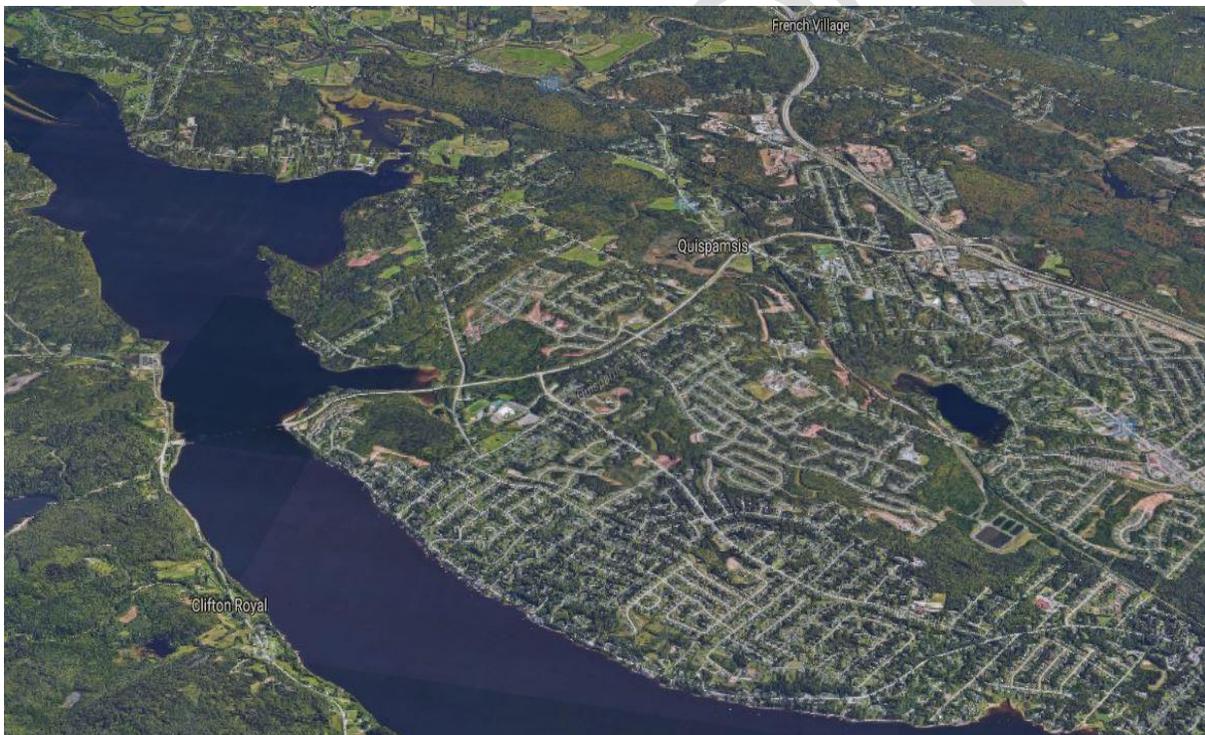


Quispamsis

Municipal Plan

Draft By-law 054



Dated March 17, 2017



1	Introduction	7
1.1	What the Municipal Plan Is About	7
1.2	Purpose of the Plan	7
1.3	Relationship to Previous Plan and Background Study Document.....	8
2	More Sustainable Town – The Vision	10
2.1	Foundational Statements.....	10
2.2	Quispamsis Goals for Sustainability	10
2.3	Town-Building Principles.....	14
3	Town Framework: Town-Wide Policies.....	16
3.1	Overall Growth Strategy.....	16
3.2	Population Growth	17
3.3	Non-Conforming Uses	18
3.4	Land Use Designations and Future Land Use Map.....	18
3.5	Reservation of Land for Public Purposes.....	19
3.6	Sustainable Development Policies	20
3.7	Protection of Natural Assets	21
4	Town Framework: Land Use Policies	23
4.1	Residential Policies	23
4.2	Multiple Dwellings	24
4.3	Commercial/Residential Uses	26
4.4	Manufactured Housing Development	26
4.5	Mobile Home Development	27
4.6	Commercial Development Policies.....	27
4.7	Commercial Use Designation.....	28
4.8	Central Commercial	28
4.9	Business Park Commercial	29
4.10	Highway Commercial	29
4.11	Neighbourhood Commercial.....	30
4.12	Adult Entertainment.....	31
4.13	Industrial Policies	31
4.14	Institutional Development Policies.....	32
4.15	Rural Policies.....	33

4.16	Integrated Development Zone.....	34
4.17	Pits and Quarries	34
4.18	Scrap/Salvage Yards.....	34
5	The Natural Environment: Environmental Policies.....	37
5.1	Environmental Policies	37
5.2	Environmentally Significant Areas	37
5.3	Water Resources Management	38
5.4	Greening and Greenspace Enhancement	39
5.5	Climate Change and Resiliency Planning	40
6	The Built Environment: Infrastructure.....	45
6.1	Municipal Services and Facilities, Transportation and Public Utilities.....	45
6.2	Municipal Water System.....	45
6.3	Municipal Waste Water Management.....	46
6.4	Storm Water Management.....	46
6.5	Solid Waste Management	47
6.6	Public Utilities.....	48
6.7	Telecommunications Facilities.....	48
6.8	Transportation.....	48
6.9	Unserviced Lots and Developments.....	49
6.10	Renewable Energy.....	49
7	The Living Town: Social, Culture and Economic Policies	53
7.1	Economic Development	53
7.2	Liquor Licensed and Gaming Establishments	54
7.3	Home Based Business	54
7.4	Recreation, Sport and Tourism	55
7.5	Recreation and Sport Policies	55
7.6	Tourism Policies	56
7.7	Education.....	57
7.8	Health Care	57
7.9	Healthy Communities	58
7.10	Universal Accessibility.....	60
7.11	Fire Protection Services	61

7.12	Police Protection Services	61
7.13	Emergency Preparedness	62
7.14	Heritage Preservation	62
7.15	In-Law Suites	62
7.16	Day Care Facilities	62
7.17	Maintenance and Appearance.....	63
8	Municipal Projects, Studies and Capital Works Programs	65
8.1	Gateways to the Town.....	65
8.2	Municipal Water System Development Study.....	67
8.3	Watershed and Storm Water Management Plan	69
8.4	Transportation Master Plan	71
8.5	Recreation Master Plan and Land for Public Purposes Policy.....	73
8.6	Asset Management Plan	75
8.7	Five Year Capital Works Program.....	77
9	Building the Town: Governance and Implementation Policies	79
9.1	Municipal Administration.....	79
9.2	Subdivision Design Standards	79
9.3	Implementation Framework	80
9.4	Municipal Plan Amendments and Review.....	83
9.5	Municipal Plan Working Group	83
9.6	Interpretation of the Municipal Plan.....	84
9.7	Development Guidelines and Supporting Plans.....	84
9.8	Discretionary Uses	85
9.9	Development Fee Schedule	85

TOWN OF QUISPAMISIS

MUNICIPAL DEVELOPMENT PLAN

SCHEDULE “A”

Part 1

Introduction



1 Introduction

1.1 What the Municipal Plan Is About

The Quispamsis Municipal Plan Review has been prepared and reviewed in order to provide Council with a comprehensive policy document for the management of growth within the Town of Quispamsis. The Plan has been designed to guide development in the long term with major emphasis on development in the 2018 to 2028 time frame with a proposed midterm review in 2022-23. The intention of the Plan is to repeal and replace the Municipal Development Plan By-law No. 037 for the Town of Quispamsis.

The objectives for this draft Plan were developed based upon feedback from the public (by means of a household survey), Town Council, representatives of the Planning Advisory Committee, municipal staff, and other stakeholders. The objectives are presented in each section of this report.

The Town of Quispamsis, under the provisions set out in Sections 23 to 27 of the *Community Planning Act*, hereby adopts the Town of Quispamsis Municipal Plan By-Law 54. This by-law hereby repeals the previous Town of Quispamsis Municipal Plan By-law (By-law 037 and its amendments).

The statements of policy and proposals set up in this Municipal Plan By-law apply to the Town of Quispamsis municipal boundaries as established under the *Municipalities Act* in January 1998. In addition, the Plan considers the Town's relationship with surrounding municipalities and unincorporated areas as described in the Background Study.

This document is to be referred to as the “Town Quispamsis Municipal Plan”.

1.2 Purpose of the Plan

The Municipal Plan sets out the Town Council's long term policies and proposals to guide future land use and development within the municipality. The Plan is intended to be used by Council, Town staff and residents to guide day-to-day decisions affecting development. The Plan will also guide major policy decisions with respect to capital expenditures and will form the basis of the Zoning By-law which is adopted to implement the Plan. Although the Plan is long term in outlook, the Plan should be

reviewed every five years in accordance with provisions of the *Community Planning Act*. Periodic amendments to this document will be required and these must be undertaken with consultation and due process as outlined in the *Community Planning Act* for Plan amendment.

In accordance with Section 27 of the *Community Planning Act*, the adoption of a Plan shall not commit the municipality or the Province to undertake any proposal therein suggested or outlined, but shall prevent the undertaking of any development in any manner inconsistent or at variance with:

- in the case of the municipality, any proposal or policy so outlined or suggested, or
- In the case of the Province or a person, any proposal so outlined or suggested.

1.3 Relationship to Previous Plan and Background Study Document

Despite the development of these new policies and proposals, many policies and proposals expressed in the 2007 Municipal Plan are still valid and appropriate for the 2017 Plan. This Plan has incorporated many of the fundamental policies and objectives as well as areas of discussion. New sections and plan amendments have been incorporated to meet the changing needs of the residents, key community stakeholders and the Council of Quispamsis as identified through the Municipal Development Plan review process. The former plan titled The Town of Quispamsis Municipal Plan, dated January 16, 2007 will be completely superseded when this Plan receives the approval of the Council and there will be no need to refer back to the 2007 document other than as a historical reference.

The Municipal Development Plan (hereinafter referred to as the Plan) has been prepared in accordance with Sections 23 - 27 of the *Community Planning Act* of New Brunswick. The Plan policies are based on findings of the Town of Quispamsis Municipal Plan Background Study, dated January 2017, which presented findings with respect to population, economy, land use, community facilities, transportation systems, municipal services and environment.

Part 2

More Sustainable Town – The Vision

A forward-thinking community where families enjoy a safe, friendly and active lifestyle surrounded by a beautiful, natural environment.

2 More Sustainable Town – The Vision

2.1 Foundational Statements

The branding exercise undertaken in 2013 described the Town as a forward-thinking community where families enjoy a safe, friendly and active lifestyle surrounded by a beautiful, natural environment.

A public opinion study was commissioned by the Municipality in 2014 that included questions on how citizens rated various aspects of the community including quality of life, neighborhoods, growth patterns, the needs of the community, etc. The survey also contained questions on future developments both housing and business sectors, and what the future priorities should be.

The information from the Municipal Plan Review including that which was gathered during the Branding Public Opinion, the Citizen Engagement Public Opinion, along with input from Council, the Planning Advisory Committee, Staff and consultations with the Community Stakeholders will be used to develop a Municipal Plan that provides direction and strategy based on a vision of a community that:

1. Maintains and enhances the natural environment;
2. Provides services and facilities critical for a healthy lifestyle;
3. Enables the development for a range of housing options for all ages and family types;
4. Moves towards and promotes the building of a more sustainably healthy, vibrant, inclusive and safe community, and
5. Continues to be fiscally responsible through sound budgetary practices and remains accountable to its Citizens.

2.2 Quispamsis Goals for Sustainability

These goals reflect the aims of the community and provide direction for the development of the Plan policies. These are broken into series of community oriented goals developed with public and stakeholder feedback. The goals are comprised of the following:

2.2.1 The Town Framework: Physical Goals

- G1 Promote sustainable land management by promoting compact development, mixed use development and limiting suburban sprawl development through the provision of municipal services.
- G2 Provide for development to be staged in a manner that ensures the efficient use of public expenditures without excessive financial strain on the Town.
- G3 Ensure there is a choice of dwelling types for citizens of all ages, incomes and physical abilities, and that these choices are dispersed throughout the Town's built environment.
- G4 Ensure all educational, health and recreational facilities are highlighted as focal points and sources of pride within the Town's socioeconomic and physical fabric.
- G5 Develop attractive gateways and re-vitalize the downtown corridor area that showcases community pride and heritage, attracting investment and use by visitors and residents.
- G6 Develop a framework for sustainable development and management of parks, recreational facilities and services, open spaces and the active transportation network to key focal points of the community.
- G7 Capitalize on opportunities to improve access to the rivers and waterfront.
- G8 Manage the physical appearance of commercial and industrial areas and their impacts on adjacent land uses.

2.2.2 The Natural Town: Environmental Goals

- G1 Promote development that supports a sustainable community that is sensitive to the natural environment and creates awareness of the natural ecosystems of the Town.
- G2 Protect and manage the quality and supply of surface water resources in and adjacent to the Town, managing development so that it does not negatively impact these resources.

- G3 Encourage activities that promote climate change mitigation by reducing the emission of air pollutants and greenhouse gases.
- G4 Respect and encourage the protection and enhancement of the natural environment and other distinctive features of the landscape to support a healthy ecosystem within and beyond Town limits.
- G5 Develop an interconnected system of natural areas and features with public access points.
- G6 Promote and protect the integrity of the area's topography as a guiding feature of development, ensuring development proceeds in a safe and efficient manner.
- G7 Promote and encourage waste reduction in all sectors of life within the Town and provide systems for local waste reduction, recycling and reuse.

2.2.3 The Built Environment: Infrastructure Goals

- P1 Ensure that development will be staged in a manner that makes full and best use of existing water, stormwater, sewer and emergency services to enhance the affordability and efficiency of infrastructure.
- P2 Develop and maintain a safe and efficient transportation system in the Town that provides for all modes of travel, all ages and abilities, and supports the pattern of land use in the Town.
- P3 Develop an interconnected trail system including bicycle trails where appropriate that runs throughout the Town, links with regional trail systems, and allows individuals opportunities for alternative modes of transportation and recreation.
- P4 Focus on developing and improving the physical connections between key destinations and focal area in the Town including the downtown core, significant commercial areas, educational institutions, key open spaces and river access points.
- P5 Encourage economically and environmentally appropriate incorporation of renewable energy to diversify the energy supply to municipal infrastructure and operations and to

residential, commercial, industrial and institutional sectors within the Town.

2.2.4 The Living Town: Social, Cultural and Economic Goals

- P1 Promote Quispamsis as a four-season sport tourism destination featuring nature, indoor and outdoor activities augmented by diverse local and regional cultural, educational, heritage and artistic opportunities.
- P2 Promote opportunities for employment in emerging sectors such as sport and adventure tourism.
- P3 Pursue regional economic development opportunities by promoting the Town's close proximity to highway, air, marine port and rail services.
- P4 Provide appropriate infrastructure and municipal services required to support the expansion of commercial development and opportunities for economic growth.
- P5 Support a strong, well-trained, well-educated and diverse workforce marked by competitive wages, access to educational and skill development, and matched to market opportunities.
- P6 Encourage and support active volunteerism, citizen engagement and involvement in community development.
- P7 Foster the social development of the community by ensuring accessibility to the facilities of the Town for all age groups, persons of all physical abilities, and for socially and economically disadvantaged citizens.
- P8 Provide community facilities and services in recognition of a need for a balance between the needs of citizens and the financial and human resources of the Town.
- P9 Attain greater community self-sufficiency and sustainability through future economic growth.

2.3 Town-Building Principles

Based on the analysis of the established vision statement and goals, a series of principles have been developed to help further define Quispamsis' goals by translating them into Town-Building Principles. These principles represent the physical articulation of the goals, focused on key areas of the Town where opportunities for change exist.

Many of the town-building principles provided in this section focus on ideas which support the design of a more sustainable Town framework. For example, the principles support expanding mixed-use development in appropriate locations, as a means of promoting more vibrant and walkable communities. Mixed-use development is the practice of appropriately combining multiple uses in a single structure or in a defined area to allow for a variety of living activities (live, work, shop, play) in close proximity to each other and surrounding residents. In planning zone terms, this can mean permitting some combination of residential, commercial, office, or other land uses within the same zone.

1. Mixed Land Uses – Integrated Developments
2. Compact Building Design and a Range of Housing Opportunities and Choices
3. Walkable Neighborhoods and Variety of Transportation Choices
4. Leveraging the Municipal Built and Natural Assets to Foster Economic Development
5. Preserve Open Space, Natural Resources and Critical Environmental Areas
6. Strengthen and Direct Development Towards Existing Communities
7. Make Development Decisions Predictable, Fair and Cost effective
8. Community and Stakeholder Collaboration through Citizen Engagement - keeping the Community involved and informed



Part 3

Town Framework: Town-Wide Policies

3 Town Framework: Town-Wide Policies

3.1 Overall Growth Strategy

3.1.1 The overall growth strategy has been built around the following objectives:

- O1 To pursue a comprehensive community growth strategy encompassing a wide spectrum of residential, social, and economical development.
- O2 To maintain and enhance the optimum physical environment in which existing and future residents and businesses can pursue their economic and social activities.
- O3 To maximize the benefits, and minimize the impacts associated with the continued growth of the residential, commercial and industrial components of the Town.
- O4 To continue a growth pattern that results in the orderly, efficient and equitable provision of facilities and services.
- O5 To accommodate physical growth and economic development recognizing and respecting the principles of sustainable development and the need to minimize impacts on the natural environment.

3.1.2 It shall be a policy of Council to:

- P1 Continue to provide for areas of traditional rural residential development within the community and to ensure it occurs in a manner which respects the environmental setting.
- P2 Continue to expand and maintain efficient and cost-effective services and amenities to serve the existing citizens and attract newcomers to the town.
- P3 Enhance the Town's employment and tax base by continuing to promote and expand its industrial and commercial components.
- P4 Strive to maintain a tax rate that maintains and enhances the Town's competitive advantage.

- P5 Enable a compact development pattern which optimizes municipal services and the transportation through appropriate zoning and subdivision standards and regulations which will maintain the existing mix of suburban and rural residential character and lifestyle.
- P6 Develop and undertake a marketing strategy designed to promote the Town as a place which to live by highlighting its residential, commercial, and recreational and community facilities as well as emphasizing its natural and scenic attributes.

3.2 Population Growth

3.2.1 It shall be an objective of the Town:

- O1 To increase the population in order to attract new and support existing residential, commercial and industrial development and educational, medical and emergency services.
- O2 To monitor population growth on an ongoing basis to ensure sufficient services are available to attract new residents.
- O3 To recognize and provide services for the changing demographics of the Town in order to retain a strong population base.
- O4 To provide municipal services and other incentives to facilitate new subdivision development.
- O5 To provide increased business opportunities and recreational and cultural amenities in order to retain and attract young families.
- O6 To encourage more diversity in housing types to respond to the needs of young families, young working couples, retirees and seniors.

3.2.2 It shall be a policy of Council to:

- P1 Monitor census population growth and undertake population projections within a census reporting year as a means of determining the timing of new and expansion of existing services which could attract new residents.

- P2 Develop and undertake a marketing program designed to attract new residents and uses the material received from the Public opinion study and the Branding program.
- P3 Provide municipal services and other incentives to facilitate new subdivision development;
- P4 Provide increased business opportunities and recreational and cultural amenities in order to retain and attract young families;
- P5 Enable more diversity in housing types to respond to the needs of young families, young working couples, retirees and seniors through amending the zoning By-law to permit a range of housing options other than single family with appropriate standards including height, enhanced open space setbacks etc.

3.3 Non-Conforming Uses

3.3.1 It is a policy of Council that:

- P1 Any legally zoned or legal non-conforming land uses, already existing at the time this Plan is approved, that do not conform to the land use designations shown on the Municipal Plan and which subsequently become non-conforming in the Zoning By-law, and permit the continuance in compliance with the *Community Planning Act*, but restrict further development.
- P2 Any existing legally zoned or legal non-conforming land uses, existing at the time this Plan is approved, that do not conform, may not be permitted further development until such time as they are brought into conformance with the current plan.
- P3 To encourage the relocation of non-conforming uses to appropriately designated sites.

3.4 Land Use Designations and Future Land Use Map

3.4.1 Context

In accordance with the New Brunswick Community Planning Act (CPA), the “Future Land Use Map” for the Town of Quispamsis will be divided into specific land use designations which are consistent with the intent and principles of the Plan. The Plan will contain specific policies regarding land use and development within each

designation. In accordance with the CPA, the Zoning By-law for the Town will be revised, which will include dividing the Town into zones that are in agreement with the Plan policies.

3.4.2 It shall be a policy of Council that:

Pr1 The Town of Quispamsis will be divided into seven (7) land use designations as shown on the Town of Quispamsis Future Land Use Map (Schedule B):

1. Residential
2. Commercial
3. Industrial
4. Institutional
5. Rural
6. Parks or Open Space
7. Conservation Areas

3.4.3 It shall be a policy of Council to:

- P1 Manage land use in accordance with the Future Land Use Map presented at Schedule “B”.
- P2 Require amendments to the Plan where a major change in land use is proposed.
- P3 Provide specific zone in the Zoning By-law and on the Zoning Map.
- P4 Ensure the existing land use map, Future Land Use Map and Zoning Maps are updated as required.

3.5 Reservation of Land for Public Purposes

3.5.1 It is a policy of Council to:

- P1 Wherever private land has been designated as Land for Public Purposes, it is understood that such lands will be acquired through outright purchase, through public dedication or through negotiation and agreements with the landowner. Lands for Public Purposes shall be zoned to ensure protection of the affected land for its long term intended use (as recommended in this Plan).

- P2 Undertake an annual review of the disposition and retention of lands for public purposes held by the Town.
- P3 Ensure that, in accordance with its Subdivision By-law and with the Community Planning Act of New Brunswick, all subdivision of land will be accompanied by public dedication of ten percent (10%) of the area subdivided (exclusive of public streets), or cash in lieu of land in accordance with the Town's applicable policies.

3.5.2 It is a proposal of Council that:

- Pr1 All areas designated as "Parks or Open Space" on the Plan shall be reserved and protected by:
1. Zoning the areas as "Parks or Open Space" or "Conservation Area" as appropriate;
 2. Using Section 34(3)(g) of the *Community Planning Act* to prohibit development when the site is marshy, subject to flooding, excessively steep or unsuitable for development because of soil conditions or topography;
 3. Purchasing the property or negotiating an agreement with the owner; and
 4. Obtaining the property as part of the public land dedication requirement under the subdivision by-law.

3.6 Sustainable Development Policies

3.6.1 It shall be a policy of Council to:

- P1 Ensure that development is sustainable and environmentally sound by:
1. Concentrating new growth in areas that are adequately serviced and properly planned;
 2. Directing new development and infilling in areas contiguous to existing built-up areas;
 3. Directing higher density and more compact forms of development in areas that can be supported by the existing servicing systems;

4. Requiring commercial, industrial and institutional uses to be physically separated from residential zones through existing natural buffers or the provision of adequately constructed buffer areas;
5. Discouraging development in physically unsuitable or environmentally sensitive areas; and
6. Ensuring unserviced development is compliant with all applicable municipal policies and federal and provincial legislation, regulations and guidelines.

3.7 Protection of Natural Assets

3.7.1 It shall be a policy of Council to:



- P1 Ensure that the evaluation of future development applications consider the natural capability, adequacy and suitability of the land to support the intended land use. This evaluation must also consider the potential for engineered solutions to constraints such as organic soils, rock, high water table and slopes.
- P2 Preserve and enhance river banks, beaches, watercourses, wetlands and important habitat for flora and fauna.
- P3 Require that activity in Environmentally Sensitive Areas be subject to the requirements of the applicable provincial legislation and regulations.
- P4 Require that activity in or near wetlands and watercourses will be subject to the provisions of the Wetland and Watercourse Alteration Program.

Part 4

Town Framework: Land Use Policies

4 Town Framework: Land Use Policies

4.1 Residential Policies

4.1.1 It shall be an objective of the Town:

- O1 To promote and provide adequate lands for a diversity of dwelling types that meet the needs of the present and future population.
- O2 Continue to provide opportunities for low density development (Single or Two Family Dwellings).
- O3 Provide alternative medium density opportunities, townhouses, terrace style housing, condominiums and semidetached developments that reduce servicing costs, increases open space as well as improves sustainability and mitigates climate change.

4.1.2 It shall be a policy of Council to:

- P1 Encourage infilling and consolidation and growth of subdivisions in areas where investment in infrastructure and community facilities already exists.
- P2 Encourage a mix of dwelling types and architectural styles.
- P3 Encourage higher density residential development, including dwellings per surface area and multiple units in one building, in acceptable locations.
- P4 Encourage appropriate subdivision design (street, lot layout and building architectural motif) and the provision of appropriate municipal services.

4.1.3 It is a proposal of Council to:

- Pr1 Permit the following uses in the area designated "Residential" on the Future Land Use Map:
- Pr2 Single-family dwellings, accessory buildings and structures.
- Pr3 Two family dwellings, accessory buildings and structures.

- Pr4 Multiple Family Dwellings subject to Proposal 4.2.1
- Pr5 Commercial/Residential uses subject to Proposal 4.3.1
- Pr6 Daycare Facilities subject to Proposal 7.16
- Pr7 In-law Suites subject to Proposal 7.15.1
- Pr8 Home Based Businesses subject to Proposal 7.3.2
- Pr9 Manufactured Housing subject to Proposal 4.4.1
- Pr10 Mobile Homes subject to Proposal 4.5.2

4.2 Multiple Dwellings

4.2.1 It shall be a proposal of Council that:

Pr1 A new medium density dwelling zone (to be designated R4 in the Zoning By-law) be created which will permit a range medium density of housing including semi-detached, townhouses and other medium density detached dwellings. Medium density is defined as having a max of 5-6 units per net acre with municipal sewerage service and 7-8 units with municipal water and sewer service. The Medium density areas will be zoned R4 subject to appropriate Zoning regulations which includes a minimum development area have a minimum area of 4 acres Medium Density (R4) developments will be subject to the following conditions:

1. Review and approval by the Planning Advisory Committee and the Council to establish reasonable terms and conditions for incorporation into a Development Agreement.
2. The development be located on, or adjacent to, a designated arterial or collector street, so that higher traffic generated will not pass through lower density residential streets.
3. Demonstration of sufficient quantity and quality of water where municipal water is not available;
4. Provision of a minimum of 30% of greenspace and

adequate landscaped buffering;

5. Comply with minimum lot line and building setbacks, building heights, and parking requirements as established in the Zoning By-law; and
6. The development shall not exceed capacities of exiting municipal services.

Pr2 In the areas designated "Residential" on the Future Land Use Map, and not zoned for Medium Density Development on the Zoning Map in accordance with this Plan, that higher density uses (3 or more units), whether new units or conversion of existing single or two family dwellings, would only be permitted as an amendment (through Section 39 of the *Community Planning Act*) to the Zoning By-law and subject to the following conditions:

1. The development be located on, or adjacent to, a designated arterial or collector street, so that higher traffic generated will not pass through lower density residential streets;
2. The lot size, yard requirements, building height, number of units and parking requirements be subject to the conditions as outlined in the zoning by-law;
3. The development will not exceed capacities of existing municipal services;
4. If the proposed site is not serviced by a municipal water system, then the proponent must undertake a hydrogeological study to demonstrate that the local well yield is of sufficient quality and quantity to support the density of development proposed and the existing wells will not be adversely affected by the proposed development; and
5. There are adequate landscaped buffer areas on the lot periphery to screen the buildings and parking areas from adjacent low density residential development.

4.3 Commercial/Residential Uses

4.3.1 It is a proposal of Council that:



Pr1 Commercial/residential uses (boarding houses, rooming houses, group homes, and nursing homes) will be permitted as a discretionary use in areas designated “Residential” or “Rural”, only as amendments (through Section 39 of the *Community Planning Act*) to the zoning by-law and subject to such additional terms and conditions as may be prescribed by Council. In setting terms and conditions, Council shall consider:

1. Adequate provision of on-site parking;
2. Provision of acceptable signage and landscaped buffers and open space where compatibility with adjacent resident use is a concern;
3. Similar conditions with respect to municipal services as outlined in proposals 4.2.1;
4. Provision of safe access and egress;
5. Provision of landscaped buffers and open spaces where compatibility with adjacent residential uses is a concern; and
6. That the activities and facilities are in compliance with any applicable federal and provincial legislation and regulations.

4.4 Manufactured Housing Development

4.4.1 It is a proposal of Council to:

Pr1 Define a manufactured home as a transportable, multiple section, dwelling, installed on a foundation. It is a proposal of Council that manufactured housing be permitted within residential areas as a Permitted Use in accordance with the regulations of the Zoning By-law for the zone in which they are to be located.

4.5 Mobile Home Development

4.5.1 It is a proposal of Council to:

- Pr1 Define a mobile home as a transportable, single section, one-storey dwelling ready for occupancy on completion of set-up in accordance with the manufacturer's instructions.

4.5.2 It is a proposal of Council that:

- Pr1 Mobile homes be a Discretionary Use in accordance with the regulations of the Zoning By-law for the zone in which they are to be located.
- Pr2 Only the expansion of existing mobile home developments shall be permitted subject to the conditions as determined by the Planning Advisory Committee regarding efficient use of land, street and lot layout, vehicles and pedestrian movement, open space and municipal servicing.

4.6 Commercial Development Policies

4.6.1 It shall be an objective of the Town:

- O1 To provide suitable land in acceptable locations to meet the commercial and business needs of the Town's residents and entrepreneurs.

4.6.2 It shall be a policy of Council to:

- P1 Encourage the consolidation and enhancement of the commercial development along Hampton Road.
- P2 Consider compatible neighbourhood commercial development in other areas of the Town to adequately serve the needs of local residents.
- P3 Provide safe and suitable areas for highway commercial development catering to highway and tourist-related needs of residents and visitors.
- P4 Provide the opportunity for residents to pursue Home Based Businesses that are compatible with the residential environment.

4.7 Commercial Use Designation

4.7.1 It is a proposal of Council to:

- Pr1 Permit, within the area designated "Commercial" on the Future Land Use Map, uses of a central commercial, highway commercial or neighbourhood commercial nature in accordance with other policies and proposals of this Plan, and in locations as designated on the zoning map.
- Pr2 Recognize all legally zoned commercial uses existing at the time of approval of this Plan as permitted uses on the zoning map. Existing legal non-conforming uses will retain that status.

4.8 Central Commercial

4.8.1 It is a proposal of Council to:

- Pr1 Foster the continued growth and expansion of a central commercial core in the Town along Hampton Road. To date this portion of the Town is generally bounded by the intersection of Campbell Drive and Pettingill Road to the west and Landing Court to the east. It is conceivable that in the future market forces will push commercial and business development potentially as far as Autumn Avenue, in the longer term. In the near term, development should be focused within a reasonable radius of the new Town Hall, approximately as far as Lake Road to the east. In pursuing this proposal Council shall adopt measures to address the following issues:

1. Enhancement of the safety of pedestrians and cyclists;
2. Expansion of commercial or civic uses through conversion of existing residential uses or assembling of residentially zoned lands;
3. Enhancement of building facades and materials, general

appearance, landscaping, parking areas, and identification of access and egress in the front portion of the building lot; and

4. Strengthening of a community focus at the Town Hall and Arts and Culture Park.

4.9 Business Park Commercial

4.9.1 It is a policy of Council that:

P1 The area zoned Business Park Commercial on the Zoning Map be developed in accordance with regulations of the Development Scheme By-law for Millennium Drive and amendments thereto.

4.9.2 It is a proposal of Council to:

Pr1 Develop the Millenuium Drive area as a business park that accommodates a mix of commercial, civic, tourism and light industrial development, that involves compatible activities and offer opportunities for synergistic innovation.

4.10 Highway Commercial

Highway Commercial uses refer to those which cater to the motoring public such as auto sales and service, motels, restaurants, fast food and other drive-in uses.

4.10.1 It is a proposal of Council that:

Pr1 As uncontrolled highway commercial uses tend to create challenges with respect to land use and traffic conflicts any applications for highway commercial development outside the designated areas be permitted only by amendment to the zoning by-law and subject to consideration of the following conditions:

1. That the site has adequate access to arterial or collector streets;
2. That the site can be adequately serviced by water and sewer services in accordance with applicable regulations;

3. That the site is of sufficient size to meet all parking, loading, setback, lot coverage, landscaping and other requirements set out in the zoning by-law; and
4. That consideration be given to protection of adjacent residential development by requiring an acceptable vegetated buffer strip, specifying the size, type and location of signing and lighting to be used, and any other criteria deemed appropriate by Council.

4.11 Neighbourhood Commercial

4.11.1 Context

Neighbourhood commercial uses refer to retail and service uses such as convenience stores, grocery stores, repair shops, service shops and professional services that offer a convenience service to adjacent residential areas.

4.11.2 It shall be an objective of the Town:

- O1 To provide for small scale retail and service developments which serve the convenience needs of a limited population and/or geographic area.

4.11.3 It is a proposal of Council to:

Pr1 Permit Neighbourhood Commercial uses, as defined by the zoning by-law, in all areas designated as "Commercial" on the Future Land Use Map as well as in areas previously designated for Neighbourhood Commercial on the Zoning Map. These areas are to be considered mixed use areas in that the zoning by-law will consider residential uses as permitted uses. This provides the flexibility for the continuation of residential uses as well as for the development of neighbourhood commercial.

Pr2 Permit Neighbourhood Commercial uses, which serve local neighbourhood needs only, within residential areas only as an amendment (under Section 39 of the *Community Planning Act*) to the Zoning By-law and provided that the commercial uses are clearly subsidiary to the residential use. Such uses shall be

subject to the provision of:

1. Adequate parking in accordance with the provisions of the Zoning By-law;
2. Demonstration that traffic patterns will not be significantly impacted by the use; and
3. Adequate buffering from adjacent residential zones in accordance with the provisions of the Zoning By-law.

4.12 Adult Entertainment

4.12.1 It is a proposal of Council to:

- Pr1 Define adult entertainment uses as any premises or part thereof in which the principle feature or characteristic of provided services is the nudity of any person and shall include such uses as or involving: cabarets, peep shows, exotic dancers, massage parlors, escort services, adult arcades, adult retail stores and adult movie theatres.
- Pr2 Permit adult entertainment uses only within designated commercial areas and only through a rezoning process. Adult entertainment uses shall avoid areas designated residential, neighbourhood commercial and institutional.
- Pr3 Apply the following criteria when considering adult entertainment development:
1. The proposed use shall be compatible with the existing and intended pattern of surrounding land uses;
 2. The purposed use shall be separated from schools, churches, public parks and residential zones and property used for residential purposes or area's intended for any of the aforementioned uses; and
 3. Other criteria as deemed appropriate by Council.

4.13 Industrial Policies

4.13.1 It shall be an objective of the Town:

- O1 To attract new industries in locations where there would be minimal impact on residential areas and the environment.

4.13.2 It shall be a policy of Council:

- P1 That Industrial development will not be located in areas that will negatively affect land, air or water;
- P2 That it is a priority of Council to create a more direct access from Route 1 to industrial designated areas;
- P3 To work cooperatively with landowners and other government departments and agencies to promote appropriate expansion of the industrial base including more direct access to Route 1.
- P4 To encourage the relocation of industrial uses which are incompatible with surrounding land uses.
- P5 To prohibit the development of industries that do not meet Provincial and Federal regulations regarding the discharging of toxic substances into the receiving environment.

4.13.3 It shall be a policy of Council that:

- P1 New industrial uses, other than designated as such on the future land use map attached, will be permitted only as an amendment to the Zoning by-law in accordance with the Community Planning Act of New Brunswick.

4.14 Institutional Development Policies

4.14.1 It shall be an objective of the Town:

- O1 To designate lands for schools, medical facilities, special care homes, churches, government and civic buildings, as well as buildings intended for public assembly for social, cultural or recreation activities in the "Institutional" category on the Future Land Use Map.

4.14.2 It shall be a policy of Council that:

- P1 No specific areas be designated for future Institutional uses since various municipal and government departments and private interest groups have their own specific criteria for locating their facilities within a community. New institutional uses will be permitted only as an amendment to the zoning by-law.

4.15 Rural Policies

4.15.1 It shall be an objective of the Town:

- O1 To provide for residential, sustainable recreation and natural resource-related activities in a manner compatible with existing Town policies and with the natural environment.
- O2 To maintain the rural character and lifestyle prevalent in areas so designated.

4.15.2 It shall be a policy of Council to:

- P1 Permit residential development in accordance with the policies and proposals for residential development contained in this Plan, provided the development is either connected to municipal water and sewer services or comprises a minimum size of one acre per building lot.
- P2 Permit agricultural uses, with the exception of piggeries and poultry farms, on lots at least one hectare in size, provided the activities and facilities comply with all applicable federal and provincial legislation and regulations.
- P3 Permit forestry uses, on lots at least one hectare in size, provided the activities and facilities comply with all applicable federal and provincial legislation and regulations.
- P4 Permit fishery uses, on lots at least one hectare in size, provided the activities and facilities comply with all applicable federal and provincial legislation and regulations.

4.15.3 It is a proposal of Council that:

- Pr1 All other land uses in the Rural zone will be subject to the policies and proposals for the relevant type of development contained in this Plan. The proposed development will be permitted only as an amendment to the Plan and Zoning By-law, and may be subject to such terms and conditions as may be required by the Planning Advisory Committee.

Pr2 Hobby Farms be permitted as a Discretionary Use in Residential and Rural Zones in accordance with the regulations of the Zoning By-law.

4.16 Integrated Development Zone

4.16.1 It is a proposal of Council that:

Pr1 Notwithstanding any other policy or proposal of this Plan, Council may consider applications for developments, which contain a mix of land uses in any designation pursuant to the provisions of the Community Planning Act in respect to an Integrated Development Zone.

4.17 Pits and Quarries

4.17.1 It is a proposal of Council to:

Pr1 Prohibit the development of new pits and quarries in any Zone, and to limit the expansion of existing pits and quarries to the confines of the property boundaries existing at the time of the initial development of the operation.

Pr2 Monitor the existing Pit and Quarry operation and require annual permitting of the operations in accordance with provisions of applicable municipal regulations.

4.18 Scrap / Salvage Yards

4.18.1 Context

Scrap yards and salvage yards are an intrusive feature upon the landscape and carry an extremely high potential for environmental impacts, especially the potential for groundwater and surface water contamination due to mishandling of fluids. For a municipality that relies 100% on groundwater resources for safe drinking water the protection of this invaluable resource shall be primary.

4.18.2 It shall be a proposal of Council to:

Pr1 Prohibit the development of new scrap yards or salvage yards, and to limit the expansion of existing yards to the confines of

the property boundaries existing at the time of the initial development of the operation.

- Pr2 Work with provincial government authorities to ensure existing yards are in compliance with Provincial regulations and where existing yards are found to be in non-compliance any approvals to operate shall be revoked and operations terminated should the operation not be brought into compliance within a reasonable timeframe.

Part 5

The Natural Environment: Environmental Policies



5 The Natural Environment: Environmental Policies

5.1 Environmental Policies

5.1.1 It shall be an objective of the Town:

- O1 To preserve and enhance the natural and built environment.

5.1.2 It shall be a policy of Council to:

- P1 To preserve and enhance the natural and built environment for future generations.
- P2 Provide a pleasant and safe living and working environment while protecting and enhancing the natural and socio-economic environment in accordance with sustainable development principles.
- P3 Ensure adequate waste (solid, liquid, hazardous) management procedures (storage, collection, transportation and disposal), in concert with the Fundy Solid Waste Commission.
- P4 Support and encourage the provision of recycling programs, facilities and amenities.
- P5 Maintain the salt management plan in accordance with the requirements of Environment Canada.
- P6 Require that all hazardous materials be used, transported and stored in accordance with applicable provincial and federal legislation and regulations.

5.2 Environmentally Significant Areas

5.2.1 It is a policy of Council to:



- P1 To work with organizations such as the Nature Trust of New Brunswick, Birds Studies Canada and Canada Wildlife Services to identify unique and sensitive natural areas which need to be protected enhanced and conserved.
- P2 Refer all proposed development activity or land use in Environmentally Significant Areas to the appropriate

provincial authorities for comment. The Nature Trust of New Brunswick has designated two sites within the Town as “Environmentally Significant”. The two sites are described in the provincial database and are in the vicinity of the covered bridge on the Hammond River as well as the Palmer Brook Road along old Highway #1 in the vicinity of Stock Farm Road. Both sites contain examples of rare plants.

5.3 Water Resources Management

5.3.1 It is a policy of Council to:

- P1 Undertake a public education program encouraging residents to conserve water and to limit its use, especially during dry periods when wells are likely to be lowered.
- P2 Develop a database of well water sample results from Town owned properties, and from private land owners on a voluntary basis. This would provide baseline data for the ongoing monitoring of water quality and remedial action to address any problems that might be evident.
- P3 Implement Watershed and Well Field Protection Plans in accordance with provincial regulations to ensure protection of the Town’s groundwater and surface water resources.
- P4 To show the Wellfield Protect Zones on the Zoning Map and update the Zoning By-Laws and other applicable regulations to reflect the constraints for development within the Wellfield Protect Zones.

5.3.2 It is a proposal of Council to:

- Pr1 Develop and implement a public education program encouraging residents to conserve water, especially during dry periods when wells are likely to be lowered.
- Pr2 Encourage restraint regarding the use of water during dry seasons or periods when monitoring indicates wells are low. This would include activities such as watering lawns, washing cars, and filling pools.

5.3.3 It is a proposal of Council that:

- Pr1 Requests for new activities/land uses which would utilize large quantities of water, should only be approved through consultation with the Town Engineer.
- Pr2 All new development will be encouraged to utilize storm water management practices that focus on ground water recharge such as open channel flows, retention basins, bio-swales, rain gardens and impervious surfaces.

5.4 Greening and Greenspace Enhancement

5.4.1 It is a policy of Council to:

- P1 Protect and enhance the natural and built environment of the Town by means of the following measures:
 1. Protecting and preserving existing trees and shrubs and promoting a tree planting program along public roads and streets;
 2. Requiring developers to maintain as many of the existing large trees on a building lot as possible;
 3. Maintaining and landscaping public buildings and lands;
 4. Encouraging the maintenance and enhancement of the commercial areas through maintenance and paint-up campaigns, the control of the location, size and type of signs, as well as the provision of landscaping and street furniture; and
 5. Requiring the provision of buffer areas (green belt areas, strips of trees or shrubs and architectural screening such as walls or fences) around commercial or industrial uses, public parking lots or other visually unpleasant grounds or buildings as required in other policies and proposals of this Plan and by the implementing Zoning By-law.

5.5 Climate Change and Resiliency Planning

5.5.1 Context

Climate change is likely the most significant environmental issue facing the world today. Climate change is being caused by an increasing concentration of Greenhouse Gasses (GHG) in the Earth's atmosphere. While the atmosphere creates a natural greenhouse effect that sustains life on the planet, in the past 100 years, concentrations of greenhouse gases (such as carbon dioxide, methane and nitrous oxide) have been increasing in the atmosphere at rates unprecedented in the planet's history as a result of the burning of fossil fuels, from landfills and from land use activities. Global temperatures have begun to increase as a consequence and global weather patterns are changing.

Broadly speaking, municipal governments have two primary functions in relation to climate change, these being:

1. Mitigation – As significant greenhouse gas emitters, municipalities bear a responsibility to both reduce their carbon footprint and lead the way to a more sustainable future for the community at large. Mitigation focuses on reducing the use of fossil fuels, thereby curtailing the release of greenhouse gases into the atmosphere and slowing the future rate of climate change. For example, a municipality may make its buildings more energy-efficient or invest in alternative energy like solar panels for traffic signs, geothermal to heat its buildings or wind turbines as a source of power.
2. Adaptation – Municipalities need to take stock of available climate information, assess the full spectrum of their community's assets and operations for vulnerabilities, and make the necessary adjustments to anticipate and/or react to changes. Adaptation allows municipalities to deal with the negative impacts of climate change and exploit opportunities that may present themselves. Adaptation actions may involve updated emergency measures plans or increase roadway culverts to cope with expected storm water flooding.

At the local level we are experiencing more extreme and more frequent weather conditions including heavy rainfall, extreme winds and winter storms. In the face of these more extreme more frequent weather events it is critical to take a long view and give priority to planning and systematic investments that move the Town towards well-defined adaptation and

mitigation goals

As a founding member of the Federation of Canadian Municipalities Partners for Climate Change the town of Quispamsis has and continues to play an active role in addressing climate change, building a more sustainable community and providing an example of best practices to the Community at large.

Quispamsis is investing in long term sustainability of its local climate as well as long-term environmental protection and has taken many steps in municipal operations including:

1. Building retrofits and expansions using LEED[®] Gold and Green Globe building designs.
2. Purchasing several hybrid vehicles and an electric car as a forward step to over time converting a significant amount of the Town fleet to climate friendly vehicles.
3. Adopting a human powered active transportation plan, and sustainable development, hydrogeological modeling, and anti-idling policies.

5.5.2 It shall be an objective of the Town:

- O1 To continue reduce the Town's carbon footprint and resultant GHG emissions.
- O2 To anticipate direct and indirect impacts of climate change, and enact priority adaption strategies.
- O3 To strengthen community partnerships that reduce the Town's vulnerability to climate change impacts.

5.5.3 Climate Change Mitigation: It shall be a policy of Council to:

- P1 Encourage, support and promote the Town's participation and progress as a member of Partners for Climate Protection.
- P2 Encourage corporate and community initiatives that reduce the consumption of fossil fuels through improved systems and operational efficiencies (e.g., low emission heating sources, renewable energy sources, waste heat recovery, energy efficiency) conservation, fuel switching, and/or the promotion of educational material that supports these initiatives and behavioral change.

- P3 Consider and address events associated with Emergency Measures Planning in the context of projected climate variability.
- P4 Continue to support, promote and develop transportation options, within the financial capacity of the Town, which reduce carbon gas emissions such as expanding public transit routes and facilities, providing access to charging systems for electric cars.
- P5 Integrate Active Transportation planning concepts and principles into the Town' transportation and road network as a means of (1)addressing climate change, (2) building a more sustainable community, (3) reducing the reliance on fossil fuel, and (4) improve public health through the of alternative transportation modes including walking, running, bicycling, etc

5.5.4 It shall be a proposal of Council to:

- Pr1 Provide updates to the public on measures being used by the Municipality to reduce its carbon footprint on an ongoing basis as a means of information and education.
- Pr2 Ensure new municipal buildings and retrofits are designed and built to minimize the carbon foot print of the municipality by reducing energy use and optimizing the use of renewable energy.
- Pr3 Undertake a waste audit of all municipal operations and develop a strategy for waste reduction targets to reduce municipal waste by 2025.
- Pr4 Review the existing practices of the municipality in all areas including heating, waste management, transportation as a means of improving sustainability and in recognition of the critical need to address climate change.

5.5.5 Climate Change Adaptation: It shall be a policy of Council to:

- Pr1 Undertake the development of a Climate Change Adaptation Plan to assist in the identification of land uses and infrastructure that are climate adaptation priorities (i.e.,

highly vulnerable with a high degree of risk).

- Pr2 Through the Development Regulations, prohibit new structures within the Environmental Sensitive Area, Flood Risk areas, and Significant Natural Drainage Areas unless otherwise approved by the Authority.
- Pr3 Consider the potential impacts of climate change and requirements for climate change adaptation in the development of any major new infrastructure projects, particularly those situated along or in close proximity to the coast.
- Pr4 Undertake the development and implication of a Watershed and Storm Water Management Plan as detailed in Section 8.4 of this plan.
- Pr5 Consider the potential impacts of climate change and requirements for climate change adaptation in the development of any major new infrastructure projects, particularly those situated along or in close proximity to flood prone areas.
- Pr6 When considering approval of long-term capital and infrastructure investments, above a financial threshold as determined by the Council, that priority climate change impacts have been considered and incorporated into site placement, design standards, and operation and maintenance plans of the infrastructure. Approval may only be granted when such consideration and incorporation of climate change impacts has been satisfactory demonstrated to the Council.
- Pr7 Consider working with community organizations to conduct outreach and education about anticipated climate change impacts, climate adaptation priorities, and the actions necessary to improve the community's capacity to adapt to climate change.

Part 6

The Built Environment: Infrastructure Connectivity



6 The Built Environment: Infrastructure

6.1 Municipal Services and Facilities, Transportation and Public Utilities

6.1.1 Context

The Public Engagement Survey undertaken for the Municipal Plan review found that those interviewed rated the quality of life in Quispamsis has very good to excellent. This rating is indicative of the high level of municipal facilities and services presently being delivered by the Municipality. It is recognized that a high level and variety of municipal services and facilities are not only necessary to providing a high quality of life but are also a critical factor in attracting new residents. The challenge is therefore to not only provide a wide range and high quality of services but in accordance with sustainable principles of environmental, social and financial framework as means of enhancing the quality of life.

6.1.2 It shall be an objective of the Town to:

- Pr1 Provide adequate municipal services and public utilities to meet existing and future needs.
- Pr2 Provide safe, efficient and economical water, wastewater and storm water management services, transportation services and public utility services in accordance with the Town's financial capacity.
- Pr3 Update and implement its five-year capital program regarding the ongoing maintenance and improvement of the transportation network and all municipal services and facilities.

6.2 Municipal Water System

6.2.1 It is a proposal of Council to:

- Pr1 Provide potable water that meets the Guidelines for Canadian Drinking Water Quality.
- Pr2 Continue to evaluate options for provision of a municipal water

system on a phased basis and in accordance with the Five-Year Capital program and funding available from other levels of government. Council should aggressively pursue funding from other levels of government to expand current water systems.

- Pr3 Ensure potable water sourcing, treatment and distribution systems be maintained and improved upon in accordance with the Town's financial capacity.

6.3 Municipal Waste Water Management

6.3.1 It is a proposal of Council to:

- Pr1 Provide acceptable wastewater collection and treatment systems in accordance with applicable provincial standards and guidelines.
- Pr2 Ensure that sewage disposal system in unserviced areas is in compliance with applicable legislation and regulations.

6.3.2 It is a proposal of Council that:

- Pr1 Wastewater collection and treatment systems be maintained and improved in accordance with the Town's financial capacity.

6.4 Storm Water Management

6.4.1 It is a proposal of Council to:

- Pr1 Provide storm water management services in accordance with applicable standards and guidelines.
- Pr2 Provide adequate municipal services and public utilities to meet existing and future needs.
- Pr3 Maintain acceptable health, public safety and environmental standards.
- Pr4 Provide and maintain municipal services, facilities and public utilities in accordance with applicable guidelines, standards and regulations.
- Pr5 Maintain and improve storm water management systems in accordance with the Town's financial capacity.

6.4.2 It is a proposal of Council that:

- Pr1 For new subdivisions and land developments, decisions related to the provision of storm water management systems will be made in consideration of:
1. The recommendations of the Town Engineer and Planning Advisory Committee;
 2. The physical characteristics (topography, soils, etc.) of the site;
 3. The location of receiving streams or ditches;
 4. The impacts on adjacent properties;
 5. The impacts on the environment;
 6. Any financial considerations that may affect the municipality, and
 7. Any future guidelines as maybe adopted in relation to the policies of this Plan.

6.5 Solid Waste Management

6.5.1 It is a policy of Council to:

- P1 Ensure adequate waste (solid, liquid, hazardous) management procedures (storage, collection, transportation and disposal), in concert with the Fundy Region Solid Waste Commission.
- P2 Require that all hazardous materials be used, transported and stored in accordance with applicable provincial and federal legislation and regulations;

6.5.2 It is a proposal of Council to:

- Pr1 Ensure, in collaboration with the Fundy Region Solid Waste Commission, the provision of solid waste collection and encourage efforts to reduce, reuse or recycle appropriate components of the waste stream in accordance with existing programs.
- Pr2 Promote and provide ongoing support for the municipal curbside pick-up garbage and recycling service in accordance with the financial capacity of the Town.

6.6 Public Utilities

6.6.1 It is a proposal of Council that:

Pr1 Public utilities will be permitted in the areas designated “Residential” as a conditional use. The conditions relate to ensuring that the utility is compatible with any adjacent residential use. This would involve consideration of provision of increased setbacks, of landscaped buffering, off-street parking and of harmonious architectural design.

6.7 Telecommunications Facilities

6.7.1 It is a policy of Council that:

P1 The installation and location of telecommunication towers be evaluated on a case-by-case basis. Proponents wishing to erect such a tower will be required to make application to rezone the property to “T” Telecommunication Zone. Council may impose terms and conditions on the rezoning pursuant to Section 39 of the *Community Planning Act*.

6.8 Transportation

6.8.1 It shall be an objective of the Town:

- O1 To provide and maintain a safe and efficient transportation network for vehicles, bicycles and pedestrians.
- O2 To provide and maintain the existing transportation infrastructure to acceptable standards for right-of-way, surface condition, drainage, traffic flow and safety considerations.
- O3 To support the provision of air, water, bus and rail transport systems to serve residents and businesses.

6.8.2 It shall be a policy of Council to:

- P2 Ensure that future streets are designed and constructed in accordance with the Transportation Association of Canada (TAC) and municipal design standards.
- P3 Provide for the safe movement of pedestrians and bicycles.
- P4 Provide and maintain acceptable parking and loading areas.

- P5 Limit all truck transportation of dangerous or hazardous goods to designated signed truck routes.
- P6 New truck routes are permitted only through an amendment to the Traffic By-law and such routes must comply with TAC standards
- P7 Ensure, in cooperation with the NB Department of Transportation and the Provincially Designated Highways Program, adequate maintenance of provincially designated transportation infrastructure.

6.8.3 It is a proposal of Council to:

- Pr1 Maintain and update the 25-year plan for upgrading of the transportation network, including sidewalks, cul-de-sacs, pedestrian walkways, crosswalks and traffic calming requirements.
- Pr2 Encourage, support and promote continued air and marine port service improvements in the region.
- Pr3 Continue to support the regional transit systems within the financial capacity if the Town and explore opportunities to expand the service within the Town
- Pr4 Incorporate Active Transportation planning and principles into ongoing upgrades and resurfacing of the municipal road infrastructure.

6.9 Unserviced Lots and Developments

6.9.1 It is a proposal of Council to:

- Pr1 Require new residential development to locate the dwelling or building on the lot in such a manner as to facilitate re-subdivision into smaller lots, if and when municipal services are extended to those areas that might eventually be serviced with municipal water and sewer systems.

6.10 Renewable Energy

6.10.1 Context

Cities, towns and communities all over the world are pledging to



reduce their carbon footprint by decreasing their volumes of greenhouse gas emissions in various ways. Citizens, businesses, industries are actively committing to undertaking environmental initiatives of various forms “in their own yards” – from reducing the volume of solid-waste being generated, to recycling, to using alternate modes of transportation, to wider user of energy efficient devices.

One of the growing trends within communities around the globe is on-site renewable energy production to aid in the supply of electricity, power and energy to built environment - homes, businesses, private and public institutions, and government facilities. However, overcoming the NIMBY (not-in-my-back-yard) syndrome, whereby energy project proposals are commonly objected to by those living and working nearby, is a problem for national, regional and local governments all around the world. Local governments, whose leaders and staff are closer to the issues raised by their citizens, can have an active role to play in the development of local renewable energy projects by ensuring all stakeholders have a full understanding.

Carefully thought-through policies can enable a local authority council to achieve a reduction in greenhouse gases as well as enhanced energy security and an improved quality of life for the local community. Encouraging the deployment of renewable energy projects at the local level is one role that municipalities can play to help meet these objectives. Using the expertise of raising awareness, providing services, maintaining infrastructure, urban planning, managing assets and buildings, and informing citizens, local governments can become the drivers of the changes in the development and incorporation of renewable energy in everyday life at the local community level.

In February 2010, the Government of New Brunswick announced a [Community Energy Policy](#) to foster the development of 75 MW of clean energy projects that are majority-owned by First Nations, municipalities, co-operatives, not-for-profit organizations or institutions. Development under the Community Energy Policy, the *Locally-owned Renewable Energy Projects that are Small Scale (LORESS) Program* aims to encourage the creation of new renewable generation and help create jobs and grow the economy in a sustainable way.

Renewable Energy initiatives at the local community level provides opportunities to mitigate climate change through the reduction of Greenhouse Gas, enhance energy options and security to its citizens thus improving quality of life and grow the local economy in a

sustainable manner - initiatives must be undertaken in accordance with local policies that are reflective of the social, economic and environmental variables which might impact the level of acceptability of various renewable energy technologies within the community.

6.10.2 It shall be a policy of Council to:

- P1 Undertake the development of Renewable Energy Framework to provide guidance around the management of renewable energy technologies in the Town and understand how to encourage and support the uptake of renewable energy in the community.
- P2 Utilize the Framework to develop an action plan and policies toward incorporating renewable energy technologies within the Town's corporate operations as well as within the wider community.
- P3 Collaborate with NBPower and other provincial authorities and organizations to develop and implement renewable energy policies within the Town that support and encourage household-scale renewable installations.

Part 7

The Living Town: Social, Culture and Economic Policies

7 The Living Town: Social, Culture and Economic Policies

7.1 Economic Development

7.1.1 It shall be an objective of the Town:

- O1 To encourage a diversified businesses base including but not limited to big and small businesses, entrepreneurs and home based businesses.

7.1.2 It is a policy of Council to:

- P1 Attain greater community self-sufficiency and sustainability through future economic growth.
- P2 Ensure adequate land is allocated for the continued development and expansion of light industry.
- P3 Provide for, and support the growth and expansion of, new and existing businesses within the Town.
- P4 Encourage and support the development of office space/ office buildings in order to attract professional and knowledge-based businesses.
- P5 Recognize the importance of community facilities and services such as recreation, culture, education, health care and emergency services in the attraction and promotion of economic development.
- P6 Strive to maintain a low tax rate in order to enhance the Town's competitive position.
- P7 Adopt a pro-active and aggressive approach to promoting economic development in cooperation with other government departments and agencies.

7.2 Liquor Licensed and Gaming Establishments

7.2.1 It is a proposal of Council to:

- Pr1 Permit liquor license establishments in Commercial designated zones on the Future Land Use Map and Zoning Map as a Discretionary Use such to terms and conditions of the Planning Advisory Committee
- Pr2 Evaluate request for liquor licensed establishments in zones other than Commercial on a case-by-case basis. These uses will only be permitted in accordance with applicable provincial regulations and only as an amendment to the Zoning By-law and subject to such terms and conditions as may be set by Council and the Planning Advisory Committee pursuant to Section 39 of the *Community Planning Act*.
- Pr3 Evaluate request for gaming establishments on a case-by-case basis. These uses will only be permitted in accordance with applicable provincial regulations and only as an amendment to the Zoning By-law and subject to such terms and conditions as may be set by Council and the Planning Advisory Committee pursuant to Section 39 of the *Community Planning Act*.

7.3 Home Based Business

7.3.1 It shall be an objective of the Town:

- O1 To foster economic growth by providing opportunity for emerging entrepreneurs and small businesses to become established without initial significant investment.
- O2 To provide services to local community and neighbourhood in a sustainable manner.

7.3.2 It is a proposal of Council that:

- Pr1 Home Based Businesses will be permitted as a Discretionary Use within residential areas subject to the conditions as determined by the Planning Advisory Committee covering the types of occupations, number of employees, floor areas, signage and parking requirements.

7.3.3 It is a proposal of Council to:

- Pr1 Monitor the number and clustering of Home Based Businesses in residential areas. When the situation warrants, criteria (based on the number of units per length or residential street, or within a clearly define neighbourhood) will be developed to limit the development of new, or expansion of existing home based businesses.

7.4 Recreation, Sport and Tourism

7.4.1 It shall be an objective of the Town:

- O1 To provide recreation opportunities to serve all residents and ages including those with special needs;
- O2 To protect, enhance and expand tourist sites and attractions (natural and man-made) to serve residents and visitors.
- O3 To foster economic growth through the development of Recreation and Sport Tourism opportunities.

7.5 Recreation and Sport Policies

7.5.1 It shall be a policy of Council to:

- P1 Provide recreation opportunities to serve all residents.
- P2 Provide a variety of recreation facilities, activities and programs to serve all citizens.
- P3 Maintain, improve and upgrade existing recreation facilities.
- P4 Consult with the Community Services Department with regard to the potential recreational use of lands for public purposes.
- P5 Support the development, expansion and promotion of natural and built community assets which have potential for recreation, sport and tourism use.
- P6 Provide for the development of a variety of recreation facilities such as playgrounds, green spaces and sports fields, in accordance with other policies of this plan and within the provisions included in the zoning by-law.
- P7 Encourage the enhancement and expansion of recreation facilities, based on consultation with the Recreation

Department and the Town's citizens.

- P8 Develop a marketing campaign that promotes the high class recreational facilities within the Town and its capacity to host regional, provincial and national level events.

7.6 Tourism Policies

7.6.1 It is a policy of Council to:

- P1 Protect, enhance and expand tourist sites and attractions (natural and man-made) to serve residents and visitors.
- P2 Provide and protect open spaces and natural areas for the enjoyment of residents and visitors.
- P3 Work in collaboration with other municipalities and tourism agencies and operators in the development and promotion of regional tourism initiatives.
- P4 Protect investment and ensure user safety through an upgrading and maintenance program for recreation facilities.
- P5 Encourage and support applications for the development of recreation facilities from the private sector as appropriate.
- P6 Encourage and promote the establishment of trails that provide useful means of movement throughout the town.
- P7 Give priority consideration and support to the planning, organizing and staging of specific events, rather than on-going programs.
- P8 Support the development and promotion of tourist attractions in the town and the region.
- P9 Encourage, support and promote the development of the following attractions to enhance tourist visitation:
 - 1. Existing parks such as Meenans Cove Park, Hammond River Park, Ritchie Lake Park and Gondola Point Beach;
 - 2. Marina facilities including docks, boat launching facilities and related service facilities;
 - 3. Food and beverage service facilities;

4. Trail networks linking recreation and tourist facilities, and the NB Trail and Trans Canada Trail; and
5. Summer and winter festivals and special events which have the potential to attract more tourists as well as residents, including events that can be held at the new Arts and Culture Park.
6. The complex and the recreational amenities at that location.

7.7 Education

7.7.1 It shall be an objective of the Town:

- O1 To provide all residents with the opportunity to achieve the highest level of education and training possible.

7.7.2 It shall be a policy of Council to:

- P1 Continue to support the retention and expansion of the school system within the Town.
- P2 Encourage the provision of post secondary and continuing education as well as general training and retraining programs in order to maximize employment opportunities for all residents.
- P3 Provide annual updates on residential development and population stats to school authorities;

7.7.3 It is a proposal of Council to:

- Pr1 Cooperate with local, district and provincial education officials to ensure the provision of the highest possible quality of school facilities and programs for its residents.

7.8 Health Care

7.8.1 It shall be an objective of the Town

- O1 To encourage and support the provision of quality health care services to the residents of the Town.

7.8.2 It shall be a policy of Council to:

- P1 Encourage and support the provision of quality health care services to the residents of the Town.
- P2 Encourage and support the highest possible level of health care facilities and services.
- P3 Encourage and support the provision of quality ambulance services.

7.9 Healthy Communities

7.9.1 Context

Healthy communities is a concept based on the recognition that not only health care systems and public health departments but also social, economic, demographic, governance and environmental factors contribute to the overall health and well being of a community.

A healthy community is defined both by its residents who feel they enjoy a good quality of life as well as the indicators used to measure the health of a community. Obvious health includes physical and emotional/mental health but also a wide range of activities and amenities such as; clean air and water, an abundance of open space and opportunities for leisure activities, clean environment (suburban and rural), accessibility by all to affordable housing and food, available and meaningful work, availability of public and post secondary educational facilities, safe neighbourhoods incorporating a diversity of people and housing types, good transportation network, cost efficient and environmentally sustainable municipal services and infrastructure, community service facilities, availability of commercial goods and services, social programs, a demographic and stable system of government, shared community values and goals, public art, and a strong sense of community and volunteerism.

It is recognized that these basic needs of individuals and families must be met in order for a community to succeed and balance the demands of demands for growth with long term sustainability.

7.9.2 It shall be an objective of the Town:

- O1 To support the development of Quispamsis as a health community, providing a high quality and standard of living.

- O2 To work with organizations and businesses to support, promote and encourage the development of Quispamsis as a healthy community.

7.9.3 It shall be a policy of Council to:



- P1 Support the healthy community concept and work with organizations which further the development of Quispamsis as a healthy community.
- P2 Continue to provide the residents of the Town with a high quality of municipal services including a clean and safe water supply, efficient storm sewer system, municipal sewerage disposal system, fire protection, refuse collection including recycling programs, improved solid waste management practices, system of open space and recreational facilities, efficient and well maintained road transportation system, improved pedestrian and cycling systems, and a mix of residential housing areas.
- P3 Continue to work with local developers to make available land for affordable residential development, including municipal plan policies for mixed and multigenerational housing.
- P4 Continue to encourage economic development within the Town and promote Quispamsis as a good place to conduct business, both locally and regionally.
- P5 Support and expand recycling programs and initiatives through its own initiatives and by local organizations and government departments.
- P6 Continue to work cooperatively with other municipalities in the region to develop improved solid waste management practices.
- P7 Support community gardens and other community initiatives or strategies that promote locally grown food. Such initiatives shall be at the discretion of the Council and/or the Planning Advisory Committee and be assessed for various factors including but not limited to suitability of location, availability of services, adequate parking, site access and scale of proposal.
- P8 Continue to develop and support alternative, safe and efficient pedestrian and cycling transportation systems.

- P9 To explore the development of a public art program and to be open to the acquisition of a diversity of art and interpretation.

7.10 Universal Accessibility

7.10.1 Context

Universal accessibility guides the development of creating barrier free design that allows individuals of all ages and persons with varying degrees of physical ability access to services and facilities throughout Quispamsis.

A barrier free design will allow all community members to be an active contributing member of the community and provide equal opportunities to all people in the community. Universal accessibility enhances safety, security and healthy lifestyles to individuals with varying degrees of physical ability.

7.10.2 It shall be an objective of the Town:

- O1 To develop universally accessible design throughout Quispamsis to allow safe and barrier-free travel for individuals of all ages and mobility.

7.10.3 It shall be a policy of Council to:

- P1 Consider the needs of individuals with varying degrees of physical ability in delivering access to public modes of transportation and developing active transportation routes.
- P2 Further explore integration of universal accessible design standards into infrastructure design and developments, including but not limited to curbs, ramps, crossings and stairs.
- P3 Encourage developers and businesses owners to orient main entrance ways towards the street allowing easy visibility and accessibility.
- P4 Consider providing wayfinding that is clearly visible, uses symbols, and provides colour contrast and Braille to meet the needs of individuals who are visually impaired.

7.11 Fire Protection Services

7.11.1 It shall be an objective of the Town:

- O1 To provide fire protection services, through a regional fire service, in accordance with applicable guidelines and standards.

7.11.2 It shall be a policy of Council to:

- P1 Collaborate with the regional fire service in the development and implementation, within the financial capacity of the Town, of a 5-Year Strategic Plan which would outline the facilities, equipment, human and financial resources required to provide adequate fire protection services in the Town.

7.11.3 It is a proposal of Council to:

- Pr1 Provide and maintain a system of fire hydrants with adequate pressure for firefighting services. Priority will be allocated to areas with industrial, commercial and institutional development.
- Pr2 Ensure water quantity is sufficient to meet firefighting needs, within the financial capacity of the Town.

7.12 Police Protection Services

7.12.1 It shall be an objective of the Town:

- O1 Provide police protection services, through a regional police force, in accordance with all applicable standards and guidelines.

7.12.2 It shall be a policy of Council to:

- P1 Collaborate with the regional police service in the development and implementation, within the financial capacity of the Town, of a 5-Year Strategic Plan which would outline the facilities, equipment, human and financial resources required to provide adequate police protection services in the Town.

7.13 Emergency Preparedness

7.13.1 It shall be a policy of Council to:

- Pr1 Provide and maintain, in collaboration with the NB Emergency Measures Organization, an Emergency Measures Plan in accordance with the *NB Emergency Measures Act*.

7.14 Heritage Preservation

7.14.1 It is a proposal of Council to:

- Pr1 Promote the preservation and protection of Stoneycroft House and St. Luke's Church (both national historic sites), as well as other buildings or sites which may be designated in the future as having heritage or cultural significance.
- Pr2 Protect and preserve areas of heritage or cultural significance.
- Pr3 Consider the introduction of Heritage Zoning, including the development of appropriate standards and regulations, for Stoneycroft House and St. Luke's Church as well as other building and areas that may be designated in the future.

7.15 In-Law Suites

7.15.1 It is a proposal of Council to:

- Pr1 Permit in-law suites (suite contained either in-house or attached to the main dwelling) within areas designated as "Residential" as a secondary use provided it meets all the zoning provisions for the particular residential zone. The use is intended to be temporary until such time as it is no longer required by the tenant. The Suite cannot be converted to an apartment or second unit unless it is properly zoned and meets all the zone provisions.

7.16 Day Care Facilities

7.16.1 It is a proposal of Council to:

- Pr1 Permit day care facilities with less than 5 children in areas designated as Residential. Day care facilities with five (5) to

fifteen (15) children will be permitted in areas designated as Residential only as a discretionary use (as outlined in Section 34(4)C of the *Community Planning Act*) in the zoning by-law and subject to such terms and conditions as may be prescribed by the Planning Advisory Committee. Day Care facilities with greater than 15 children must be located in an Institutional Zone or Commercial Zone. In setting terms and conditions, the Planning Advisory Committee shall ensure:

1. Provision of safe access and egress;
2. Provision of adequate on-site parking;
3. Provision of landscaped buffers and open spaces where compatibility with adjacent residential uses is a concern; and
4. That the activities and facilities are in compliance with any applicable federal and provincial legislation and regulations.

7.16.2 It is a proposal of Council to:

- Pr1 To permit Community Day Care Homes in areas designated as Residential as a Discretionary Use subject to such terms and conditions as may be prescribed by the Planning Advisory Committee in accordance with the Zoning By-law and in accordance with Provincial regulations for such facilities.

7.17 Maintenance and Appearance

It is a proposal of Council to encourage the maintenance of a high standard of housing. The physical deterioration of property, the over-crowding of dwellings and the accumulation of rubbish, lumber, derelict automobiles and other unsightly objects in the yards shall be discouraged. Where any individual property is found to be in substandard condition, the Town shall endeavour to persuade the owner to upgrade the property. If negotiations fail then Council may pursue the issue in accordance with Section 190 of the *Municipalities Act* relating to dangerous and unsightly premises.

Part 8

Municipal Projects, Studies and Capital Works Programs



8 Municipal Projects, Studies and Capital Works Programs

8.1 Gateways to the Town

8.1.1 Hampton Road and Millennium Drive

Creating a Sense of Place (Place-Making) embodies the movement to create more livable communities, identifiable character, and a higher quality of life. The process of place-making celebrates the uniqueness of a community and may include principles such as: branding and image, gateways, building architecture, streetscape designs, transportation, and local land conservation initiatives. The identity of a community comes from its environment, tradition, and culture. A branding of that identity represents the pride of community members, and a promise made to visitors for what to expect when they arrive. In its simplest terms, the brand distinguishes a community in the marketplace. To do so effectively, a brand must be apparent in every facet of the community, including its gateways and the streetscapes into which the gateways lead.

Gateways inherently serve to better define a community – both in terms of a community’s physical limits and its identity. Gateways warrant additional streetscaping, public art and wayfinding improvements to not only welcome visitors but to create that sense of place and belonging. The Background Study examined the gateways that lead into Quispamsis – primarily the Hampton Road (Route 100), Millennium Drive and Palmer Brook Road. The existing streetscapes of these gateways are strictly commercial in nature and lack the distinguishing characteristics and elements that create that sense of the place and promote the uniqueness and identity of Quispamsis.

In 2013 the Town set the foundation for the creation of that Sense of Place with the branding “Quispamsis – There Is No Other”. While the brand has been hugely promoted and apparent at Town facilities and at the municipal operations level, the extension into the community has been limited. The development of a Gateway

Enhancement Plan for the primary gateways into our community is a significant facet through which that sense of place and belonging can be experienced on a daily basis for its residents and visitors to the community.

8.1.2 In shall be a proposal of Council to:

Pr1 Undertake the development of a Gateway Enhancement Plan for the primary gateways into the Town completed in accordance with the financial capacity of the Town.

Pr2 Review of the Millennium Drive Development Scheme By-law and the 2011 Active Transportation Plan in conjunction with the development of a Gateway Enhancement Plan with the objective of creating a streetscape that:

1. Is attractive to both the business community and to the passersby;
2. Is reflective of the nature and character of the Town;
3. Creates an awareness and protects the adjacent residential neighbourhoods; and
4. Fosters safe and walkable corridors for the residents of the area and patrons to the business community.

Pr3 Undertake the development of a revitalization scheme of the downtown business corridor along the Hampton Road (Route 100) as part of the Gateway Enhancement Plan. The objectives of the revitalization scheme would include:

1. Streetscape designs and municipal infrastructure enhancements along the Hampton Road and Pettingill Road areas to foster more economic development and growth;
2. Exploration of opportunities to further development and utilize key focal points of the area (Town Hall, the Arts and Culture Park, Kennebecasis Public Library, local playgrounds and greenspaces) and their services to create a vibrant and walkable “Town Square” environment;
3. Creating a more pedestrian-friendly downtown core

area; and

4. Possible creation of a mobile-vending business area and establishing the necessary framework to support that segment of the local economy.

8.2 Municipal Water System Development Study

8.2.1 Context

Water is fundamental to the three dimensions of sustainable development, including social needs, economic development and environmental limits. It is a finite resource that is fundamental to human well-being and only renewable if well managed. Smart water management is a pre-condition of sustainable development and managed efficiently, water plays a vital role in strengthening the interconnection of the social, economic and environmental systems within our community.

The leadership of Quispamsis has recognized the vital role water plays in interconnection of the social, economic and environmental systems within our community. In 2005 when it commissioned a Water Storage Reservoir Feasibility Study that investigated the most feasible and cost effective solution to provide balance between peak customer demand and fire flow protection to residential and commercial customers of the Downeast (Millennium Drive) Municipal Water System. The recommendations of the study brought forward the construction of the current water tower at Landmark Lane and a proposed phased expansion of water service to include potential customers between Mackay Highway and the Hampton Road. The construction of the water tower and expansion of the municipal water system provided for:

1. Further **economic** development along Millennium Drive;
2. **Environmental improvement** by eliminating the need to drill water wells for new property developments within the area and the decommissioning of existing private wells as homes connected to the municipal system;
3. **Heighten social resilience and safety** with an increase fire protection services capabilities and regularly tested and monitored drinking water.

In 2011 the Hydrogeological Modeling project was undertaken to assess the condition of groundwater resources and plan for more sustainable development. The project was necessary as Quispamsis relies on groundwater for 100% of its water supply. The significant growth over the past 10 -15 years has placed more demand on the groundwater resources and it is imperative moving forward that the Town hold the long-term sustainability of groundwater resources for all uses as a top priority.

The Hydrogeological Modeling study identified the potential locations of new municipal water sources – one location being in the Palmer Brook Watershed Area. An area that is now serviceable by municipal sanitary sewerage. The Background Study for this plan identified various areas in close proximity to the Downeast (Millennium Drive) Water System as well as lands adjacent to the Palmer Brook Watershed has being capable of supporting housing densification – a key element of sustainable development. Furthermore, the existence of municipal infrastructure (roads and sanitary sewerage systems) provides for a prime opportunity for greater infrastructure efficient through the creation of denser residential communities.

8.2.2 To support to goal of sustainable development and to continue to strengthen the interconnection of the social, economic and environmental systems within our community, it shall be a proposal of Council to:

Pr1 Undertake a comprehensive water supply and distribution study for the whole municipality that will include such objectives such as, but not limited to:

1. A re-examination of the recommendations of both the 2005 and 2011 studies;
2. An investigation into well field capacities to service the current and future demands;
3. Establishing priority phasing beyond the 2005 water service area covering all municipal sewerage serviced areas;
4. The development of water system distribution models;
5. To investigate system upgrades and expansions to support higher density residential and commercial

developments in municipal sewerage serviced areas as identified by the Town;

6. To provide recommendation regarding the establishment of water supply source security, contingency and emergency response plans;
7. To investigate and provide recommendations regarding regional partnerships and expansion of the neighbouring municipal systems to services areas of Quispamsis; and
8. Provide recommendations regarding funding models (e.g. public or public-private partnerships) and a cost-benefit analysis for long-term municipal growth and financial sustainability.

8.3 Watershed and Storm Water Management Plan

8.3.1 Context

As much of the prime and low risk developable lands are now developed there will be shift toward developing the more challenging lands in the municipality. The Town has required new developments within the Town to submit engineered storm water management plans to ensure storm water drainage from developments are managed in a safe and efficient manner and maintaining a Net Zero balance between pre and post development flows. While this initiative has resulted in a decrease in the storm water related incidences, the Net Zero requirement is not part of a policy of the Town and to become fully enforceable needs to be part of a regulatory article (i.e. an adopted plan, policy or by-law).

The Background Study determined there is a need to implement policies that protect the existing landowners, mitigate future risk and damage from potential flooding, minimizes impacts on Environmentally Sensitive Areas and protects the key natural drainage areas and assets of the Town. Many of the natural drainage areas and environmentally sensitive areas will be challenged with the continual growth of the Town. It's imperative these areas be protected and developments that may have impacts on these areas be highly regulated to protect key elements that makes the Town

unique. Establishing the following policy statements and undertaking the proposal, coupled with the upgrades and improvement to existing infrastructure, will be of a major economic importance as well as addressing the issues of climate change and sustainability.

8.3.2 It shall be a proposal of Council to:

Pr1 Continue to identify and protect the natural environmentally sensitive areas, the significant drainage areas and the natural assets of the Town by delineating such features and areas on the Future Land Use Map, the Zoning Map and any Watershed and Stormwater Management Maps as well as restricting levels of development that can occur within these areas.

Pr2 Undertake the development of a Municipal Watershed Mapping and Stormwater Management Program that will identify the key natural drainage areas and basins across the municipality as well as indentify the predictive storm flows at a 1-100 years plus 20% to identify areas within the Municipality that are prone to flooding. The municipal mapping shall be built on any provincial or federal mapping to delineate significant and critical drainage areas at the local level.

Pr3 To undertake the development of policies through the Stormwater Management Program that:

1. Assist in developing a set of standards and constraints within the Zoning and Subdivision By-laws to mitigating risk and address the issues as they relate to development that may impact environmentally sensitive areas and critical drainage paths.
2. Reduces environmental impacts and risks to public safety from flooding and major storms.
3. Focuses on collaboration with public agency and experts to improve upon the the tools being used at a staff level to better identify sensitive flood areas and potential risk.
4. Encourages and promotes open channel flows for more

sustainable development, recharge of groundwater aquifers and prudent asset management practices.

8.4 Transportation Master Plan

8.4.1 Context

Communities such as Quispamsis can no longer afford to deal with goals such as transportation, land use patterns, the environment, and the economy in isolation. It is uneconomical to invest in a single set of priorities such as transportation without serving other Town goals and objectives. The benefits of investing in transportation infrastructure go far beyond simply the provision of roads, shared bicycle routes, pedestrian facilities and public transportation. In broader terms, investment in transportation can also help the Town achieve overarching goals and objectives, such as creating a compact, complete community with land use patterns that support alternatives to the automobile; promoting a healthy environment where greenhouse gas emissions (GHG) are reduced and local and regional air quality is improved; and ensuring a vital economy that allows residents to live, work and play locally while also supporting more efficient regional movement. In fact, transportation can be regarded as a “foundational” element in achieving the Town’s broad goals and objectives related to environmental, economic, and social sustainability.

In addition, the Town has grown rapidly in the past decade and population projections indicate this will be a continuing trend. Projected future growth will place increasing pressure on the existing transportation system in both Quispamsis and the surrounding area. Further, like many municipalities across Canada, Quispamsis faces growing concerns about the impact of transportation and land use patterns on community livability, public health and climate change. Furthermore, addressing the challenge of balancing a reasonable level of taxation and level of service to the community in order to maintain and invest in the public infrastructure and assets. As a result, managing the transportation system with a focus on sustainable travel modes is becoming increasingly important.

To help the Town move towards sustainability, the Town has prepared an update to its Master Transportation Plan. This process

has allowed for the community to revisit its current and future transportation needs, and to incorporate a balanced approach towards all transportation modes within the existing planning framework.

8.4.2 To help the Town move towards sustainability, it shall be a proposal of Council to:

Pr1 Undertake the development and implementation of a Master Transportation Plan comprised of, but not limited to, the following components:

1. Pedestrian Plan
 - i. Sidewalk priorities, coverage and design
 - ii. Pedestrian priority areas
 - iii. Enhanced pedestrian treatments
 - iv. Greenways and trails
 - v. Connectivity to key destinations
2. Bicycle Plan
 - i. Enhanced bicycle network
 - ii. Bicycle network and facilities design guidelines
 - iii. Bicycle support strategies
3. Street Network Plan
 - i. Roadway classification and street design system
 - ii. Major road enhancements
 - iii. Minor road improvements
 - iv. New road locates and classification
 - v. Land acquisition to support future transportation needs
 - vi. Goods and services movements – truck routes design
 - vii. Neighbourhood traffic movement (streetscapes, traffic calming, etc)
4. Transit Strategy

- i. Collaborate with regional authorities to improve transit services
- ii. Transit support strategies
- 5. Transportation Demand Management Strategy
 - i. Integrated land use and transportation planning
 - ii. Aligning with and collaborating on other agency initiatives
 - iii. Education and awareness of transportation priorities and strategies
 - iv. Long-term sustainable funding and priorities
- Pr2 Undertake in a review of the Active Transportation Plan and incorporate the objectives, goals and principles into the Master Transportation Plan.

8.5 Recreation Master Plan and Land for Public Purposes Policy

8.5.1 Context

The Community Services Department is committed to **enhancing the quality of life** of the residents of Quispamsis by offering a variety of well-maintained accessible recreation facilities, places and spaces that offer an assortment of year around services for all residents. These facilities and services have been created and designed to provide opportunities for our residents of all ages and stages of life to live healthy active lifestyles, as well as to celebrate and build relationships between families and neighbours, and develop our civic pride.

The department has been able to respond relatively successfully to the needs of community in the absence of a comprehensive overarching recreational and community services plan. There have been a number of studies, reports and topic specific plans commissioned over the past 20 years but no plan that looks that sustainability of recreational and community services into the future. The Background Study has identified that as the Town continues to grow, the demographics of the community change, facilities age and more demands are placed on the system there will be a need to

balance the quantity of facilities and services with the quality to ensure a sustainable, well-maintained system.

A sustainable organization balances environmental, social, and economic concerns to meet current needs without sacrificing the ability to meet the needs of future generations. Limited resources must be responsibly managed to best meet diverse community services and recreation needs and interests. Maintaining the quality of the current recreational facilities and services while responding to changing interests and needs of the community and preparing for the future growth and development will be a challenge in the absence of functional master recreation plan.

Furthermore, the Town currently references a 2004 Land for Public Purposes and Open Space Policy that is not reflective of the current trends in the acquisition and development of public lands and open spaces. The policy is not goal or objective oriented but a policy that aims to set aside lands in fulfillment of obligations associated with subdivision requirements process. This can lead to:

1. The acquisition of lands that may become surplus in the future and not fit the changing needs and interest of the community, or
2. The failure to acquire lands in the absence of a comprehensive Public Lands and Open Space plan in favour of taking a fix dollar value through cash-in-lieu of land. The dollar value that is well below of providing the cost of recreational and community services to the development being created.

Parks, recreation facilities and open space constitute some of Quispamsis' most precious assets, highly-valued by residents with an opportunity to become not only a cornerstone of quality of life in the community but also its economy. Numerous studies conducted across the country have quantified the positive economic impacts of parks and recreation in terms of increased property values, employment, visitor/ tourism spending, and business activity. The Plan recommends the creation of signature facilities and events designed to attract out-of-county visitors.

In the arena of economic impact and development, there are opportunities for we want our investment decisions to contribute to making Quispamsis economy vibrant and sustainable. Investment

in parkland and facilities will be used to stimulate private sector investment.

8.5.2 It is a proposal of Council:

Pr1 To prepare a recreation strategy that considers the development of facilities and delivery of programs at both the community and regional level.

8.6 Asset Management Plan

8.6.1 Context

Asset Management includes the planning, the design, the construction, the operation and maintenance of infrastructure used to provide services. Asset Management is not new; it has always been a primary function of local government.

The Asset Management Process defines:

1. What we own? (Inventory)
2. What is it worth? (Valuation)
3. Where is it? (Geographical Information System)
4. How we operate? (Service Level)
5. What is its condition? (Risk of Failure / Consequence of Failure)
6. What do we need to do? (Construct, Maintain or Replace)
7. How much will it cost and how will it be funded? (Financial Plan)

In Canada, municipalities build, own and maintain the majority of this country's infrastructure – infrastructure that supports our economy and quality of life. The Federation of Canadian Municipalities (FCM) has estimated that Canada's municipal infrastructure deficit is \$123 billion and growing by \$2 billion annually (Dr. Saeed Mirza - McGill University professor, 2007 Report for FCM). This estimate is comprised of four categories, including:

1. Water and Wastewater Systems (\$31 billion);
2. Transportation (\$21.7 billion) and Transit (\$22.8 billion);

3. Waste management (\$7.7 billion); and
4. Community, Cultural and Social Infrastructure (\$40.2 billion).

The survey on which the report was based indicated that Municipal governments are finding it extremely difficult to manage current infrastructure demands, let alone deal with the accumulated backlog of infrastructure maintenance and rehabilitation. This is compounded by population growth, which further strains existing infrastructure resources while creating additional demand for more infrastructure. The Town of Quispamsis faces the same challenges as all other municipalities in Canada.

Currently, Quispamsis is able to provide excellent service with the assets that Council has invested in – evident from the results of the Corporate Research Survey showing 96% of the residents scored the overall Quality of Life at good to excellent; however as these assets age the replacement costs will burden the Town’s financial capacity to maintain a high level of service and it’s competitive tax rate.

8.6.2 It shall be a proposal of Council to:

- Pr1 Undertake the development and implementation of an Asset Management Program to help preserve, protect and strive to maintain a high quality of life in Quispamsis by systematically managing the Town’s built and natural assets in an efficient, effective and sustainable manner within the financial capacity of the Town.
- Pr2 Provide levels of service that meet the needs of the community.
- Pr3 Develop operating, maintenance and capital financial plans that support the defined level of service.
- Pr4 Manage the assets in a sustainable manner.

8.7 Five Year Capital Works Program

8.7.1 It is a proposal of Council

- Pr1 Continue to have a five year capital works program prepared in order to set relative priorities for development in a phased sequence that is financially feasible for the Town to undertake. This program can then be used by Council to assist in the preparation of its annual budget. Each year the five year program should be updated.
- Pr2 Consider the following guidelines in its financial management program:
1. Seek assistance for all capital works projects which qualify under federal or provincial government funding assistance programs;
 2. Allocate funds required by the municipality to undertake capital works from local revenue where possible. The remainder shall be borrowed under the direction and guidance of the Municipal Capital Borrowing Board;
 3. Set tax rates and user fees as appropriate to maintain an acceptable level of service to the Town and to maintain and enhance the Town's competitive advantage; and
 4. Manage the Town debt to adhere to the suggested guideline that annual debt charges not exceed 20 percent of total municipal expenditures.

Part 9

Building the Town: Governance and Implementation Policies



9 Building the Town: Governance and Implementation Policies

9.1 Municipal Administration

9.1.1 It shall be a policy of Council to:

- P1 Ensure that all future development is carried out within the general intent of the policies of the Municipal Plan.
- P2 Adopt, amend and enforce appropriate by-laws to implement the Municipal Plan.
- P3 Amend and enforce zoning, subdivision and building regulations and other regulations, as required.
- P4 Provide staff to administer the Plan and its implementing by-laws.
- P5 Encourage private development within the scope of the Plan.
- P6 Encourage the participation of the public in the implementation of the Plan.

9.1.2 It shall be a proposal of Council to:

- Pr1 Take advantage of all opportunities to further educate and involve the public in matters related to the planning of their community. This is especially relevant to the approval and amendment of this Plan and to the enactment and amendments to the zoning and subdivision regulations designed to implement the Plan.

9.2 Subdivision Design Standards

9.2.1 It shall be a proposal of Council that:

- Pr1 Any application received for subdivision shall be reviewed to ensure that it not only meets the requirements of the Subdivision By-law, but also that good principles of subdivision layout and design are incorporated including:

1. Provision of a network of collector and local streets so that adjacent subdivisions can be integrated over time;
2. Provision of pedestrian walkways between streets so that safe movement of pedestrians and bicycles can be encouraged along an integrated network of sidewalks and pathways between subdivisions and especially to community facilities such as schools, parks and playgrounds. This will also reduce trespassing across private properties to gain access to adjacent streets and community facilities;
3. Provision that lot sizes meet the minimum standards as required by the zoning by-law based on the particular zone and the extent of water and sewer servicing available; and
4. Provision that when a mix of housing densities is incorporated within the subdivision, there is a reasonable transition between different densities within the subdivision as well as between the subdivision and the existing adjacent uses.

9.2.2 It shall be a proposal of Council that:

- Pr1 When applications are received for new subdivisions, give priority and encouragement to connecting to adjacent development, especially where the adjacent development contains cul-de-sacs exceeding the subdivision by-law requirement that cul-de-sacs not exceed 183 metres.

9.3 Implementation Framework

9.3.1 It shall be an objective of the Town:

- O1 To implement a Municipal Plan through the adoption of By-laws and supporting documents.

9.3.2 It shall be a proposal of Council to:

- Pr1 Adopt a Zoning By-law in order to be compatible with, and to implement, the Municipal Plan.

Pr2 Update the Zoning By-law to be compatible with the Municipal Plan policies and Future Land Use Map. The two main purposes of zoning are to protect existing uses from infringement by incompatible development (i.e., maintain and protect property values) and, more importantly, to use zoning as a short-term tool to steer growth in the directions indicated in the Municipal Plan.

Pr3 Consider amendments to the Zoning By-law, and in addition to all other criteria as set out in various policies of this Plan, have regard to the following matters:

1. That the proposal is in conformance with the intent of this Plan and with the requirements of the other Town by-laws;
2. That the proposal is not premature or inappropriate by reason of:
 - (i) The financial capability of the Town to absorb any costs relating to the development;
 - (ii) The adequacy of water and sewer services to accommodate the proposed development or, if in an unserviced area, the adequacy of the physical site conditions for private on-site water and sewer systems;
 - (iii) The adequacy and proximity of school, recreation and other community facilities;
 - (iv) The adequacy of street networks in or adjacent to the development;
 - (v) The potential for the contamination of water courses or the creation of erosion or sedimentation; or
 - (vi) The creation of a leap-frog, scattered or ribbon development pattern as opposed to compact development.
3. That controls are placed on the proposed development so as to reduce the conflict with any other adjacent use;
4. Suitability of the proposed site in terms of soils, topography, geology, location of water courses and swamps, as well as proximity to other nuisance factors; and

5. Provision for buffering, landscaping, screening, signing and access control to reduce potential incompatibility with adjacent land uses or traffic arteries.

9.3.3 It shall be a proposal of Council to:

- Pr1 Minimize the number of non-conforming uses.
- Pr2 Review those legal uses which currently exist, and which upon adoption of this Plan do not conform to the designated uses on the zoning maps, permit to continue as non-conforming uses (under Section 40 of the *Community Planning Act*).

9.3.4 It shall be a proposal of Council to:

- Pr1 Update its Subdivision By-law, based on policies of this Plan, in order to regulate the form and type of subdivision within the Town. It shall include policies with respect to the subdivider's responsibilities with respect to the construction of streets, lots, services, utilities and for the dedication of Land for Public Purposes.

9.3.5 It shall be an objective of the Town:

- O1 To ensure sufficient public right-of-way in order to preserve Municipal Infrastructure through Deferred Widening By-law.

9.3.6 It shall be a proposal of Council to:

- Pr1 Investigate, in accordance with 25 year infrastructure plan, the requirements for street widening.

9.3.7 It shall be an objective of the Town:

- O1 To adopt a Building By-law, in order to be compatible with the Municipal Plan, with respect to the design and construction of buildings.

9.3.8 It shall be a proposal of Council to:

- Pr1 Update the Building By-law which will prescribe standards for the building, locating or relocating, demolishing, altering, structurally altering, repairing, or replacing of a building or structure.

9.4 Municipal Plan Amendments and Review

9.4.1 It shall be a proposal of Council to:

Pr1 Conduct a thorough review of the Plan at least every five years (as required under Section 72 of the *Community Planning Act*) to ascertain the need for Plan amendments. Also, since the Plan is an expression of the goals of the people, periodic Plan review provides an opportunity for participation and involvement on the part of the public.

1. Amendments to the Plan may be made at any time and amendments are required:
 - (i) where any major policy intent is to be changed;
 - (ii) where a zoning amendment will violate the future land use as shown on the Municipal Plan; or
 - (iii) Where detailed secondary or functional plans are desired to be incorporated into this Plan.
2. Under Section 74 of the *Community Planning Act*, amendments require the same public participation and ministerial approval as does the adoption of the Plan itself.

9.4.2 Updating Land Use Plan

P1 It shall be a proposal of Council to ensure the existing Land Use Plan is continually updated by adding new uses as building permits are issued and revising uses as changes result from rezoning approvals.

9.5 Municipal Plan Working Group

9.5.1 It is a proposal of Council to:

Pr1 Take advantage of every opportunity to involve the public in the planning or decision-making process with respect to the future development of the community. The participation of citizens in Plan implementation is invaluable and can result in the following:

1. Give residents a real sense of effective participation in

planning for their own future and the future of their community;

2. Relieve apprehension by assisting to convert the unknown into the known, or at least reducing the alternatives; and
3. Create a forum for mutual education so that citizens and the Council can learn from listening to each other.

9.6 Interpretation of the Municipal Plan

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.

The "*Town of Quispamsis Future Land Use Map*", Schedule B, 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.

The definitions of various terms used in the Municipal Plan will be included and defined in the Zoning By-law.

9.7 Development Guidelines and Supporting Plans

Development guidelines are developed to provide direction towards acceptable methods, processes and practices and are not mandatory statements. They are used to support policies, requirements and standards. A guideline advises leads and directs a course of desired actions to reach the goals set out in the Plan. Guidelines are simply statements of good practice and differ from regulations as they are not compulsory. For example Stormwater Management Guidelines will provide technical guidance for both developers and municipal staff to assist in the evaluation of development proposals and stormwater management. Development guidelines will be prepared as necessary throughout the period of the Plan.

9.7.1 It shall be a proposal of Council to:

- Pr1 Prepare and adopt development guidelines as as necessary throughout the period of this Plan to support the implementation of the policies and proposals in this Plan.

9.8 Discretionary Uses

In the Zoning by-law there are certain uses for each of the zones which are primary and are permitted as a matter of right subject to compliance of all other requirements of the regulations. A discretionary use differs from these as-of-right uses in that it is one which is conditional and one which may sometimes be permitted in a specific zone subject to further evaluation.

9.8.1 It is a policy of Council that:

P1 A discretionary use may be permitted where:

1. The development would not be contrary to the general intent and purpose of the Municipal Plan, or any other further scheme or plan or regulations.
2. Proper public notice has been given and the Council through the Planning Advisory Committee is satisfied that it is not against the public interest and will fit into the zone as a complementary or non-prejudicial use.
3. Discretionary use is suitably located within the zone and/or neighbourhood proposed.
4. Permitted and discretionary uses will be listed individually for each

9.9 Development Fee Schedule

9.9.1 It shall be a proposal of Council to:

Pr1 Implement a Schedule of Development Fees that shall be paid at the time of subdivision or development application to cover the cost associated with the review and administration of the application. The schedule of fees shall be categorized to reflect the level of effort and resources required to review the plans and complete the subsequent administration and management of the application.

Pr2 Review and update the Schedule of Development Fees on an annual basis, and to notify the general public and stakeholders of the review.

TOWN OF QUISPAMISIS

MUNICIPAL DEVELOPMENT PLAN

FUTURE LAND USE MAP

SCHEDULE “B”



Future Land Use

Municipal Plan By-law 054
Schedule B

- Future Land Use**
- Commercial
 - Commercial / Industrial
 - Industrial
 - Institutional
 - Recreational
 - Residential
 - Rural
 - Telecommunications
 - Water/Sewer Facilities
 - Conservation Area

