thank you in advance for your participation.

The St. Andrews Interim Heritage Planning Committee

Should St. Andrews keep its heritage?



It's time to say what you think



A Very Important St. Andrews Heritage Survey

Dear St. Andrews Resident:

Last month, you received a letter announcing a public consultation on a draft St. Andrews Heritage Strategy and bylaw. In the letter, we introduced the draft strategy, gave you a link to full details on the town website, and invited you to attend one of the first public consultation sessions on May 19-20 or contact our committee for more information.

We are writing now to urge you to participate in a town-wide survey that will help the Town to decide what action to take on heritage conservation.

Why is this important? The original town plat of St. Andrews (60+ blocks) is one of only 15 designated National Historic Districts in Canada. The town's architecture is world renowned as one of the best representations of Canada's early maritime heritage. We have more historic buildings, per capita, than perhaps any other place in the country. These heritage assets are a prime reason why St. Andrews has been named one of the best small towns and one of the ten most beautiful towns in Canada. It is why St. Andrews attracts more than 80,000 visitors annually and draws new residents and investments on a regular basis. It is also why most of us live here.

The town's character was created by design in the 1700s and 1800s but survives today by chance. Unlike many heritage-conscious communities, St. Andrews presently has no plan or process to preserve its heritage assets.

The draft Heritage Strategy seeks to address this. We urge you to read the 12-page strategy online in the Heritage Strategy section of the town website <www.townofstandrews.ca/townhall.php> or pick up a copy at the town hall and town library. The key municipal recommendations are these:

The committee is recommending a heritage bylaw that would:

- Not tell you what colour to paint your house.
- Not tell you what building materials to use, as long as these give a heritage ‘look’.
- Not apply to current modern buildings (post-1920), unless they have special heritage significance.
- Not ask you to do anything on a heritage property until you want to make outside changes that already need another town permit.

It is recommending a bylaw that would:

- Work to maintain the present heritage character of the town, not try to ‘turn back the clock’.
- Focus on properties with heritage buildings (pre 1920 or of special significance) throughout the town. (The Town of Caraquet, NB, has had a heritage bylaw using this approach since 1996, supported by its business community and operating successfully).
- Oblige heritage building owners to retain only certain exterior features when making renovations or additions (each building will have a short checklist; ask to see the draft list for yours).
- Require certain steps be taken before demolishing a heritage building.
- Encourage new development that does not detract from the visual character of nearby historic buildings and traditional streetscapes (does not apply if these are not nearby).
- Have heritage issues and variances addressed by a Heritage Board separate from the zoning bylaw and Planning Advisory Committee. By legislation, this board would consist of local residents representing a cross-section of town interests.

The committee is recommending help for heritage property owners:

- One-stop permitting Heritage permit generally issued with other permits via building inspector.
- Incentive grants Small grants for heritage restoration and maintenance projects.
- Technical assistance Information and advice on maintaining and restoring heritage buildings.

The committee is also recommending that the Town act to:

- Adopt longterm municipal policies that recognize and maintain the town’s heritage in
Development planning
Retention of town street ends, water views, water accesses green spaces and the wharf
Town signage
Town information and promotion
- Maintain the town’s “green heritage”
Continue to renew the town’s trees and green spaces; develop a long-term green heritage plan.
- Conduct a feasibility study of sprinkler system options for the downtown historic blocks
Unlike most of the region’s major municipalities, St. Andrews has never lost its historic downtown to a major fire. Without a fire retardant system in place, the Historic Business District remains at risk; its loss would have a devastating impact on the town’s heritage character and future economy.
- Encourage local involvement in town heritage conservation, promotion and development
The town’s Heritage Board can assist to encourage and coordinate the efforts of community and business organizations to act on the many non-municipal recommendations in the draft heritage strategy, including a town library reference section, heritage trust fund, and new business development. (See these in the strategy report).
- Capitalize on its National Historic District status
Other Canadian communities have created solid municipal and economic futures based upon their heritage, often with fewer assets. St. Andrews has the opportunity to capitalize on its exclusive heritage resources and status to do the same, and should pursue it.

Please complete and return the attached page to have your views heard.

St. Andrews Heritage Strategy Survey

Replies to this survey received by June 19, 2015 will be used to advise the Town Council on action to take this year to maintain and promote our town's heritage. Feel free to ask for more information on any aspect of the committee's proposals or this survey before completing it:

- Bring your questions to the next public drop-in sessions on June 9-10 at the Legion Hall, 3-8pm
- Read about the Heritage Strategy on the town website <www.townofstandrews.ca/townhall.php>
- Contact a committee member for direct answers: email us at <heritage@townofstandrews.ca> or reach us through our heritage intern, Josh Adams, at 921-0388 (a local call).

Your views are important; please complete this survey.

Your name: _____

Mailing address: _____

The street address of your town property (if you have one, or more):

Do you own a building in St. Andrews that is over 100 years old? Yes No Don't know

Have you read the St. Andrews draft heritage strategy? Yes No Some of it

You can get a copy online in the Draft Heritage Strategy section of the town website <www.townofstandrews.ca/townhall.php> or pick it up at the town hall or town library.

A 2005 community survey on the town's future made it clear that preserving the town's heritage buildings, tree-lined streetscapes and water views were very important and that heritage was a prime avenue of future economic growth.

Do you think these views are still true? Yes No Somewhat

Why? _____

What opportunities could St. Andrews pursue *instead* of heritage to maintain its population and economy? _____

Bylaw provisions for heritage conservation have been in place for the downtown business district since 2010 but not elsewhere in town, where most heritage buildings are found. If a heritage bylaw was designed to be simple and inexpensive to property owners, would you like the town to: (pick one)

Take steps to establish a heritage bylaw as the committee has recommended above

Just keep what we have now: heritage conservation only in the downtown business district

Another option (describe): _____

On other heritage strategy recommendations for municipal action, would you like the town to:

- Consider heritage when making planning and development decisions. Yes No Not sure
- Retain trees and greenspaces as heritage; have a future plan for these. Yes No Not sure
- Study ways to reduce risk of a catastrophic fire in the business district. Yes No Not sure
- Have town signage reflect the town`s historic designation and character. Yes No Not sure
- Pursue ways to recognize and promote National Historic District status. Yes No Not sure
- Offer incentive grants to heritage property owners. Yes No Not sure
- Offer technical support and information to heritage property owners. Yes No Not sure
- Develop a longterm town heritage conservation and development plan. Yes No Not sure
- Seek federal, provincial and other funding for town heritage projects. Yes No Not sure
- Encourage and support community and business heritage initiatives. Yes No Not sure
- Sponsor an annual town heritage report and/or planning workshop. Yes No Not sure

What are the most important steps that the town government should take now to maintain and develop the town`s heritage identity and economy?

Do you have any final comments about our town`s heritage that you want the Town Council to hear?
(We will print all of these comments in our final report): _____

Would you like to talk with a heritage planning committee member about any aspect of the draft strategy, including how the proposed bylaw might affect you? If so, please give your phone number or email address and we will get in touch with you right away:

Please return your survey by June 19

Mail to: Heritage Committee, 212 Water St., St. Andrews, NB E5B 1B4

Hand deliver to: survey boxes at the town hall (212 Water St.) and town library (110 King St.)

Email to: <heritage@townofstandrews.ca>, as a scanned attachment

Thank you for sharing your views!

The St. Andrews Interim Heritage Planning Committee

Appendix 3: Sample outreach and communication activities

Information and notices on the consultation process and heritage survey were distributed via:

- Town website: Latest News section and new heritage strategy web page
- Newspaper articles (St. Croix Courier, Telegraph Journal)
- Public notices on radio (98.1 The Tide, CBC Saint John) and TV (CHCO-TV)
- Posters at eight or more locations throughout town
- Local email lists
- Church bulletins
- Televised presentation at the May Town Council meeting
- Organization newsletters (Chamber of Commerce, Spindrifters)
- St. Andrews event calendars, online and print
- Public consultation sessions on May 19-20 and June 9-10 (Appendix 4)
- Information on the Arena marquee
- Two town-wide mailings (Appendix 2)

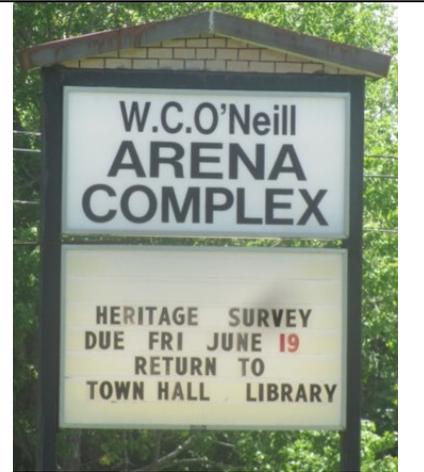
The heritage section of the town website is at www.townofstandrews.ca/townhall.php (see the Draft Heritage Strategy section). Copies of all articles and releases are on file with the committee. Some outreach examples:



News articles



Posters



Arena marquee



Heritage section on Town website

Appendix 4: Consultation drop-in sessions

Widely-advertised public consultation sessions were held at the Royal Canadian Legion Hall, 3-8pm daily, on May 19-20 and June 9-10. These sessions included displays, powerpoint presentations and handouts on the heritage strategy, proposed heritage bylaw and heritage property inventory. Interim heritage committee members were on hand to answer questions, discuss alternatives and record recommendations. Oral and written input from these sessions is incorporated into this report and has been documented for use in later heritage planning.



Appendix 5: Comments from initial questionnaire

At May 19-20 heritage consultation sessions

Do you think the draft strategy is on the right track? What would you change or add or leave out? Do you have other comments?

Yes

I do think you are. I highly approve of your flexible approach. I really approve of the succinct way of expressing your approach and proposed plan at the planning session.

Yes.

Yes.

Yes. Love the idea of introducing a program at the college to teach old trades needed to properly [restore] the buildings. Would appreciate having someone to contact with questions on restoring – so we don't remove something that shouldn't or how to restore certain features that have been altered. Grants, even small ones, would be helpful for us.

Yes. The sooner the better to prevent further loss of historical buildings. I would also like to see support/encouragement of historic plantings – trees, shrubs, flowers, etc.

Yes.

Yes. No changes [to heritage strategy]: wording is strong enough to get important message out. It is a shame that the opportunity was missed in the 1970s when the funding was in place.

I will make my comments in due course, but any proactive as well as flexible strategy to preserve the architectural heritage of St. Andrews is important and very much appropriate.

Sounds reasonable from what I've heard so far; haven't reviewed actual strategy document.

On track. Be careful not to make it too onerous on homeowners.

Yes, the presentation was thorough and 'non-confrontational' in nature; posing questions and asking opinions – critical to getting majority support.

All matters dealing with heritage buildings (land should be dealt with a 'special' arm of the town's PAC). All demolitions need town's approval. Funds to help owners.

An excellent start.

The strategy only seems to consider the 'pros' of heritage planning. It seems very biased. In order to consider the overall benefit to the town and its citizens, the 'cons' and risks to town growth should be considered. I could not find one concern in your plan with how such a strategy would negatively effect some residents and business owners.

Yes...consultation sessions are much appreciated.

Page 7 of Draft Heritage Strategy – option of a bylaw by Spring 2015 is too soon – needs consultation and community support first. Page 7 “Revise existing town bylaws” there should always be room for exceptions – never make a bylaw iron clad. Page 7 – the heritage bylaw, of course, should only be applied to heritage (or appropriate) properties, not all properties within the town plat.

Yes!

Very much so. It's a matter of common sense and I think the strategy present it as such – forcefully, or at least emphatically.

Yes.

Is heritage important to why you live in St. Andrews? Do you personally think it is important to the town's economy? Other comments?

Absolutely. It is the essence of St. Andrews.

Yes, it absolutely is. The reasons I was attracted to here was the presence of Civic Trust plaques on the older buildings. It gave me the message that the town values its heritage. Yes, heritage and the water – both drive our economy, equally important to tourists.

In part. Yes it is important, key to tourism. St. Andrews is not on its way to anywhere. Need other attractions.

Yes. Yes.

Yes, it's a big reason as to why we moved here. The lack of industrialization, and the interest in retaining the culture (a quiet one), is one that brings visitors here, we've had many people come to visit us and absolutely love the town.

Of course it is important – St. Andrews has consistently advertised itself as a 'heritage town' to attract visitors/tourists.

Heritage is not relevant to why our family lives in St. Andrews. Heritage plays a certain role in the town's economy, however please consider the other side of the coin. That is the possible economic growth from entrepreneurs that are turned off by heritage restrictions.

Yes. Yes definitely it should be expanded.

Yes, very important – this town is comparable to Williamsburg, VA, and could capitalise on that to make it even more attractive and improve the economy.

a) Absolutely! b) Yes. It draws people to visit...and to live here. c) the 'heritage' is out town's identity...and a treasure to be protected.

Yes, it is important to respect the town's heritage, however without 'over-boutiquing' conditions. You don't need Disneyland.

Yes and yes: I think it is one of the reasons people enjoy visiting the town, and it's part of why I enjoy living here.

History is a driving factor in tourism in St. Andrews as a result heritage is of vital importance to the past, present, and future of St. Andrews.

Yes. Extremely important to the town's economy because of the vibrant tourist industry and the heritage nature of the town provides that attraction.

Yes. Yes.

It's a great paradox that the town in the province that promotes itself most loudly as an historic resort should be one of the last to enact a heritage bylaw. In many countries this would be unconscionable.

Yes. It is the main reason for tourists to come.

It [heritage] is definitely a plus but not why I live in St. Andrews. I think it [heritage] is important to town's economy.

Essential to the economy – why else would visitors come here? We have no industry but a very important place in Canadian history that needs to be protected – both the main town and Minister’s Island.

Yes heritage is very important in my living here. Yes, our heritage character is unique, and vitally important to our town’s financial success. Why has heritage protection taken so long? We are a National Heritage District.

The town’s zoning bylaw currently preserves Water Street’s heritage streetscape for five blocks, however the Planning Advisory Committee has the ability to waive all of the conditions. There are no obligations for heritage conservation elsewhere in town. Do you feel the town’s current heritage conservation requirements are enough? Too little? Too much? Other thoughts?

Heritage requirements should extend through the whole town, but without being too rigid.

No sense in having a bylaw that can be waived. The heritage conservation should be from Tim Horton’s in.

Not remotely strong enough! In my opinion the few dissenting voices should be respected but not override the greater good. Residents need to put the greater good of the town, the community and the future above of personal wants – too much ‘me’ in some cases.

The town’s heritage conservation efforts are pitiful! Too little too late. Action has long been needed.

Not nearly enough.

With the limited amount of information I’ve seen, mainly this draft heritage plan, I would say the current requirements could be improved upon, but I would not vote for a full implementation of the draft plan. Going from too little to too much is not an improvement. Perhaps expand a couple of blocks from the current 5 blocks, but not the whole town.

While Water Street is very important to the viability of the economy, equally important is the rest of the town plat – in its appearance and for its history. The museums, the courthouse, the gaol, the churches, the Algonquin are situated throughout with heritage residential properties: a great draw for tourists beyond the shopping district. Why does PAC have this authority?

They are far too little. We are a National Historic District. Most NHDs I think have a heritage protection bylaw. We are behind! St. Andrews was the first coastal resort town in Eastern Canada! No heritage bylaw protection is unacceptable.

Too little.

No, too little.

No, not strong enough. The town really does need the heritage buildings to survive. The bylaw should extend further than Water Street as many of the key buildings are outside of this area.

Too little, useless and detrimental as it is.

Clearly too little. Area should be expanded but cooperatively with owners working together with the town where possible.

We think the PAC should not have the ability to waive those conditions; there ought to be checks and balances. The 5-block area should be completely protected...and the 300-plus heritage homes should also be protected.

Too little. However, approvals should be based on appropriate as well as acceptable interpretation of the architecture and its detailing.

Probably too little, but I think it's important not to make it difficult or complicated for people who own older homes/buildings to keep them up or update them.

Heritage bylaw should protect the entire Town Plat. Incompatible uses or buildings should be vetted for fit within the heritage character of the town.

If any bylaw change or addition in any way restricts development thereby handicapping the economy, than no changes should be made.

Sufficient.

Too little. It might be instructive to point to buildings that have been desecrated through thoughtless structural changes (e.g. ill proportioned windows and doors) and inappropriate paint colour. Positive changes would also instruct, but you'll have considered these measures.

What are your thoughts on the committee's proposal for a heritage bylaw? Do you have some concerns about how this may affect you? If so, please state them so they can be included in upcoming discussions.

Our main concern with a heritage bylaw would be that anyone wishing to construct a new home may be prevented from building something within their means. This could be prevented with the correct guide lines place and the information available to stay within certain guidelines.

I approve, as long as you stay flexible re: home improvements as promised. Yes, probably no concerns. I have heard naysayers say that once a bylaw is enacted, you could make us rip out all our windows and replace with more historical ones. I hope that would never be so! (Goodbye \$100,000 if so).

As long as safety is a priority and there is some flexibility with materials (so the look can be maintained without undue expense, etc.).

No concerns.

I welcome it as a newcomer with a house that need to be fixed up, but we don't want to screw it up! We bought the house because it still had lots of old character.

We don't have to 're-invent the wheel' just check out other towns/cities (Niagara-on-the-Lake) to see what they've done and apply same (or all) ideas to this town!

We need one. It will eventually affect many people, but it will be for the greater good of everyone and the town's reputation.

I think the committee has done a tremendous amount of work, however as I previously mentioned I have concerns that the plan will swing too far in the opposite direction of the current requirements. I think some of the newer constructions going on downtown are great. I think the updates at the Irving are great. Would that have happened with this bylaw in place?

So far very good with substantial input from the community which will help ensure that any plan that is adopted will actually be followed and promoted.

Go for it, but continue hand-in-hand with property owners.

We completely approve. Our property is not affected, but our enjoyment of the town, we feel, would be enhanced by such a bylaw.

A bylaw tends to place too many demands on homeowners – often unaffordable. There used to be grants etc. when I came to town. i.e. Treadwell Inn, which I developed from Montreal. The result, however, is a failure – look at the rear portion.

Haven't looked at it closely enough yet to comment.

Heritage considerations should be incorporated in the building permit process to ensure that incompatible projects are dealt with before they get started.

If any bylaw change or addition in any way restricts development thereby handicapping the economy, then no changes should be made.

Good idea. Renovation/restoration of heritage building exterior can often be much more costly and some financial help should be available. Quebec, P.E.I., and Nova Scotia had property tax relief some years ago but New Brunswick never has! i.e. for officially recognized heritage properties.

I'm strongly in favour.

We should have a heritage bylaw. I don't have enough knowledge of the specific proposal at this time.

I don't have any concerns so long as all existing buildings are grandfathered as they are today. Be careful not to make it too onerous on homeowners.

I do not have a heritage home, however it was part of my decision to live here that it has a rich history, culturally and architecturally. Socio-economic status – should not be a factor what can be built/renovated, etc.

Do you think a town heritage building inventory is worthwhile? This is now an all-volunteer effort: would you be interested in helping with it or seeing a small part of the current heritage budget put towards it?

In what capacity? The inventory has definite merit.

Yes, cannot help – sorry.

Yes! Yes, if done responsibly.

Yes. Yes.

Yes! If I knew more about the subject I'd be willing to help.

Yes worthwhile and yes I would be interested in helping.

Yes.

Yes. We need a baseline to start the process.

Good. Time permitting, yes.

Yes, worthwhile endeavour. Might be willing to help with small time commitment. Yes, I think town should spend a bit of money on the effort.

Depends.

If we were 'not technical zeroes' when it comes to websites, computers, we would be happy to assist.

Yes, heritage inventory is worthwhile.

Yes and yes.

No comment.

Definitely worthwhile – as a realtor, when showing houses one of the first things people want to know is the story of the property.

We need an inventory – but along with it – bylaws to protect this inventory.

Yes.

I think the inventory is worthwhile and would be of great use to homeowners of these properties that want help with their heritage needs. I would not be able to help with it.

Was some of the other heritage information available today of interest to you? Would you like to learn more about any of these topics? Or other heritage-related topics that weren't included?

Yes. Yes, when available.

I think the presentation was very good and very useful.

Yes.

I would like to see ongoing discussions and information presented by guest speakers/needs to be well advertised.

Yes – I was aware of most of the resources – part of my job.

Information on proper materials to uphold the heritage of our town would be useful for both new construction and renovation of existing buildings.

Yes, especially the book [heritage inventory].

Yes.

Yes.

Yes. I do follow up on these topics at the library with other interested citizens.

Yes.

Yes, we found it very well done.

Access to the Algonquin and Arena. A building – although a fine contribution – does not fit in. Needs rethinking.

Yes.

Yes. No – presentation was informative. Thanks Barry.

Do you think these public sessions are helpful? Do you have any final comments?

We found the displays very informative. A session similar to the Kiwanis Tradeshow in St. Stephen could be good – with window representatives, heritage paint pamphlets, siding and roofing samples.

Absolutely! Stay flexible!

Yes! Keep up the good work.

Yes. Not at this time.

Yes. Keep up the good work!

Yes. I thoroughly support your campaign but I'm afraid I'm unable to be active in it.

Yes.

See above.

Always helpful – inclusion and consultation is necessary to get public support.

Public sessions are always helpful. Please consider the 'cons' of a full town wide heritage plan.

Yes.

Yes definitely, plus the radio promo is a good way to reach people in an easy friendly way. Try a TV item about it as well.

Yes.

Absolutely. Thank you, St. Andrews Interim Heritage Planning Committee for a wonderful 'start' to the process.

The more the merrier.

Yes, though you may attract people already sold on the idea for the most part.

Absolutely.

They are essential. Any changes should have the support of the community before being implemented. i.e. not like the hedge disaster.

I think enough surveys have been done – now it's time to act on them.

This kind of presentation is very professional and far better than a public meeting with an adversarial atmosphere.

Appendix 6: Comments from town-wide survey

Comment 1: A 2005 community survey on the town's future made it clear that preserving the town's heritage buildings, tree-lined streetscapes and water views were very important and that heritage was a prime avenue of future economic growth. Do you think these views are still true? Why?

People come to take pictures of our architecture and draws people to our town. They like our beaches, wharf, and the blockhouse.

Heritage, arts and culture combine as economic drivers, especially as it relates to tourism and quality of life.

Because the town's future survival is contingent upon this.

The town's beauty will always be important to locales and visitors.

It is not only the houses but the whole image/layout of the town that is the heritage.

Link heritage with economic growth? They may compliment.

Heritage is all around us. The town is well known for it. Heritage is still our number one local asset – it can be a more effective tool for growth – if it is supported by Council with appropriate preservation bylaws. It's a no brainer!

St. Andrews is a charming town because of its location, well planned streetscape and its historic character.

It's the town and residents' "identity" for founding families and new residents alike.

Yes, because I live here.

St. Andrews is unique, it is a heritage community, and all should be done to keep it that way.

They brand the town as tourism is its main non-government revenue source

It served us for 100 years and will serve us for 100 more.

Part of the uniqueness of St. Andrews and important history.

The town's historic character is authentic as many homes architecture is true to its period.

For the same reason as in 2005. Other towns, in particular Caraquet seem to take the same approach for the same reasons. Preserving all aspects of our heritage will continue to attract people to live here and visitors.

These are the reasons why we brought a property and will move to St. Andrews. It is very important to protect and enhance St. Andrews uniqueness, strength, and character.

I'm still not sold on heritage being "a prime avenue economic growth". Does the committee have the number of respondents from the 2005 survey and the average age of those respondents?

It gives citizens a feeling of pride in one's community.

It really defines the town.

Too many new buildings "don't fit" and yet they don't require variances

To maintain the charm and history of the town which keeps tourists flowing through year after year. .

Because they showcase the uniqueness of St. Andrews.

St. Andrews has no industries so it has to rely on what already exists such as scenic vistas, fishing, whale watching, marine research, public gardens.

It's a prime attraction, but needs to be developed more fully

Town should look at ways to increase development and population not restrict it.

The streetscape helps define and identify our community – makes us a residential destination.

Provides a well-established baseline for future activities. Refinements rather than “changes”.

St. Andrews is a national historic site. People come to St. Andrews to see the water, engage in a slower pace of life from the chaos of city life, step back in time with all of its charm.

In some cases, but the water views do not seem to be that important when giving out building permits. Just look at the extension streets off Water Street.

National historic site – necessary to preserve character – spirit of town and for New Brunswick and Canada.

Numerous historical buildings and open land areas have been lost in the last few years and the damage is irreversible.

Gives the town character that is rarely seen elsewhere.

People who visit St. Andrews by chance return because of the quaintness of the town.

Our economy and way of life depend on preserving the town's special heritage.

The town's beauty is what is what draws visitors here currently, but the town also needs better infrastructure and advertising for adventure tourism – cycling, kayaking, hiking, etc.

“Heritage” brings people which brings business. If our heritage is lost, so is our unique appeal.

Tourist business, summer residents, heritage legacy for generations to come.

Even more important now! We have 10 more years of thinking about heritage – but not acting.

It is important to maintain historical buildings as best as possible. Helps promote tourism!

To attract new residents and too encourage the tourist trade.

A need to maintain/improve the town's status as principally a resort, historic destination.

They are part of the mystique of St. Andrews and I would include hedges!

To maintain tourism.

This is what our town is known for if you talk to any former visitor of our town.

There has been a flower garden at 33 water street for almost 80 years because we thought it important to enhance the view of the water.

Important to preserve the history and heritage of the town, to keep it beautiful and well maintained for residents and to attract tourism.

St. Andrews is a natural and built walking visual heritage built to the scale of people.

It makes the town significant.

They are a significant component to the identity of St. Andrews.

Makes St. Andrews beautiful which draws people to visit.

St. Andrews depends on tourism which in turn depends on the heritage feeling of St. Andrews.

Because the town's architectural and landscape character is unique in Canada.

Because we have a preserved heritage (perhaps by accident) that few other towns in Canada have.

It's an integral part of the charm of the town for residents and tourists and we have a responsibility to safeguard it.

Unique character, beauty, healthy environment all complement historic preservation in attracting visitors, new residents.

We have nothing more to offer.

Heritage is suddenly abandoned leaving town looking chopped up for no genuinely good reason. The recent hacking of the heritage hedge at Harriet and Queen completely defeats any semblance of preserving town. Unless you stop town government, you destroy town.

Some people travel to view beautiful places and we have one of the loveliest! And are lucky enough to live here. Let's share it. Let's keep the green, green.

Tourism.

They define the town's character – an important reason for summer visitors each year and many seasonal residents. If the town loses its heritage character it will suffer economically – no visitors, business down, might as well roll up the streets.

The 'quaintness' label given by so many tourists continues to appeal to visitors. It is due to the historic feel of the town as well as its beauty.

There are few maritime towns with as many historical buildings in a small area; if we lose them, we lose a lot of the area's 'draw'.

We have nothing else.

The charm of St. Andrews lies in its streetscapes and generally 'old world' feeling.

Historic architecture is valued and disappearing.

Comment 2: What opportunities could St. Andrews pursue instead of heritage to maintain its population and economy?

To attract industry is the obvious one. Work and heritage are not incompatible.

This is a tourist town. Charm, history, heritage, the sea these are the essence of St. Andrews. Get rid of these and the town will disappear.

Safe, friendly community. Recreation.

Small scale manufacturing on the perimeter; senior housing and retirement industry.

Have fewer rules regarding lands developed. Insist on young having more children.

Smokeless small private industry; more arts educational facilities.

Encourage more bird watching, wildlife tours, overnight camping on some of the islands, and hiking excursions. More emphasis on nature and conservation.

Develop health opportunities for the aging population and engage young professionals to manage them.

Improve highway signage to promote St. Andrews and establish a committee to attract more cruise ships.

Pave the shoulders of Route 127 to encourage cycling tourism. More connecting trails in town.

I don't know anything as it is not my area of expertise.

Build a heritage tourism strategy, including activities, events and festivals. This could include heritage tours of homes and history (see Palm Springs and Banff).

Improve and extend trails; develop a senior's residence; encourage more restaurants, festivals, reunions, etc.

Establish an industrial base.

Better advertising to promote St. Andrews as a tourist destination.

I think preserving heritage is paramount.

You should not even consider this.

Sell more properties to people with intent to live in St. Andrews all year round.

Replace the Tourist Bureau at junction off Highway 127 and I. Encourage more tour boats.

Build on its strength.

I can't think of any options I could support.

Establish a dog park. Ensure ditches are maintained i.e. school on William Street.

A mix of some modernist architecture is desirable for continuing the "electric" mix of architecture in the town. However, the town should have a "heritage design review" board for approvals.

Heritage should be paramount.

All or nothing.

Jobs in learning economy and ocean research.

IT/knowledge industry, St. Andrews has infrastructure and environment to support it.

In addition to heritage, growth of clean business, port, tourism.

In addition to heritage, the town should offer land and tax incentives to get a retirement facility, which could provide jobs and affect our local economy.

Something year round.

Look to the future.

Senior citizen centre, expansion of fisheries and oceans research, convert the Algonquin casino to a viable casino, a shipboard fire school.

Investigate NBCC expansion. Boardwalk – wharf for vendors/restaurants at the lighthouse (wasn't there a wharf there in the past).

Bilingual school system (not immersion) and a community indoor gathering place (for all ages).

Better promotion of seafood restaurant, opportunities for tourists to purchase fresh fish at wharf
often asked for by tourists

Create jobs.

Reduce the amount of tax charged to part-time owners of properties, then you wouldn't have so many properties for sale, and bring in more people to boost the economy and more building.

Tourism and outdoor activities related, hiking, biking friendly (upgrade of highway 127 for bike safety).

Our location is too isolated and unsuited for large industrial enterprises. Perhaps something in IT?
Heritage seems its best bet.

Encourage young people who work from home to move here by playing up the advantages of small town living to raise families etc. We have the schools, playground, college, nearby hospital, etc. to enrich our town.

The question should be what opportunities can St. Andrews pursue as well as heritage.

Market specifically to the gay community – it's big, it's rich, and it generally values property – compare to very similar Provincetown, Massachusetts.

Never 'instead'.

Tourism based on ecology – especially marine.

Heritage preservation and economic growths are compatible.

I still like the birders angle – as per Judy Earley's recommendation to the town some years back. Birdwatchers "flock" to places like this, and they spend lots of money, travel widely to expand their bird lists! – lots of migratory and shore birds, hawks, etc. We should advertise to birders association newsletters, etc.

There are other opportunities that should be pursued in addition to (not instead of) heritage: arts, nature, sciences.

None that I'd like to see.

Historic home tours.

There is no 'instead' option in my view.

Become even more of a retirement community with affordable housing.

Reduce double taxation, include summer home owners in decisions, promote historic values/festivals.

Heritage is already here. Do not jettison – develop it – it is a proven entity. Turning to something else (what?) would be irresponsible and fool hardy.

We don't need "instead" – we have heritage here – it's a survivor – so protect it and build on it.

Arts, environmental sustainability, enhanced tourist attractions.

In addition, the town can promote itself to tech firms which can locate anywhere.

Tourism.

Drop double tax for non-residents.

Walking, hiking, and biking trails by the water like Bar Harbor, Maine.

Pay more attention to the upkeep of our streets and boating on our water supply (Chamcook Lake). Would like to not have to filter my water before I drink it.

Hiking and biking trails, eco-tourism, wellness destination.

We feel heritage is central to the attraction of the town.

I can think of no opportunities than the ones we are already pursuing.

Business development – small to medium.

Remain focused on heritage being a part of the whole community – built and natural environment, borrowing people/places from our past so we have all the best of our past – intermingled with 21st century living.

Expand course selections at schools then enforce boundaries so families become committed to the community which in turn expands use of community facilities – get over elitism.

Greater promotion of Town on internet. Better liaison with tour operators, more effective use of our assets for 12 months/year, vs. seasonal approach.

Comment 3: Bylaw provisions for heritage conservation have been in place for the downtown business district since 2010 but not elsewhere in town, where most heritage buildings are found. If a heritage bylaw was designed to be simple and inexpensive to property owners, would you like the town to...

Comments could only be made under “pursue another option”, but many people used this to space to enlarge on their views from a box already checked to either pursue bylaw or keep what we have.

Heritage permitting should not only be for renovations to existing heritage properties, but for all new construction as well, as it can adversely affect the historic authenticity of the town. Per survey letter – I see “Encourage new development that does not detract from visual character of nearby historic buildings” but should apply to ‘new’ construction even if alone. Heritage construction workshops are a great idea.

Remove all bylaws pertaining to heritage conservation. St. Andrews has been and always will be a tourist destination without any added heritage bylaws.

Enforce the bylaw.

Should be left to homeowner.

Extend the heritage bylaw to the whole of St. Andrews.

I don't own a heritage home and therefore do not want to answer for heritage homeowners. If however they were given help to retain heritage (financial help?) I would suggest #1 [pass the bylaw].

Only if simple and inexpensive (unlike Saint John).

Reduce the amount of tax charged to part-time owners.

Add more maritime elements (one or more historic or replica vessels at the wharf) and First Nations elements.

I believe that people should be encouraged to keep houses in the style in which they were built; up to homeowner ultimately.

Leave up to homeowner.

Keeping heritage can be expensive for property owners. If repairs or upgrading, e.g. library put in interior elevator, it triggers other expenses in upgrades making improvements prohibitive! Suggest exceptions be made via bylaws for in-town properties – don't blame provincial rules.

Voluntary: simple and inexpensive, can vary from one person to another. Encourage through education.

Define heritage district as per Lunenburg, Nova Scotia.

Expand in steps from the downtown area in order to assess the effect on a smaller test scale instead of a full town-wide system.

Comment 4: What are the most important steps that the town government should take now to maintain and develop the town's heritage identity and economy?

Establish heritage bylaws for entire town.

Set up a 'design review board' (heritage board) so as to require new buildings/houses to be as true to their intended architectural style as possible.

Think before action – impossible to reverse bad actions.

Pass a heritage bylaw as planned.

Stop vandalizing hedges and trees, stop paving natural pathways.

Pass a town heritage bylaw.

Put some teeth into existing regulations! Many Water Street lots have buildings that block the sea view already so maintain what is left of our "by-the-sea" status. Houses that blatantly defy a heritage look should not get building permits.

Empower PAC to prevent property destruction or inappropriate construction in full town limits.

Relax many building restrictions. Look for new businesses to locate in the town. Look for biotech research to compliment Huntsman Biological. IT companies should be contacted as well to relocate.

Reduce risk of fire.

Protect historically significant buildings with a bylaw. Educate property owners and contractors.

Recommending the removal of certain heritage hedges should be stopped immediately.

Adopt a heritage bylaw now and begin implementing the other municipal recommendations in the heritage strategy.

Stop issuing permits for hideous modern buildings like the one on Augustus Street. Market heritage weekend to tourist markets including hotel and tours, or self-guided walking maps. See willing architects to provide advice by skype.

Enact protective rules for future development that will protect trees, require notice to neighbours, town office, before cutting, with permit required. More 'spent on' replacing trees, with incentives for residents to plant trees too.

More emphasis on First Nations (Passamaquoddy) and marine history/heritage – prohibit buildings and features that aren't compatible with heritage character (prohibitions should be going forward, not retroactive).

Establish bylaws and try not to allow ordinances incompatible with heritage goals.

Drop double tax for non-residents.

I am all thought out!

Should not allow houses to be built that are not in character with the town.

Facilitate ways to maintain heritage buildings even if they change hands – i.e. ensure that heritage buildings are not torn down or "modified" so that they lose their heritage characteristics.

Transparency, "equal rights to all", a realistic vision.

Fund an executive director to implement the heritage plan. Look at other Preservation Trusts, i.e. www.Nantucketpreservation.org, www.mvpreservation.org.

Pass bylaw to protect and promote heritage. Make long-term plan. Retain trees and green spaces; reclaim right-of-way for walking trail along coast from Katy's Cove to Bar Road.

Pass a good heritage bylaw and ensure that other bylaws are changed and amended to reflect this.

Make sure, as in the Mount Royal Heritage Area in Montreal, that no external changes take place without an application to the heritage body and approval is given. This works beautifully in Montreal. Same for trees.

If we lose our heritage we will be the same as any other small town.

Establish a heritage bylaw.

Make the bylaw as suggested.

Keep doing what you are doing.

In key locations, especially on the waterfront and on Water Street, require compatible architectural design.

Enact a heritage bylaw along the lines outlined in this survey especially in relation to demolition or radical change of heritage buildings.

Advertise and promote the town and its businesses.

Improve highway signage promoting St. Andrews.

Communication, information to get/keep folks "on side".

Please: no more procrastination! I was appalled to learn protection was not already in place!

Develop a long-term town heritage conservation and development plan.

Pass the bylaw.

Promote it as a destination summer and winter – could promote storm watching in winter.
Encourage year-round tourism – host festivals (food, wine) and promote in Maine. Make it easy to access from the U.S.

Stringent bylaws that are enforced for all.

Maintain present heritage character of town; maintain town's "green heritage" but not let trees block seaviews, reduce risk of catastrophic fire in business district.

A heritage bylaw is the basis of protecting what we have and ensuring new development is compatible with the towns heritage character.

Put a bylaw into place and ensure built heritage is part of the town plan.

The first step seems to be adopting a heritage bylaw. Until that is done it will be hard to implement the other recommendations put forth by the planning committee.

First three items above (policies, trees, fire risk).

Increase size of heritage area, adhere to recommendations in timely manner following acceptance of strategy.

A demolition bylaw – stop demolition of any heritage building. Any (all) demolition must first have PAC approval.

Implement a heritage conservation bylaw with teeth, yet provides reasonable flexibility to property owners. Over-reach is not helpful and heritage conservation must fit into a 21st century model if it is to be successful.

Protect the heritage buildings/houses through bylaws. Give property tax credit for owners who have undertaken extensive restoration work at their own cost and postpone property tax increase.

Develop a long-term heritage conservation and development plan.

Pass a heritage bylaw as quickly as possible. Obtain histories of all heritage buildings.

Not in full agreement with the heritage to economy tie. But I guess making any heritage requirements for homeowners well listed and simplify any permit applications.

All of the above.

Make 5 year plan more than a zoning document. Delegate/divide ?/ increase responsibility for planning/development onto town/C.E.O.

We need a heritage bylaw, such as that being proposed.

1) reduce fire risk, evaluate quickly; 2) host heritage construction workshop; 3) establish heritage carpentry training program; 4) Lower town speed limit

Stop the mausoleums being built (Water and Mary, and bottom of Ernest).

Make sure we get a heritage bylaw.

Protection/prevention of catastrophic fire seems very important to plan for.

Pass the heritage bylaw and ensure all things are celebrated and naturally become part of our thinking, being and creating – It is our brand in every sense of the word our inventory of buildings, our natural spaces, land, and water, and our smallness of a friendly town.

Do more than pay lip service to it (heritage). Destruction of hedges unnecessarily is nonsense. Town attempted to destroy my heritage building/business, in spite of professional engineering findings. It was only saved by Justice Grant of Court of Queen's Bench.

Think beyond the "by-law" approach and use some additional "contextual" rationale for giving approvals.

Approve the Committee's recommendations and try to attract a Class I Retirement Facility

Pass a heritage bylaw as recommended

Work with Chamber/BIA/CCRTA to better promote what we have. Develop and implement a heritage bylaw as described in the committee's strategy. Train existing staff so they can work with the new bylaw properly.

Control deer population to stop destruction of hedges, ornamental trees, shrubs, gardens all of which are a significant part of town's heritage.

Reduce fire risk in downtown, develop long-term plan, seek funding.

Start drafting a heritage conservation bylaw – that is the critical item to protect/promote the town's heritage character – this should have been started last winter.

Review appropriateness of existing bylaws. Refine dated bylaws. Apply bylaws uniformly and with transparency's openness. Consult before applying bylaw enforcement/compliance.

I know vinyl siding is an inexpensive option, but it should be banned from use in the town plat and ideally relegated to the subdivision. It immediately cheapens the look of the town.

Keep town core in style of heritage designation.

– Pursue National Historic District status and develop long term heritage conservation and development plan.

Protect and conserve current heritage assets – promote a long term strategy to grow the economic values of our unique historical assets.

Top priorities should be fire protection in the business district, principally Water Street. Many of the above suggestions are already being pursued.

Get PAC to be of a like mind as PAC seems to allow development not in keeping with heritage or maintaining water views.

Do not hack, chop, destroy, or demolish anything without understanding the value and the beauty of the property to be ruined. Ugly is not the new pretty.

Adopt a bylaw to protect old buildings within the original town plat, prevent inappropriate new buildings.

Stop handing out building permits for new projects that do not comply with the heritage concept or completely fail to fit into the picture of our town. Example, the new house built at the waterfront on Augustus Street. From the back (from Patrick) it looks like a factory/warehouse and from the front like a car dealership!

Start the process immediately.

Implement legislation.

Offer bylaw to protect heritage buildings and to better protect architectural vision.

Extend bylaw to entire town.

Comment 5: Do you have any final comments about our town's heritage that you want the Town Council to hear?

You might want to think about 'accessibility' issues – e.g. wheelchairs/walkers etc.

I will always build/renew my house with the objective of maintaining/restoring its original status – but if I want to add solar panels I claim that right.

It is important that residents still have some final decision-making in regard to changes in their home.

I don't think many Americans 'get' the meaning of "Loyalist". I think this could be emphasized more by emphasizing the St. Croix River border changes. Houses moved from Castine, giving the fort area adjacent to the hotel more status as a historic site (while maintaining owner privacy).

Maintain summer residents involved in the plan and teach school children the importance of the heritage preservation plan and architecture.

Cost of preserving heritage should be borne by whole community not individuals.

All bylaw (proposed) equally and fairly to all properties.

Not about heritage but need to fix water issues on Charles Street and other streets in St. Andrews.

Trees: So many Norway Maples (an invasive, non-native species) are dying and should be removed from town property where they were planted years ago. Replace with a native species – short term bare streetscapes but better in the future – also a public safety and property damage concern at present.

All future decisions should include a component that measures risk; specifically the heritage factor.

A very collaborative and inclusive process. Well-done!

Do no harm (hedges and trees). Use volunteers – no useless studies please. Recognize that heritage is an ongoing process and encourage positive contemporary development.

Much of the shore line is no longer accessible to walkers. Wherever possible, the town should buy lots and open up spaces for walking, viewing, sitting.

Please steer homeowners away from vinyl siding; can we plant some trees downtown?

Get educated about what we have and think.

Conservation bylaw must apply to the entire town – all properties – no spot zoning that will only cause problems. No cut-off date – there are properties post 1920 that are essential to the town's heritage character.

Maintain heritage vista from water and not allow new, unsuitable building to spoil this.

There are commercial buildings scattered through the residential town plat. When they are sold there should be a bylaw that these buildings be returned to residential properties.

Thank you to the committee for a job well done. Hedges and ecologically protected green spaces are also important. You should involve the Nature Trust, one of the largest property owners in town. If the NBCC develops a course, it should combine energy efficiency with heritage preservation.

Minister's Island seems an uncut jewel that we could add to our heritage treasure chest. Many railway buffs out there! Please make enforceable regulation re: maintaining the heritage appearance of homes and lots. Please create Market Square as a no parking zone.

Very important to continue to develop walking/biking trail from Katy's Cove to Bar Road along water. This is part of town's heritage and right-of-way, should be allowed for public walking.

I'd be pleased to explain how things work in Montreal, without any problems.

Heritage expert advised me that, had the town succeeded in destruction of my heritage building, it might have jeopardized National Heritage distinction. He had never experienced a municipality attempting to demolish a downtown heritage building.

1) Do it before you lose it! 2) Would a spectrum of colours be so restrictive? Is a pink house on Water Street considered heritage compliant?

We have wasted years over this issue – Let's get on with it.

A person's home should be his/her castle and they should have the right to do what they want with it. Those who do not live in a heritage home should not have the right to tell heritage homeowners what to do with their property.

It is essential that the Town maintain its heritage but also allow new business development. The heritage strategy should not be too restrictive; we don't want the town to become one large museum.

Study the results from other municipalities that have heritage bylaws to see what worked and when to be flexible and reasonable. [Note: There may be financial assistance for built heritage projects as well as “festivals”, and a festival may be a good way to celebrate the built heritage/history of St. Andrews

The new walking trail is very nice. However, a boardwalk along the water front would be wonderful and encourage more short walks for seniors.

The St. Andrews Civic Trust plaque program to have plaques on all properties should be encouraged and each property detailed on either their website or on the Town of St. Andrews website.

It only makes sense to retain the historic character of this town. Otherwise it’s over – modern designs of homes will continue to be built and renovate.

Protect and incorporate deer population. They are definitely heritage and part of the reason I moved to the area. I ask you to check out Duhamel, Quebec [they seem to promote deer watching]. Taking care of what has been allowed to be built along waterfront. Example: new building on Augustus. It may meet building codes but certainly not an example of a heritage house. Many complaints are heard about this. New construction in the town plat should be heritage like.

As someone who just purchased property here we think the historical preservation is critical to the future of St. Andrews and was a key factor in our determination to buy in St. Andrews.

Work through and encourage Tourism New Brunswick to ensure that the travelling public is made aware of the heritage features of St. Andrews. An idea to bring forward and educate the town folk to take up heritage practices from the past that worked, like supporting a green environment, for example, by composting.

Should consider sightlines at street corners – encouraging setback of hedges, trees, etc. Library space is limited, may need an addition to structure. Definitely develop curriculum element to all area schools, much like museum’s Christmas open house.

Those who grow up in St. Andrews don’t realize how unique it looks – because of the age of the buildings and its architecture. They have to leave and come back – or come from away – to fully appreciate it.

Adopt a heritage bylaw as soon as possible.

Settlers from Europe and the U.S. have been in St. Andrews for less than 200 years.

Passamaquoddy people have lived here for around 10,000 years. I think a valid, honest and balanced presentation of St. Andrews regional heritage should include much more Passamaquoddy content. Development of that content should be a cooperative effort between the town heritage committee and the Passamaquoddy people. Any proposed heritage bylaw should also plan for and reserve a significant role and voice for and from Passamaquoddy people and their advocates.

I don’t think an effective heritage plan or bylaw will accomplish much unless it includes some strict and enforceable prohibitions. Some materials and building designs are clearly not compatible with an authentic effort to enhance and preserve the “heritage look” and other heritage elements in our town. Where prohibitions are deemed necessary they should apply only to new construction, renovation, etc., not to existing structure, materials or construction techniques. Prohibitions are likely to be controversial, but trying to avoid all prohibitions may result in a bylaw that is not clear and prescriptive enough to really be effective.

Where practical, efforts should be made to improve the appearance and heritage compatibility of certain buildings that, let's say, contribute little to the St. Andrews heritage look. These efforts could include landscaping, tree and shrub plantings, murals and/or other artistic additions.

“Tree-lined landscapes” are important to preserve and promote. 1) How many accidents due to cedar hedges? 2) How many accidents, damage to property, hedges, gardens, lawns, due to invasion of town by deer? Deer are the enemy – not cedar hedges!

Part of the reason we chose to move to St. Andrews rather than anywhere else in the Maritimes is because of its historical and natural beauty. This is a significant draw for visitors and potential residents.

Preserving as much heritage as possible throughout the town – business and residential – is key to tourism. Encouraging walking and cycling tours would bring people to town.

I believe that the integrity of the town shoreline should be preserved for artists, tourists, and even town folk i.e. no more shoreline atrocities like the recent one!

Protecting and promoting the heritage character of St. Andrews is crucial for its future. This town is a jewel to be preserved for future generations.

Some new homes particularly several built near lighthouse have rakes, eaves, and fenestration, trim, etc. that is not keeping with their intended architectural style. They detract from the heritage of the town. In addition to the Heritage Strategy's language concerning new development: “new development that does not detract from visual character of nearby historical buildings”, I think it is important to add that even a new construction without nearby neighbours, such as a house built on a point or a visible field on an island, should still consider the town's heritage.

The whole town must be covered by heritage bylaw – otherwise inappropriate development will be spotted here and there – a big detraction from the town's character.

The time is past due to put heritage considerations on the top 3 issues to allocate resources and time.

Put back my hedge – restore the beauty of these plants you got rid of without substantial reasons. Don't do it to anyone else.

Look at other areas and how they have handled a similar situation. Google Banff Heritage Tourism www.banff.ca/index.aspx?NID=121. We actually believe you should have much stricter controls as the materials and what is built to maintain the charm of St. Andrews.

Our heritage – it is who we are. While Minister's Island has the only trilingual plaque (English, French, and Passamaquoddy) we have a brief nod to the French components at the Saint Croix (their stay was brief). I feel we need recognition within our community of First Nations.

Kudos for looking at this issue and please move it forward