

FUNDY SHORES RURAL PLAN

Report to Council - What we've heard so far.



Agenda

1. Summary of online written responses
 - What do you like about Fundy Shores?
 - What development should be regulated?
 - What dev. should not be regulated?
 - Fundy Shores in 2040
2. Survey results
3. Summary of public engagement sessions
4. Economic development policy areas
5. Review of timeline for rural plan adoption



What do you like about Fundy Shores?

1. Rural lifestyle
2. Natural beauty
3. Peaceful environment
4. Friendly community
5. Ocean views
6. Serenity
7. Quiet area
8. Community support
9. Privacy
10. Proximity to nature



What developments should be regulated?



1. Industrial and commercial properties to prevent pollution and negative impacts.
2. Property clean-up to maintain a minimum acceptable standard.
3. Construction of buildings on ocean/bay sides to address erosion concerns.
4. Housing developments to avoid disrupting water tables and sewage systems.
5. Senior housing and essential services for appropriate and accessible development.
6. Environmental protection against air, noise, land, and water pollution.
7. Major industry and large-scale commercial operations to manage impacts.
8. Coastal and waterway development to protect natural areas and fisheries.
9. Zoning bylaws to ensure compatibility with community values.

What development should not be regulated?



1. Personal property, including homes and cottages that have been settled for many years, should not face excessive regulation.
2. Single-family dwellings, as long as they meet code, should not be subject to excessive oversight.
3. Tourism and cottage industry activities should not be overregulated, allowing for economic opportunities in the community.
4. Residents should have a say in developments that impact the community as a whole, suggesting a need for flexibility in regulations.
5. There's a sentiment that property development should have a level of freedom, balanced with protecting the environment and neighbors.

Fundy Shores in 2040?

The ideal vision for Fundy Shores includes enhancing its attributes to attract visitors away from highways, offering amenities near the post office for convenience, improving traffic safety measures, and hosting markets and fairs. The community aims to preserve its natural beauty, offer improved healthcare access and public transportation, and maintain its peaceful environment. While some desire minimal change, others envision growth with resilient infrastructure, services, and an inclusive community. The community's character, rural setting, and protection of natural treasures are crucial, along with affordable housing, better school access, and a balanced approach to development. Overall, the goal is to maintain Fundy Shores as a peaceful, rural, and attractive destination for both residents and visitors.



Survey Results

- Protection of drinking water – **9.7**
- Protection of coastal scenery and coastal areas – **9.3**
- Ability of public to be informed/involved in developments – **9**
- New River Provincial Park – **8.8**
- Protection of environment and wildlife – **8.8**
- Musquash Marsh – **8.6**
- Lepreau Falls Provincial Park – **8.3**
- Limiting local impacts on climate change – **8**
- Development of rural resources (fishing, woodlots, farming) – **7.9**
- Adapting to climate change – **7.9**
- Hiking, cycling, and nature trails – **7.8**
- Freedom to use and develop private property – **7.8**
- Point Lepreau Nuclear Generating Station – **7.7**
- Local recreation facilities/services in Fundy Shores – **7.5**
- More local jobs and business opportunities – **7.3**
- Tourism development – **7.1**
- Development of local business services such as restaurants, grocers, contractors – **7**
- ATV, motocross, and snowmobile trails – **6.5**
- Camps, R.V.s, and seasonal residential development – **5.8**



Public Engagement Sessions

- Historic graveyards are at-risk
- Encourage innovative food production like indoor farms
- Protect scenic viewsheds in coastal areas
- Enhance public access to coastal areas, specifically on public non-maintained roads
- Attract cruise ships
- More activities and amenities at New River Beach
- Concerns over lobster holding in Dipper Harbour west (compliance, pollution, loss of biodiversity)
- Concern over lack of engagement with all-ages, all-citizens
- Thompson subdivision would have sewage challenges for infill development
- Interest in having local environmental regulations in addition to provincial or Nature Trust protections
- Interest in home-based businesses and their limits
- Interest in mineral developments
- Concern about future large-scale population increase (eg. Quispamsis) and major residential sprawl
- Need public transportation options



Economic Development Policy Area

- New River Beach
- Residential Growth
- Point Lepreau
- Recreation Corridor
- Wharf



New River Beach (blue)

- Existing destination with opportunity for expansion
- Undeveloped land next to campground
- Cleared space next to restaurant
- No activities outside summer season

Point Lepreau (orange)

- Major employer
- Expansion with SMR's

Residential Expansion (yellow)

- Housing needed to support economic development
- Housing pressure from growth in Saint John
- Need to better understand existing sewer capacity
- Need for some retail and amenities

Recreation Corridor (green)

- Existing ATV and future cycling trail networks
- Some related business opportunity along networks (e.g. café, lodging, etc...)

Wharves (blue)

- Crucial land-based infrastructure for fisheries and aquaculture uses



Review of timeline for adoption

	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24
Background study pre-consultation maps and document https://snbsc-planning.com/planning/fundyshores/ goes LIVE	■	■							
Mail-out/collect surveys & advertise the in-person public open house(s)		■	■						
Hold public open house (x3)				■					
Collate public feedback & draft rural plan				■	■	■			
Meet with council/committees together for informal presentation of plan						■			
Meet with council to set date for public hearing & refer to PRAC (GNB Depts.)						■			
Special meeting for council to hold public hearing of objections							■		
Council 1st reading							■		
Council 2nd & 3rd reading								■	
Package sent to Minister & advertised when registered in Registry office									■



Comments/Questions?

