

# Municipal Plan By-Law # 054



Town of Quispamsis

**BY-LAW NO. 054**

**A By-Law of the Municipality of Quispamsis  
Respecting the Municipal Plan pursuant to Section 24  
of *The Community Planning Act* of New Brunswick**

The Council of the Town of Quispamsis, pursuant to the authority vested in it by Section 24 of the *Community Planning Act*, hereby enacts as follows:

1. A Municipal Development Plan setting out policies and proposals to guide future land use and development in Quispamsis is hereby adopted. This document is entitled “The Town of Quispamsis Municipal Development Plan” dated January 16, 2018, and attached hereto as Schedule “A”, includes the “Future Land Use Map” attached hereto as Schedule “B” and the “5 Year Capital Budget” attached hereto as Schedule “C”.
2. By-law No. 037, Quispamsis Municipal Plan By-law and all amendments thereto, is hereby repealed.
3. The repeal of By-law No. 037, a by-law of the Municipality of Quispamsis Respecting the Quispamsis Municipal Plan Pursuant to Section 24 of the *Community Planning Act of New Brunswick*, shall not affect any by-law infraction, penalty, forfeiture or liability, incurred before such repeal or any proceeding for enforcing the same completed or pending at the time of repeal; nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any Development, Zoning or Subdivision Agreement completed, existing or pending at the time of the repeal.

**READ FIRST TIME: January 16, 2018**

**READ SECOND TIME: January 16, 2018**

**READ THIRD AND FINAL TIME: February 20, 2018**

**X**

Gary Clark  
Mayor

**X**

Catherine P. Snow  
Clerk

Seal

**AMENDMENT No. 1 READ THIRD TIME AND ENACTED: October 2, 2018**

**AMENDMENT No.2 READ THIRD TIME AND ENACTED: October 15, 2019**

**AMENDMENT No.3 READ THIRD TIME AND ENACTED: July 19, 2022**

**AMENDMENT No. 4 READ THIRD TIME AND ENACTED: September 20, 2022**

**AMENDMENT No. 5 READ THIRD TIME AND ENACTED: February 7, 2023**

**AMENDMENT No.6 READ THIRD TIME AND ENACTED: June 20, 2023**

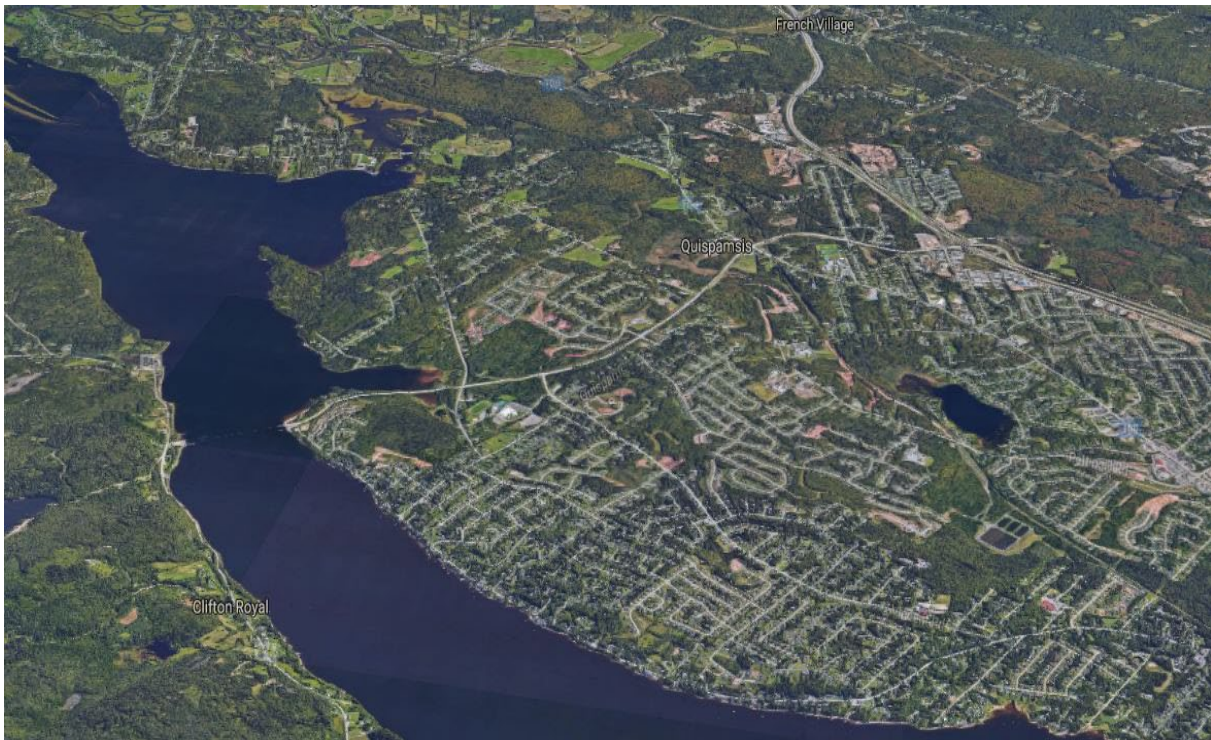
**TOWN OF QUISPAMSIS**

**MUNICIPAL DEVELOPMENT PLAN**

**SCHEDULE “A”**

# Town of Quispamsis

## Municipal Development Plan By-law 054



January 16, 2018



1	Introduction .....	10
1.1	What the Municipal Plan Is About .....	10
1.2	Purpose of the Plan .....	10
1.3	Relationship to Previous Plan and Background Study Document.....	11
2	More Sustainable Town – The Vision .....	13
2.1	Foundational Statements.....	13
2.2	Quispamsis Goals for Sustainability .....	13
2.3	Town-Building Principles.....	17
3	Town Framework: Town-Wide Policies.....	19
3.1	Overall Growth Strategy .....	19
3.2	Population Growth .....	20
3.3	Non-Conforming Uses .....	21
3.4	Land Use Designations and Future Land Use Map.....	22
3.5	Reservation of Land for Public Purposes.....	23
3.6	Sustainable Development Policies .....	24
3.7	Protection of Natural Assets .....	25
3.8	Wellfield Protection Program.....	25
4	Town Framework: Land Use Policies .....	27
4.1	Residential Policies .....	27
4.2	Multiple Dwellings .....	28
4.3	In-Law Suites .....	30
4.4	Garden Suites.....	30
4.5	Commercial/Residential Uses .....	31
4.6	Manufactured Housing Development .....	33
4.7	Mobile Home Development .....	33
4.8	Commercial Development Policies.....	33
4.9	Commercial Use Designation.....	34
4.10	Central Commercial .....	34
4.11	Business Park Commercial .....	35
4.12	Highway Commercial .....	36
4.13	Neighbourhood Commercial.....	36

4.14	Adult Entertainment.....	38
4.15	Industrial Development Policies .....	38
4.16	Institutional Development Policies .....	39
4.17	Rural Development Policies .....	40
4.18	Integrated Development Zone.....	41
4.19	Pits and Quarries .....	41
4.20	Scrap / Salvage Yards.....	42
4.21	Open Spaces .....	42
5	The Natural Environment: Environmental Policies.....	46
5.1	Environmental Policies .....	46
5.2	Environmentally Significant Areas .....	46
5.3	Water Resources Management .....	47
5.4	Greening and Greenspace Enhancement .....	48
5.5	Climate Change and Resiliency Planning .....	49
5.6	Renewable Energy.....	53
6	The Built Environment: Infrastructure .....	57
6.1	Municipal Services and Facilities, Transportation and Public Utilities.....	57
6.2	Municipal Water System.....	57
6.3	Municipal Wastewater Management.....	58
6.4	Stormwater Management .....	58
6.5	Solid Waste Management .....	59
6.6	Public Utilities.....	60
6.7	Telecommunications Facilities.....	60
6.8	Transportation.....	61
6.9	Unserviced Lots and Developments.....	62
7	The Living Town: Social, Culture and Economic Policies .....	64
7.1	Economic Development .....	64
7.2	Liquor Licensed and Gaming Establishments .....	65
7.3	Home Based Business .....	65
7.4	Recreation, Sport and Tourism .....	66
7.5	Recreation and Sport Policies .....	66

7.6	Tourism Policies .....	67
7.7	Education.....	68
7.8	Health Care .....	69
7.9	Healthy Communities .....	69
7.10	Universal Accessibility .....	71
7.11	Fire Protection Services .....	72
7.12	Police Protection Services .....	73
7.13	Emergency Preparedness.....	73
7.14	Heritage Preservation .....	73
7.15	Child Care Facilities.....	74
7.16	Maintenance and Appearance.....	75
8	Municipal Projects, Studies and Capital Works Programs .....	77
8.1	Gateways to the Town.....	77
8.2	Municipal Water System Development Study.....	79
8.3	Watershed and Stormwater Management Plan .....	82
8.4	Transportation Master Plan .....	84
8.5	Recreation Master Plan and Land for Public Purposes Policy.....	86
8.6	Asset Management Plan .....	89
8.7	Five Year Capital Works Program.....	91
9	Building the Town: Governance and Implementation Policies .....	93
9.1	Municipal Administration.....	93
9.2	Subdivision Design Standards .....	93
9.3	Implementation Framework .....	94
9.4	Municipal Plan Amendments and Review.....	97
9.5	Municipal Plan Working Group .....	98
9.6	Interpretation of the Municipal Plan.....	98
9.7	Development Guidelines and Supporting Plans.....	99
9.8	Discretionary Uses .....	99
9.9	Development Fee Schedule .....	100



Reference herein to specific sections of the *Community Planning Act* of New Brunswick shall be deemed to be a reference to the corresponding section in any amendment to or replacement of the *Community Planning Act*.

Reference herein to specific sections of the *Municipalities Act* of New Brunswick shall be deemed to be a reference to the corresponding section in any amendment to or replacement of the *Local Governance Act*.

# Part 1

## Introduction

---



# 1 Introduction

---

## 1.1 What the Municipal Plan Is About

The Quispamsis Municipal Development Plan (MDP) has been prepared and reviewed to provide Council with a comprehensive policy document for the management of development within the Town of Quispamsis. This Plan is designed to guide development in the long term with specific emphasis given to development in the 2018 to 2028 time frame, with a proposed mid-term review in 2022-2023. The intent of this MDP is to repeal and replace the Municipal Development Plan By-law No. 037 for the Town of Quispamsis.

The objectives, policies and proposals in this Plan were developed based on feedback from the Town's citizens through a citizen engagement and opinion survey and public Open House, Town Council, representatives of the Planning Advisory Committee, municipal staff, and other key stakeholders that included developers and builders, business owners, real estate agents, emergency and protective services and community organizations of various capacities and functions. The objectives presented in each section of this report reflect the goals and objectives of the stakeholders.

The statements of policy and proposals in this Municipal Plan By-law apply to the Town of Quispamsis boundaries as established under the *Local Governance Act* in January 2018. 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 of Quispamsis Municipal Development 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 that is adopted to implement the Plan. Although the Plan is long term in outlook, the Plan should be reviewed every five (5) years as a Municipal initiative. 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 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, that presented findings with respect to population, economy, land use, community facilities, transportation systems, municipal services and the local 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 in both the housing and business sectors, and what the future priorities should be.

The information from the Municipal Plan Review including that 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 was used to develop a Municipal Plan that provides direction and strategy based on a community vision that:

- Maintains and enhances the natural environment;
- Provides services and facilities critical for a healthy lifestyle;
- Enables the development of a range of housing options for all ages and family types;
- Moves towards and promotes the building of a more sustainably healthy, vibrant, inclusive and safe community; and
- 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 into the Town and re-vitalize the Downtown corridor area to emphasize the pride of the community, its unique heritage and attract more investment toward its continual evolution.
- 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**

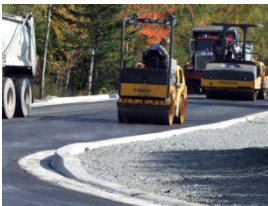
- G1 Promote development that supports a sustainable community that is sensitive to the natural environment and creates awareness of the natural ecosystems of the Town.
- G2 Protect and manage the quality and supply of surface water resources in and adjacent to the Town, managing development so that 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

- G1 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.
- G2 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.
- G3 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.
- G4 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.





- G5 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**

- G1 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.
- G2 Promote opportunities for employment in emerging sectors such as sport and adventure tourism.
- G3 Pursue regional economic development opportunities by promoting the Town's close proximity to highway, air, marine port and rail services.
- G4 Provide appropriate infrastructure and municipal services required to support the expansion of commercial development and opportunities for economic growth.
- G5 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.
- G6 Encourage and support active volunteerism, citizen engagement and involvement in community development.
- G7 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.
- G8 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.
- G9 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 economic 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 reasonable tax rate that maintains and enhances the Town's competitive advantage.
- P5 Enable a compact development pattern which optimizes municipal services and transportation through appropriate development standards and regulations that will maintain the existing mix of suburban and rural residential lifestyles and characteristics.
- P6 Undertake the development of a marketing strategy to promote the Town as a highly desirable, affordable and unique place to live by highlighting its residential, commercial, and recreational and community facilities, as well as 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 invest in and provide capital 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 Invest in and maintain capital municipal infrastructure and services to a reasonable level of service in order to continue to facilitate new subdivision development.
- P4 Develop an Incentives By-law to encourage and support residential intensification through subdivision development as a means to control sprawl development.
- P5 Provide increased business opportunities and recreational and cultural amenities in order to retain and attract young families.
- P6 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-Dwelling Units with appropriate standards including height, enhanced open space, setbacks, etc.

## **3.3 Non-Conforming Uses**

### **3.3.1 It shall be a policy of Council that:**

- P1 Any legal non-conforming land uses, existing at the time this Plan is approved, that do not conform to the land use designations shown on the Municipal Plan Land Use Map that subsequently become non-conforming in the Zoning By-law, will be permitted to continue in accordance with the provisions of the *Community Planning Act*.
- P2 Any legal non-conforming land uses, existing at the time this Plan is approved, may not be permitted further development

until such time as they are brought into conformance with the current plan.

- P3 Relocation of non-conforming uses to appropriately designated sites is encouraged.

### **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:**

- P1 The Town of Quispamsis will be divided into nine (9) land use designations as shown on the Town of Quispamsis Future Land Use Map (Schedule “B”):

1. Residential
2. Commercial
3. Industrial
4. Telecommunications
5. Water/Sewer Facilities
6. Institutional
7. Open Space
8. Recreational
9. Rural

#### **3.4.3 It shall be a policy of Council to:**

- P1 Manage land use in accordance with the Future Land Use Map presented as Schedule “B”.

- P2 Require amendments to the Plan where a major change in land use is proposed.
- P3 Provide for specific zones in the Zoning By-law and on the Zoning Map.
- P4 Ensure the existing land use map, Future Land Use Map and Zoning Map are updated as required.

### 3.5 Reservation of Land for Public Purposes

#### 3.5.1 It shall be 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). In the event that land cannot be acquired through a collaborative means, the Town shall exercise its right to expropriate the land for the intended purpose.
- 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 the Town's 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 shall be a proposal of Council that:

- Pr1 All areas designated as "Recreational" or "Open Space" on the Future Land Use Map shall be reserved and protected by:
  - 1. Zoning the areas as "Parks" or "Open Space" or "Conservation Area" as appropriate;





2. Using Section 53(2)(h) 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.

## 3.8 Wellfield Protection Program

### 3.8.1 Context

The New Brunswick Provincial Government has embarked on a long-term program of Wellfield Protection through designation of protected areas (surface and subsurface) surrounding a water well or wellfield which supplies a public water supply system in order to protect municipal groundwater supplies in New Brunswick.

### 3.8.2 It shall be a proposal of Council that:

- Pr1 All areas designated as “Wellfield Protection” on the Future Land Use Map presented at Schedule “B” shall be reserved and protected by:
  - 1. Discouraging development in a wellfield protected area that may include chemical storage; and
  - 2. Monitoring the land use activities to ensure compliance with the Provincial Wellfield Protection 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 To continue to provide opportunities for low density development (Single or Two-Dwelling Units) and introduce opportunities for medium density housing.
- O3 To promote and provide opportunities for Garden Suite or Coach Housing as a discreet way to achieve affordable housing and increase density in existing neighbourhoods where the necessary services and infrastructure exist.
- O4 To provide alternative medium density housing 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 shall be a proposal of Council to:**

Pr1 Permit the following uses in the area designated "Residential" on the Future Land Use Map:

1. Single-Dwelling Units, accessory buildings and structures
2. Two-Dwelling Units, accessory buildings and structures
3. Multiple-Dwelling Units subject to Proposal 4.2.1
4. Commercial/Residential uses subject to Proposal 4.3.1
5. Child Care Facilities subject to Proposal 7.16
6. In-law Suites subject to Proposal 7.15.1
7. Garden Suites (Coach Housing) subject to Proposal 4.4
8. Home Based Businesses subject to Proposal 7.3.2
9. Manufactured Housing subject to Proposal 4.4.1
10. 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 of medium density housing styles including semi-detached, townhouses and other medium density detached dwellings. For the purposes of this plan, Medium Density is defined as having a maximum of 5-7 units per four thousand forty-seven square metres with municipal sewerage service and 8-10 units per four thousand forty-seven square metres with municipal water and sewer service.

Pr2 The Medium Density areas will be zoned R4 and shall be subject to specific Zoning regulations that will include a minimum land area of one decimal six (1.6) hectares and be serviced by the Municipal Wastewater System.

Pr3 The 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 is 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 thirty (30) percent 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 existing municipal services.

Pr4 In the areas designated "Residential" on the Future Land Use Map and not zoned Medium Density (R4) on the Zoning Map, higher density uses (3 or more units), whether new units or conversion of existing Single or Two-Dwelling Units, would only be permitted as an amendment (through Section 59(1) 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 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 In-Law Suites**

#### **4.3.1 It shall be 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 immediate family member. The Suite cannot be converted to an apartment or second unit unless it is properly zoned and meets all the zone provisions.

### **4.4 Garden Suites**

#### **4.4.1 It shall be a proposal of Council to:**

Pr1 Permit Garden Suites within areas designated as “Residential” as a secondary use provided it meets all the zoning provisions for the particular residential zone and is approved by the Planning Advisory Committee.



- Pr2 Recognize Garden Suites (Coach Housing) as a small accessory dwelling unit located in a small free-standing building detached from the principal dwelling and located at the rear of the same lot as the principal dwelling. The use may be permanent or temporary in nature and the property owner must reside on the property either in the principal dwelling or the garden suite.

## 4.5 Commercial/Residential Uses

### 4.5.1 It shall be 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”, subject to such additional terms and conditions as may be prescribed by the Planning Advisory Committee and Council through the execution of a Development Agreement. In setting terms and conditions, the Planning Advisory Committee and Council shall consider, but not be limited to the following:



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. Architectural design of the buildings; and
6. That the activities and facilities are in compliance with any applicable federal and provincial legislation and regulations.



Pr2 Medium and higher density residential uses are permitted as a Discretionary Use in areas designated “Commercial” subject to the provision of the Zoning By-law and to such terms and conditions as may be prescribed by the Planning Advisory Committee and the Council through execution of a Development Agreement. In setting terms and conditions, the Planning Advisory Committee and Council shall consider but not be limited to:

1. The residential use to be situated in separate building from any commercial building on the same lot;
2. Adequate provision of on-site parking;
3. Provision of acceptable landscaped buffers and open space where compatibility with adjacent low density resident use is a concern;
4. In the absence of municipal water service, all residential development in the central commercial zone shall be subject to the provision of a hydrogeological study demonstrating water of sufficient supply and quality to support the proposed level of development;
5. Provision of safe access and egress;
6. Stormwater management;
7. Architectural design of the buildings; and
8. That the activities and facilities are in compliance with any applicable federal and provincial legislation and regulations.

## **4.6 Manufactured Housing Development**

### **4.6.1 It shall be 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.

## **4.7 Mobile Home Development**

### **4.7.1 It shall be 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.

### **4.7.2 It shall be 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.

## **4.8 Commercial Development Policies**

### **4.8.1 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.

**4.8.2 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.

## **4.9 Commercial Use Designation**

**4.9.1 It shall be 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, Business Park 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.

## **4.10 Central Commercial**

**4.10.1 It shall be 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 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.

## **4.11 Business Park Commercial**

### **4.11.1 It shall be 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.

### **4.11.2 It is a proposal of Council to:**

- Pr1 Develop the Millennium 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.

## **4.12 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.

### **4.12.1 It shall be a proposal of Council that:**

Pr2 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 is 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.

## **4.13 Neighbourhood Commercial**

### **4.13.1 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.

#### **4.13.2 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.

#### **4.13.3 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. These areas are to be considered mixed use areas in that the Zoning By-law will consider a combination of both Residential and Commercial Uses on a limited scale in the same building as a permitted use. 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 to the Zoning By-law (under Section 59 of the *Community Planning Act*) 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.

## **4.14 Adult Entertainment**

### **4.14.1 It shall be 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.

## **4.15 Industrial Development Policies**

### **4.15.1 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.

### **4.15.2 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 not compatible with surrounding land uses.
- P5 To prohibit the development of industries not meeting Provincial and Federal regulations regarding the discharging of toxic substances into the receiving environment.

**4.15.3 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.

## **4.16 Institutional Development Policies**

**4.16.1 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.

**4.16.2 It shall be a policy of Council that:**

- P1 No specific areas are 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.



## **4.17 Rural Development Policies**

### **4.17.1 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.

### **4.17.2 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 four thousand forty-seven (4,047) square metres per building lot.
- P2 Permit agricultural uses, with the exception of piggeries and poultry farms, on lots at least one (1) 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 (1) 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 (1) hectare in size, provided the activities and facilities comply with all applicable federal and provincial legislation and regulations.
- P5 Permit limited scale Hobby Farms in accordance with the provisions of the Zoning By-law on lots having a minimum of zero decimal eight (0.8) hectares in area, and provided the activities and facilities comply with all applicable federal and provincial legislation and regulations.

#### **4.17.3 It shall be 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.

### **4.18 Integrated Development Zone**

#### **4.18.1 It shall be 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.

### **4.19 Pits and Quarries**

#### **4.19.1 It shall be 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.

## **4.20 Scrap / Salvage Yards**

### **4.20.1 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.

### **4.20.2 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.

## **4.21 Open Spaces**

### **4.21.1 Context**

Open Space can fulfill a variety of functions within a municipality simultaneously. An open space can be a place for people to recreate and enjoy the outdoors while aiding in the creation of aesthetically pleasing suburban environment. If that open space is vegetated or natural then it may also play a role in the protection of the environment, acting as a natural stormwater management buffer, while providing a natural habitat for wildlife and a pathway connection for the residents to the natural environment. All of these functions contribute greatly to the overall quality of life, the wellbeing of the community and opportunities for an active healthy lifestyle.

The majority of the Open Space land use designations in the Town is linear in nature and is augmented with soft or hard surfaced trails for walking or bicycling and wayfinding signage as the primary focus to provide linkage between recreational facilities or key destination points (schools, neighbouring residential subdivisions, etc.).

The Open Space land use designation has also been assigned to some undeveloped open spaces that remain in their natural state and are undeveloped or unmaintained. These natural undisturbed areas play a role aiding in protection of the environment, acting as a natural stormwater management buffer, providing natural habitat and a connection to the natural environment.

Expanding the definition and the application of the Open Space land use designation to existing recreational facilities and establishing guidelines to allow for and encourage the retention and expansion of the parks, recreation, and open space system throughout the community is needed. These guidelines will be vital in providing direction on where parks and open space should be located, and form the basis for a sustainable balance between the natural and built environments in order to preserve and protect natural features while allowing new development.

Permitted uses in areas designated Open Space shall be in accordance with the provisions of the Zoning By-law.

**4.21.2 It shall be a policy of Council to:**

- P1 Continue to use the Open Space land use designation for those municipal owned properties that remain undeveloped and provide protection to the natural environment, or are a part of stormwater management infrastructure or are augmented with trails providing linkage to other recreational and park facilities, public facilities, residential subdivision or the commercial areas of the Town.
- P2 Protect and enhance the amount and quality of open space within the municipality.

- P3 Always strive to create a balance between the natural and built environments in order to preserve and protect the natural features and assets of the community while allowing new development and progress.

**4.21.3 It shall be a proposal of Council to:**

- Pr1 Undertake and implement an Open Space Management Strategy Plan that is a single, comprehensive source of policy that will guide the acquisition, development, use and management of all open spaces inclusive of those designated parks and recreational. The overall general goals of the Open Space Management Strategy Plan will include policies and strategies to:

1. Identify and classify open space in the municipality, inclusive of natural environment features and areas that are significant to stormwater management and the protection of property from flooding, steep slopes that are not capable of supporting development but provide stability and erosion control within watershed areas;
2. Identify ways in which these lands can be become a linked network;
3. Provide strategic direction to address the long term open space needs and the acquisition of the necessary spaces; and
4. Ensure the efficient, coordinated use of the Open Space (both facility and non-facility spaces) through policy development.

## 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 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 regional Fundy Solid Waste Commission or its successor.
- P4 Support and encourage the provision of recycling programs, facilities and amenities.
- P5 Maintain and monitor the salt management plan in accordance with the requirements of Environment Canada and complete annual reports.
- 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 shall a policy of Council to:

- P1 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 former covered bridge area on the Hammond River as well as the Palmer Brook Road along Route 100 (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 shall be 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 Continue with the implementation Watershed and Well Field Protection Plans in accordance with provincial regulations to ensure protection of the Town’s groundwater and surface water resources.
- P4 Show the Wellfield Protect Zones on the Future Land Use Map (Schedule “B” of this Plan) and the Zoning Map
- P5 Update the Zoning By-laws and other applicable regulations to reflect the constraints for development within the Wellfield Protect Zones.

**5.3.2 It shall be 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 swimming pools.

**5.3.3 It shall be a proposal of Council that:**

- Pr1 Requests for land uses that may have potential to utilize large quantities of water should only be approved through consultation with the Town Engineer and the Municipal Planning Officer.
- Pr2 The proponent of such land uses shall be prepared to submit a comprehensive hydrogeological study that demonstrates sufficient source of quality and quantity to support the land use.
- Pr3 All new development will be encouraged to utilize stormwater management practices that focus on ground water recharge such as open channel flows, retention basins, bio-swales, rain gardens and minimizing the use of impervious surfaces.

## **5.4 Greening and Greenspace Enhancement**

**5.4.1 It shall be a policy of Council to:**

- P1 Protect and enhance the natural and built environment of the Town by means of the following measures:
  - 1. Protect and preserve existing trees and shrubs and promoting a tree planting program along public roads and streets;
  - 2. Require developers to maintain as many of the existing large trees on a building lot as possible;

3. Maintain and landscape public buildings and lands;
4. Encourage 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. Require 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 the applicable provisions of the 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 stormwater 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; and
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 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 use 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 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 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 implementation of a Watershed and Stormwater Management Plan as detailed in

Section 8.3 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.

## 5.6 Renewable Energy

### 5.6.1 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.

**5.6.2 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 New Brunswick Power 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 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 as 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 to not only provide a wide range and high quality of services, but to do so in a manner that does not compromise the sustainable principles of environmental, social and financial framework.

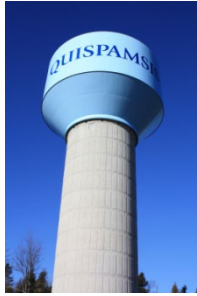
#### 6.1.2 It shall be an objective of the Town:

- O1 To provide adequate municipal services and public utilities to meet existing and future needs.
- O2 To provide safe, efficient and economical water, wastewater and stormwater management services, transportation services and public utility services in accordance with the Town's financial capacity.
- O3 To 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 shall be 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 Wastewater Management**

### **6.3.1 It shall be a proposal of Council to:**

- Pr1 Provide acceptable wastewater collection and treatment systems in accordance with applicable provincial standards and guidelines.
- Pr2 Ensure that wastewater collection and disposal systems in area not serviced by the municipal system are 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 Stormwater Management**

### **6.4.1 It shall be a proposal of Council to:**

- Pr1 Provide stormwater 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 stormwater management systems in accordance with the Town's financial capacity.

#### **6.4.2 It shall be a proposal of Council that:**

Pr1 For new subdivisions and land developments, decisions related to the provision of stormwater 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 shall be 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 or its successor.

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 shall be a proposal of Council to:**

- Pr1 Ensure, in collaboration with the Fundy Region Solid Waste Commission or its successor, 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 shall be a proposal of Council that:**

- Pr1 Public utilities not under the authority of the municipality will be permitted in the areas designated “Residential” as a Discretionary Use. The conditions relate to ensuring that the utility is compatible with any adjacent residential use. This would involve consideration of provisions of increased setbacks, of landscaped buffering, off-street parking and of harmonious architectural design.

## **6.7 Telecommunications Facilities**

### **6.7.1 It shall be 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 the Telecommunication Zone. Council may impose terms and conditions on the rezoning pursuant to Section 59 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 and safe operation of air, water, bus and rail transport systems to serve residents and businesses.

### 6.8.2 It shall be a policy of Council to:

- P1 Ensure that future streets are designed and constructed in accordance with the Transportation Association of Canada (TAC) and municipal design standards.
- P2 Provide for the safe movement of pedestrians and bicycles.
- P3 Provide and maintain acceptable parking and loading areas.
- P4 Limit all truck transportation of dangerous or hazardous goods to designated signed truck routes.
- P5 Ensure new truck routes are permitted only through an amendment to the Traffic By-law and such routes must comply with TAC standards.
- P6 Ensure, in cooperation with the New Brunswick Department of Transportation and Infrastructure and the Provincially Designated Highways Program, adequate maintenance of provincially designated transportation infrastructure.
- P7 Encourage and support the use of the “*Guidelines for New Developments in Proximity to Railway Operations*” for the review of applications for new developments in proximity to the railway corridor through the municipality.

### 6.8.3 It shall be 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 Unserved Lots and Developments

### 6.9.1 It shall be 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, in the event municipal water and/or wastewater services are extended to those areas.



## 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 shall be a proposal of Council to:**

- Pr1 Permit liquor licensed establishments in Commercial Designations on the Future Land Use Map and in the Zoning Map as a Discretionary Use subject to terms and conditions of the Planning Advisory Committee.
- Pr2 Evaluate requests 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 59 of the *Community Planning Act*.
- Pr3 Evaluate requests 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 59 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 terms and conditions as determined by the Planning Advisory Committee.

## **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 and enhance open spaces, recreational facilities, tourist sites and attractions, whether natural and built assets, to serve residents and visitors.
- O3 To foster economic growth through the hosting and development of Recreation and Sport Tourism opportunities at a local and regional level.

## **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 of the municipality that have significant economic opportunities from recreation and Sport and Tourism opportunities.
- 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 Community Services Department and the Town's citizens.

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

## **7.6 Tourism Policies**

### **7.6.1 It shall be 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, agencies, organizations and business owners in the attracting, promoting and hosting of significant culture events, sports tourism and adventure events and art and cultural 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 and events 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;
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 Arts and Culture Park; and
6. The qplex 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 shall be 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 recognition of the importance that social, economic, demographic, governance and environmental factors contribute to the overall health and well being of a community. It goes well beyond the provisions of a good health care system and public health departments.

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 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 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 healthy 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 and police protective services, refuse collection including recycling programs, improved solid waste management practices, system of open space and recreational facilities, efficient and well maintained transportation network 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 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 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 shall be 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 To 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 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:

- P1 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 shall be 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 Child Care Facilities

### 7.15.1 It shall be a proposal of Council to:

- Pr1 Permit Child Care Facilities with less than five (5) children in areas designated as Residential.
- Pr2 Permit Child Care Facilities with five (5) to fifteen (15) children will be permitted in areas designated as Residential only as a Discretionary Use in accordance with the Zoning By-law and subject to such terms and conditions as may be prescribed by the Planning Advisory Committee (as outlined in Section 53(3)(a) of the *Community Planning Act*). Child Care Facilities with more than fifteen (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.

### 7.15.2 It shall be a proposal of Council to:

- Pr1 Permit Community Child Care Facilities 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.



## 7.16 Maintenance and Appearance

### 7.16.1 It shall be a proposal of Council to:

Pr2 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 17 of the *Local Governance 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 to 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 It shall be an objective of Council:**

- O1 To support the goal of sustainable development and to continue to strengthen the interconnection of the social, economic and environmental systems within our community.

#### **8.2.3 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. Establish priority phasing beyond the 2005 water service area covering all municipal sewerage serviced areas;
  4. The development of water system distribution models;
  5. Investigate system upgrades and expansions to support higher density residential and commercial developments in municipal sewerage serviced areas as identified by the Town;
  6. Provide recommendations regarding the establishment of water supply source security, contingency and emergency response plans;
  7. 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 Stormwater Management Plan**

### **8.3.1 Context**

As much of the prime and low risk developable lands are now developed there will be a shift toward developing the more challenging lands in the municipality. The Town has required new developments within the Town to submit engineered stormwater management plans to ensure stormwater 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 stormwater 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 identify 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 upon any provincial or federal mapping to delineate significant and critical drainage areas at the local level.
- Pr3 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 agencies and experts to improve upon the the tools being used at a staff level to better identify sensitive flood areas and potential risk; and
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 locations and classification
  - v. Land acquisition for 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 related to and awareness of transportation priorities and strategies
  - iv. Long-term sustainable funding and priorities

Pr2 Undertake 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 at 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 associated with LPP is well below that 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 through 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 shall be a proposal of Council to:**

- Pr1 Prepare a recreational strategy that considers the development and maintenance goals for current and future recreational facilities, provides direction for the delivery of programs and established the desired the level of service at both the community and regional level to meet the needs of the future growth of the municipality.



- Pr2 Develop and implement an Open Space Policy that guides the Council, the Planning Advisory Committee and staff in the acquisition and development of the future Land for Public Purposes and establishes the desired level of service for existing Town owned open spaces.

## 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 do 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 its 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 shall be a proposal of Council to:

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 (5) 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 one hundred eighty-three (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, with 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 cost to the Town to maintain and service the municipal infrastructure relating to the development is not exorbitant and within the budgetary capacity of the Town;
    - 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 map, and permit them to continue as Non-Conforming Use (under Section 60(1) 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 a twenty-five (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 (5) years, as a Municipal initiative, 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 25 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; it shall be a proposal of Council to:**

- Pr1 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 shall be 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 the Municipal 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 and regulatory by-laws 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 shall be 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 Planning Advisory Committee is satisfied that it is not against the public interest and will exist in the zone as a complementary or non-prejudicial use; and
  3. The use is suitably located within the zone and/or neighbourhood proposed.

- P2 Permitted and Discretionary Uses will be listed individually for each zoning category in the Zoning By-law.

## **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.

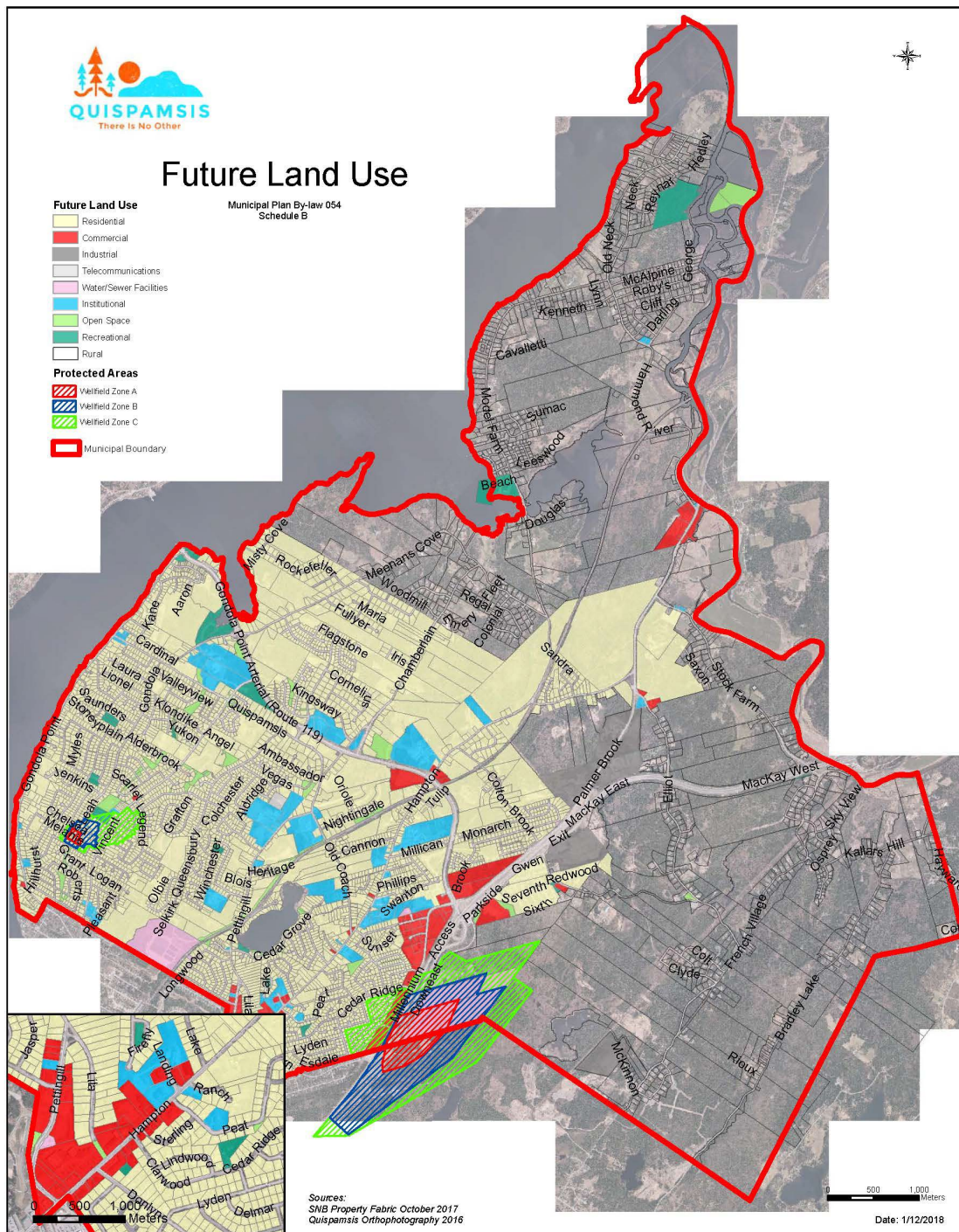
**TOWN OF QUISPAMISIS**

**MUNICIPAL DEVELOPMENT PLAN**

**FUTURE LAND USE MAP**

**SCHEDULE “B”**







**TOWN OF QUISPAMSIS**

**FIVE YEAR CAPITAL BUDGET PLAN**

**SCHEDULE “C”**

TOWN OF QUISPAMISIS

PROPOSED GENERAL CAPITAL FUND EXPENDITURES 2018							
<b>COMMUNITY SERVICES</b>						<b>2018</b>	<b>2018</b>
Parks and Facilities	QR Trail Connection to Rothesay					70,000	
	Town Hall Water Infiltration Remediation Phase 1					102,750	
	Works Department Flooring					73,500	
	Works Dept - Modifications to Intrusion alarm & Fire alarm					31,314	277,564
Buildings and Equipment	QMA - Roof purlins painting 6.5 bays left, 3.5 completed in 2017					75,000	
	QMA - low E ceiling					47,500	
	QMA - Modifications to Intrusion alarm & Fire alarm					18,266	
	qplex - concrete floor opening for sprinkler jockey pump repairs/replacement					10,000	
	qplex - pool - thermal blanket Jr. Olympic pool					18,000	
	qplex - pool mens and ladies and hallroom floor replacement					74,000	
	qplex - ice structural steel refinishing Phase 1 of 3					14,000	256,766
Vehicles	None identified						0
<b>TOTAL COMMUNITY SERVICES</b>							<b>534,330</b>
<b>ENGINEERING SERVICES</b>							
Equipment	None Identified						
Vehicles	None Identified						0
<b>TRANSPORTATION SERVICES</b>							
Equipment	Striping unit (Traffic arrows, crosswalks, parking)					15,000	
Vehicles	Works Dept 1 ton Asphalt crew Dump (unit 306)					75,000	90,000
Storm	Miscellaneous Storm Sewer					125,000	
Local Improvements	Local Improvement Program					15,000	140,000
Traffic Calming	Equipment for Various areas (Ped beacons, Radar speed signs)					20,000	20,000
Roads		<b>Curb &amp; Gutter</b>	<b>Side Walk</b>	<b>Road Prepwork</b>	<b>Base Asphalt</b>	<b>Seal Asphalt</b>	<b>Total</b>
	Gondola Blvd Corridor Phase 2			120,000	100,000	120,000	340,000
	French Village Road Phase 5 - (Reconstruct 1.2km)			80,000	100,000	120,000	300,000
	Parkside Road Ph 2 Redwood Lane to end (.75km)			55,000	25,000	125,000	205,000
	Colton Brook Road and Culvert (1km)			90,000	75,000	105,000	270,000
	Phinney Lane (0.15km)			6,000	12,000	18,000	36,000
	Lionel Drive (0.6km)			25,000	60,000	84,000	169,000
	Charity Lane Street and Storm upgrade			20,000	25,000	35,000	80,000
	Clyde Drive (0.6km)			10,000	21,000	55,000	86,000
	Foal Dr (0.2 km)			5,000	14,000	17,000	36,000
	Scarlett Drive (0.5km)			15,000	20,000	30,000	65,000
	Totals	0	0	426,000	452,000	709,000	1,587,000
<b>TOTAL ENGINEERING AND TRANSPORTATION SERVICES</b>							<b>1,837,000</b>
<b>TOTAL 2018 GENERAL CAPITAL EXPENDITURES</b>							<b>2,371,330</b>
Less Grants & Donations (2014-2018GTF)							<b>-970,000</b>
<b>FUNDS TO BE PROVIDED FROM GENERAL OPERATING BUDGET</b>							<b>\$1,401,330</b>
PROPOSED UTILITY CAPITAL FUND EXPENDITURES 2018							
<b>SANITARY SEWER</b>							
Equipment	Truck replacement					35,000	
<b>Total Sanitary Sewer</b>							<b>35,000</b>
<b>WATER SYSTEM</b>							
Infrastructure Program	None Identified						
<b>Total Water System</b>							<b>0</b>
<b>TOTAL 2018 UTILITY CAPITAL EXPENDITURES</b>							<b>35,000</b>
Less Funding to Come from Utility Operating Fund							<b>35,000</b>
<b>APPLICATION FOR FINANCING REQUIRED</b>							<b>0</b>

TOWN OF QUISPAMIS

PROPOSED GENERAL CAPITAL FUND EXPENDITURES 2019							
<b>COMMUNITY SERVICES</b>						<b>2019</b>	<b>2019</b>
Parks and Facilities	Recreation Master Plan					50,000	
	Replace Kiote Tractor					65,000	
	Security Camera Upgrades					75,000	
	Active Transportation/Trail Building					70,000	
	Town Hall Renovation Phase 2					84,500	
	Field, washrooms, Storage & Canteen area					550,000	
	Replace 10 Benches Vincent Road					29,000	923,500
Buildings and Equipment	qplex - roof curbs and roof opening repairs					10,000	
	qplex - Overhall electric Zamboni					30,000	
	qplex - concrete walkways repairs/replacement					20,000	
	qplex - Main Verticle Fire Pump					20,000	
	qplex - rain water booster pump supply and installation					40,000	
	QMA - Roof openings (plumbing, vent stacks) and joint repairs					10,000	
	QMA - new Zamboni 446					100,000	
	qplex - 30" walk behind floor scrubber - replaces 2011 model					18,000	
	qplex - ice structural steel refinishing Phase 2 of 3					10,000	
	qplex - South parking lot repairs and paving - overflow- from 2012					180,000	438,000
Vehicles	#101 Replace Honda Civic Due 2015					35,000	35,000
<b>TOTAL COMMUNITY SERVICES</b>							<b>1,396,500</b>
<b>ENGINEERING SERVICES</b>							
Equipment	None Identified						
Vehicles	Replace Unit 305 (pick up with cap)					35,000	35,000
<b>TRANSPORTATION SERVICES</b>							
Equipment	Sidewalk Unit c/w Plow and Blower (replace unit 333)					150,000	
	Works Dept. Crew Cab with dump (Unit 312)					70,000	
	Plow Truck c/w dump-sander body (replacement Unit 323)					325,000	545,000
Vehicles	Operational Supervisor's 4x4 half ton (replace unit 327)					42,000	42,000
Storm	Miscellaneous Storm Sewer					150,000	
Local Improvements	Various Locations 75/25 Program					15,000	165,000
Traffic Calming	Various areas Traffic Calming					15,000	
	Upgrade Signal Controls Hampton Rd/Pettingill					55,000	70,000
Roads		<b>Curb &amp; Gutter</b>	<b>Side Walk</b>	<b>Road Prepwork</b>	<b>Base Asphalt</b>	<b>Seal Asphalt</b>	<b>Total</b>
	French Village Road Phase 6 - (Reconstruct 1.2km)			80,000	100,000	120,000	300,000
	Gondola Blvd Corridor Phase 3			120,000	100,000	150,000	370,000
	Brook Street Storm and Street upgrade			300,000	25,000	75,000	400,000
	Monarch Drive (0.82 k)			15,000	25,000	65,000	105,000
	Ashfield Drive (0.92 k)			25,000	25,000	70,000	120,000
	Chrysler Cres (0.15km)				5,000	15,000	20,000
	Lincoln Drive (0.23km)				10,000	12,000	22,000
	Cedar Ridge Blvd (50% - 0.75km)			25,000	25,000	70,000	120,000
	Emery Street			10,000	15,000	18,000	43,000
	Yukon Drive (0.45km)			20,000		50,000	70,000
	Quispamsis Rd to Cambridge entrance (0.5km)			80,000	100,000	120,000	300,000
	Totals	0	0	675,000	430,000	765,000	1,870,000
<b>TOTAL ENGINEERING AND TRANSPORTATION SERVICES</b>							<b>2,727,000</b>
<b>TOTAL 2019 GENERAL CAPITAL EXPENDITURES</b>							<b>4,123,500</b>
Less Grants & Donations (GTF)							-1,000,000
<b>FUNDS TO BE PROVIDED FROM GENERAL OPERATING BUDGET</b>							<b>\$3,123,500</b>
<b>PROPOSED UTILITY CAPITAL FUND EXPENDITURES 2019</b>							
<b>SANITARY SEWER</b>							
Equipment	One ton Truck Replacement (with hoist)						60,000
Lift Stations	Gondola Point WWPS upgrades Phase 1						2,000,000
<b>Total Sanitary Sewer</b>							<b>2,060,000</b>
<b>WATER SYSTEM</b>							
Millennium Drive System	Hampton Road Expansion Old Coach to Hovey Rd						750,000
<b>Total Water System</b>							<b>750,000</b>
<b>TOTAL 2019 UTILITY CAPITAL EXPENDITURES</b>							<b>2,810,000</b>
Less Funding to Come from Utility Operating Fund							60,000
<b>APPLICATION FOR FINANCING REQUIRED</b>							<b>\$2,750,000</b>

TOWN OF QUISPAMIS

PROPOSED GENERAL CAPITAL FUND EXPENDITURES 2020						
<b>COMMUNITY SERVICES</b>						
						<b>2020</b>
						<b>2020</b>
Parks and Facilities	Active Transportation / Trail Construction					70,000
	Pave Parks and Facilities Building Parking Area					70,000
	Ballfield, grading, drainage					400,000
	Resurface Tennis Courts					200,000
						740,000
	QMA - Repoint brick and mortar joints					18,000
	qplex - pool heat exchanger (522,000 BTU/HR)-evaluate status after use of thermal blanket					70,000
Buildings and	qplex - concrete work upper level concrete walkway replacement					20,000
Equipment	qplex - Concrete walkways repairs/replacement - Y					20,000
	qplex - ice structural steel refinishing Phase 3 of 3					10,000
	qplex - pool membrane repairs					10,000
						148,000
Vehicles	#108 Replace 1 Ton Due 2018					60,000
						60,000
<b>TOTAL COMMUNITY SERVICES</b>						<b>948,000</b>
<b>ENGINEERING SERVICES</b>						
Equipment	None Identified					
Vehicles	Replace Unit #304 Bldg Insp (2008) 4x4					42,000
						42,000
<b>TRANSPORTATION SERVICES</b>						
Equipment	Backhoe Excavator (replace Unit 335)					187,000
						187,000
Vehicles	Works Dept Half Ton (replace 329)					35,000
	Operational Supervisor's 4x4 half ton (replace unit 324)					42,000
						77,000
Storm	Miscellaneous Storm Sewer					150,000
Local Improvements	Various Locations 75/25 Program					15,000
						165,000
Traffic Calming	Various areas Traffic Calming					15,000
						15,000
Roads		<b>Curb &amp; Gutter</b>	<b>Side Walk</b>	<b>Road Prepwork</b>	<b>Base Asphalt</b>	<b>Seal Asphalt</b>
						<b>Total</b>
	Millennium Drive Resurf & Streetscape			100,000		150,000
						250,000
	Quispamsis Rd Cambridge to Vincent			180,000	125,000	150,000
						455,000
	Susan Street (0.5km)			12,000		55,000
						67,000
	Swanton Drive (0.6km)			19,000	15,000	42,000
						76,000
	Muriel (0.15 km)				5000	15,000
						20,000
	Sylvia (0.3km)			10000	12000	20,000
						42,000
	Kallars Hill Rd (Bridge to Hayward Rd 2.5 Km)			75,000		150,000
						225,000
	Cort St			10,000		20,000
						30,000
	Bradley Lake Rd Seal Asp (50% 2.5 Km)			75000		150,000
						225,000
	Sunybank St (0.4km)			25,000	12,000	24,000
						61,000
	Market Street			10,000		45,000
						55,000
	Model Farm Road M Cove to Evergreen (1.4km)			50000	100,000	120,000
						270,000
	Regal Drive (0.6km)			15000		55,000
						70,000
	Cedar Ridge Blvd (50% - 0.75km)			25,000	35,000	85,000
						145,000
	Hampton Road (Designated Highway Cont)	75,000	75,000	25,000	25,000	50,000
						250,000
		75,000	75,000	631,000	329,000	1,131,000
						2,241,000
<b>TOTAL ENGINEERING AND TRANSPORTATION SERVICES</b>						<b>2,727,000</b>
<b>TOTAL 2020 GENERAL CAPITAL EXPENDITURES</b>						<b>3,675,000</b>
Less Grants & Donations (GTF)						-1,000,000
<b>FUNDS TO BE PROVIDED FROM GENERAL OPERATING BUDGET</b>						<b>\$2,675,000</b>
<b>PROPOSED UTILITY CAPITAL FUND EXPENDITURES 2020</b>						
<b>SANITARY SEWER</b>						
Lift Stations	Gondola Point WWPS upgrades Phase 2					1,500,000
<b>Total Sanitary Sewer</b>						<b>1,500,000</b>
<b>WATER SYSTEM</b>						
Millennium Drive System	Hampton Rd Water exp Hampton Rd to Landing Ct					1,500,000
<b>Total Water System</b>						<b>1,500,000</b>
<b>TOTAL 2020 UTILITY CAPITAL EXPENDITURES</b>						<b>3,000,000</b>
Less Funding to Come from Utility Operating Fund						0
<b>APPLICATION FOR FINANCING REQUIRED</b>						<b>\$3,000,000</b>

TOWN OF QUISPAMISIS

PROPOSED GENERAL CAPITAL FUND EXPENDITURES 2021							
COMMUNITY SERVICES						2021	2021
Parks and Facilities	Active Transportation / Trail Construction					70,000	
	Ballfield, grading, drainage					400,000	
	Splash Pad Firefly Park					300,000	770,000
Buildings and Equipment	None Identified						
	Vehicles #110 Replace GMC 1500					27,000	27,000
TOTAL COMMUNITY SERVICES							797,000
ENGINEERING SERVICES							
	Equipment None Identified						
	Vehicles Replace Unit #301 (2008) 4x4					42,000	42,000
TRANSPORTATION SERVICES							
Equipment	Sidewalk Unit C/w Plow and Blower (replace unit 332)					150,000	
	Plow Truck c/w dump-sander body (replace Unit 317)					325,000	475,000
Vehicles	None Identified						
Storm	Miscellaneous Storm Sewer					150,000	
Local Improvements	Various Locations 75/25 Program					15,000	165,000
Traffic Calming	Equipment for Various Areas (Ped beacons, Radar speed signs)					15,000	15,000
Roads		Curb & Gutter	Side Walk	Road Prepwork	Base Asphalt	Seal Asphalt	Total
	Cedar Ridge Blvd (50% - 0.75km)			25,000	25,000	70,000	120,000
	Millennium Drive Streetscape & Resurf			100000		150,000	250,000
	Parkside Road Ph 3 - entrance to Gwen			75,000		125,000	200,000
	Bradley Lake Rd Seal Asp (50% 2.5 Km)			75,000		150,000	225,000
	Landing Court Sidewalk Rehab	20,000	80,000	25000			125,000
	Gondola Point Road - Walking Lane Ph 1			65000		220,000	285,000
	Braun Court (0.25 km)			5,000		17,000	22,000
	Coventry Crescent (0.35km)			12000		30,000	42,000
	Greenwood Drive			18,000		41,000	59,000
	Hedley Lane (0.4km)			20000		30,000	50,000
	Hughes Crescent (0.5km)			18,000		41,000	59,000
	Jasper Drive			10000		45,000	55,000
	Longwood Drive (0.4km)			10,000		45,000	55,000
	Old Neck Road (0.6km)			25,000	25,000	55,000	105,000
	Reynar Drive (0.9km)			30000	20000	65,000	115,000
	Ritchie Lane (0.3km)			10,000		27,000	37,000
	Rustic Lane (0.1km)			5,000	5,000	10,000	20,000
	Hampton Road (Designated Highway Cont)	75,000	75,000	25000	25000	50,000	250,000
		95,000	155,000	553,000	100,000	1,171,000	2,074,000
TOTAL ENGINEERING AND TRANSPORTATION SERVICES							2,771,000
TOTAL 2021 GENERAL CAPITAL EXPENDITURES							3,568,000
Less Grants & Donations (GTF)							-1,000,000
FUNDS TO BE PROVIDED FROM GENERAL OPERATING BUDGET							\$2,568,000

PROPOSED UTILITY CAPITAL FUND EXPENDITURES 2021		
SANITARY SEWER		
Equipment	Truck replacement	35,000
Lift Stations	Emergency Back-up Power systems	250,000
Total Sanitary Sewer		285,000
WATER SYSTEM		
Infrastructure Program	Wellfield Development - (New system)	250,000
Total Water System		250,000
TOTAL 2021 UTILITY CAPITAL EXPENDITURES		535,000
Less Funding to Come from Utility Operating Fund		35,000
APPLICATION FOR FINANCING REQUIRED		\$500,000



TOWN OF QUISPAMISIS

PROPOSED GENERAL CAPITAL FUND EXPENDITURES 2022							
<b>COMMUNITY SERVICES</b>						<b>2022</b>	<b>2022</b>
Parks and Facilities	Active Transportation / Trail Building					70,000	
	Upgrade Meenans Cove Beach House					250,000	
	Skate Park Expansion					120,000	
	Replace Docks Meenans Cove					90,000	530,000
Buildings and None Identified							
Equipment None Identified							
Vehicles None Identified							
<b>TOTAL COMMUNITY SERVICES</b>							<b>530,000</b>
<b>ENGINEERING SERVICES</b>							
Equipment None Identified							
Vehicles None Identified							
<b>TRANSPORTATION SERVICES</b>							
Equipment Plow Truck c/w dump-sander body (replacement Unit 320)						325,000	325,000
Vehicles None Identified							
Storm Miscellaneous Storm Sewer						150,000	
Local Improvement Program						15,000	165,000
Traffic Calming Equipment for Various areas (Ped beacons, Radar speed signs)						15,000	15,000
Roads		<b>C &amp; G</b>	<b>Side Walk</b>	<b>Road Prepwork</b>	<b>Base Asphalt</b>	<b>Seal Asphalt</b>	<b>Total</b>
	Gondola Point Road - Walking Lane Ph 2			65,000		220,000	285,000
	Hampton Road (Designated Highway Cont)	75,000	75,000	25,000	25,000	50,000	250,000
	Hammond River Road (1km to James Princee)			80,000	100,000	120,000	300,000
	Quispamsis Rd Gond Blvd to Gond Pt Rd	75,000	75,000	120,000	125,000	150,000	545,000
	Riverview Dr (0.5km)			15,000		55,000	70,000
	Parkwood Dr (0.3km)			10,000		28,000	38,000
	Winchester Drive (0.4km)			10,000		28,000	38,000
	Sherwood Drive (0.8km)			30,000	20,000	65,000	115,000
	Heather Street (0.17km)			5,000		17,000	22,000
	Roberts Lane (1.34 km)			50,000	65,000	100,000	215,000
	Saunders Storm and Street			25,000	40,000	81,000	146,000
	Donlyn Drive Lower section (0.4km)			20,000		30,000	50,000
	Melanie Drive (0.9km)			30,000	20,000	65,000	115,000
	Pleasant Ave (0.25 km)			5,000		17,000	22,000
	Rynlon Dr (0.7 km)			15,000		55,000	70,000
	Windwood Court (0.1km)			5,000	5,000	10,000	20,000
	Tanglewood Court (0.1km)			5,000	5,000	10,000	20,000
	Lake Road (1.1km)			30,000	20,000	65,000	115,000
	Lindsay (0.15km)			5,000		17,000	22,000
	Sunrise Drive (0.4km)			10,000		28,000	38,000
	Phillips Dr (0.4 km)			10,000		28,000	38,000
			150,000	570,000	425,000	1,239,000	2,534,000
<b>TOTAL ENGINEERING AND TRANSPORTATION SERVICES</b>							<b>3,039,000</b>
<b>TOTAL 2022 GENERAL CAPITAL EXPENDITURES</b>							3,569,000
Less Grants & Donations (GTF)							-1,000,000
<b>FUNDS TO BE PROVIDED FROM GENERAL OPERATING BUDGET</b>							<b>\$2,569,000</b>
PROPOSED UTILITY CAPITAL FUND EXPENDITURES 2022							
<b>SANITARY SEWER</b>							
Lift Stations Emergency Back-up Power systems							250,000
<b>Total Sanitary Sewer</b>							<b>250,000</b>
<b>WATER SYSTEM</b>							
Millennium Drive System Hampton Rd Water exp Landing Ct to Pettingill							1,500,000
Infrastructure Program New water system expansion							2,000,000
<b>Total Water System</b>							<b>3,500,000</b>
<b>TOTAL 2022 UTILITY CAPITAL EXPENDITURES</b>							<b>3,750,000</b>
Less Funding to Come from Utility Operating Fund							0
<b>APPLICATION FOR FINANCING REQUIRED</b>							<b>\$3,750,000</b>

**AMENDMENT NO. 054-01**  
**TO MUNICIPAL PLAN BY-LAW NO. 054**  
**A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE**  
**QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” (R1) to “Commercial” (CC) on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act*:

A parcel of land, identified as PID No. 251835, with Civic No. 224 Hampton Road, and as shown on the attached Schedule “A”.

**READ FIRST TIME:     August 21, 2018**

**READ SECOND TIME:     August 21, 2018**

**READ THIRD TIME AND ENACTED:     October 2, 2018**

**SEAL**

**X**

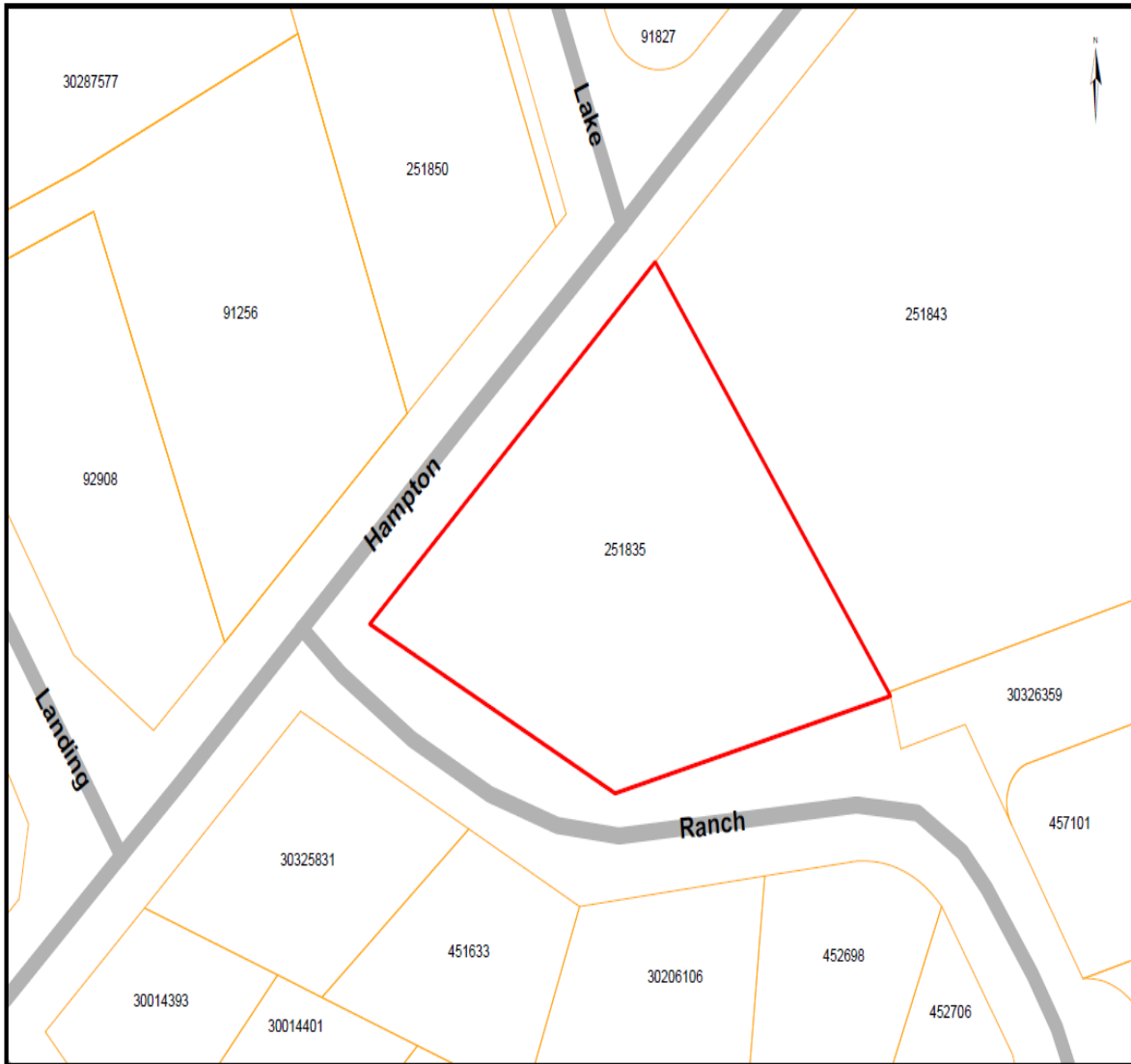
Gary Clark  
Mayor

**X**

Catherine P. Snow  
Clerk



## Schedule "A"



Sources:  
SNB Digital Property Fabric March 2018

PID 00251835  
224 Hampton Road

Date: 5/25/2018

**AMENDMENT NO. 054-02  
TO MUNICIPAL PLAN BY-LAW NO. 054  
A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE  
QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” to “Commercial” on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*:

A parcel of land, identified as a portion of PID No. 30290175 with Civic No. 86 Meenan’s Cove Road, PID, consisting of 4330 square metres, (1.07 acres), of the 6534 square metre, (1.61 acre), parcel as shown on the attached Schedule “A”.

**READ FIRST TIME:     October 1, 2019**

**READ SECOND TIME:   October 1, 2019**

**READ THIRD TIME AND ENACTED:     October 15, 2019**

**SEAL**

**X**

Elizabeth O'Hara  
Deputy Mayor

**X**

Catherine Snow  
Town Clerk

## Schedule “A”

Portion of PID 30290175 being rezoned from Single and Two-Family Dwellings (R1) to Neighbourhood Commercial (NC)



- X-Ref PID #30337919 (New PID issued when lot was subdivided) – Nov. 2019
  - Approved by Minister of Environment & Local Government -October 31, 2019
- Filed in Kings County Registry Office

**AMENDMENT NO. 054-03**  
**TO MUNICIPAL PLAN BY-LAW NO. 054**  
**A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE**  
**QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” to “Commercial” on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*:

A parcel of land, identified as PID No. 250217, (11.45 hectares), and PID No. 173765, (5.67 hectares), situated between the Gondola Point Arterial, (Route 119), CN Rail, Phinney Lane and Monarch Drive for a total of 17.12 hectares, (42.30 acres), with access off a public road to be developed off Route 119.

**READ FIRST TIME: March 15, 2022**

**READ SECOND TIME: June 21, 2022**

**READ THIRD TIME AND ENACTED: July 19, 2022**

**SEAL**

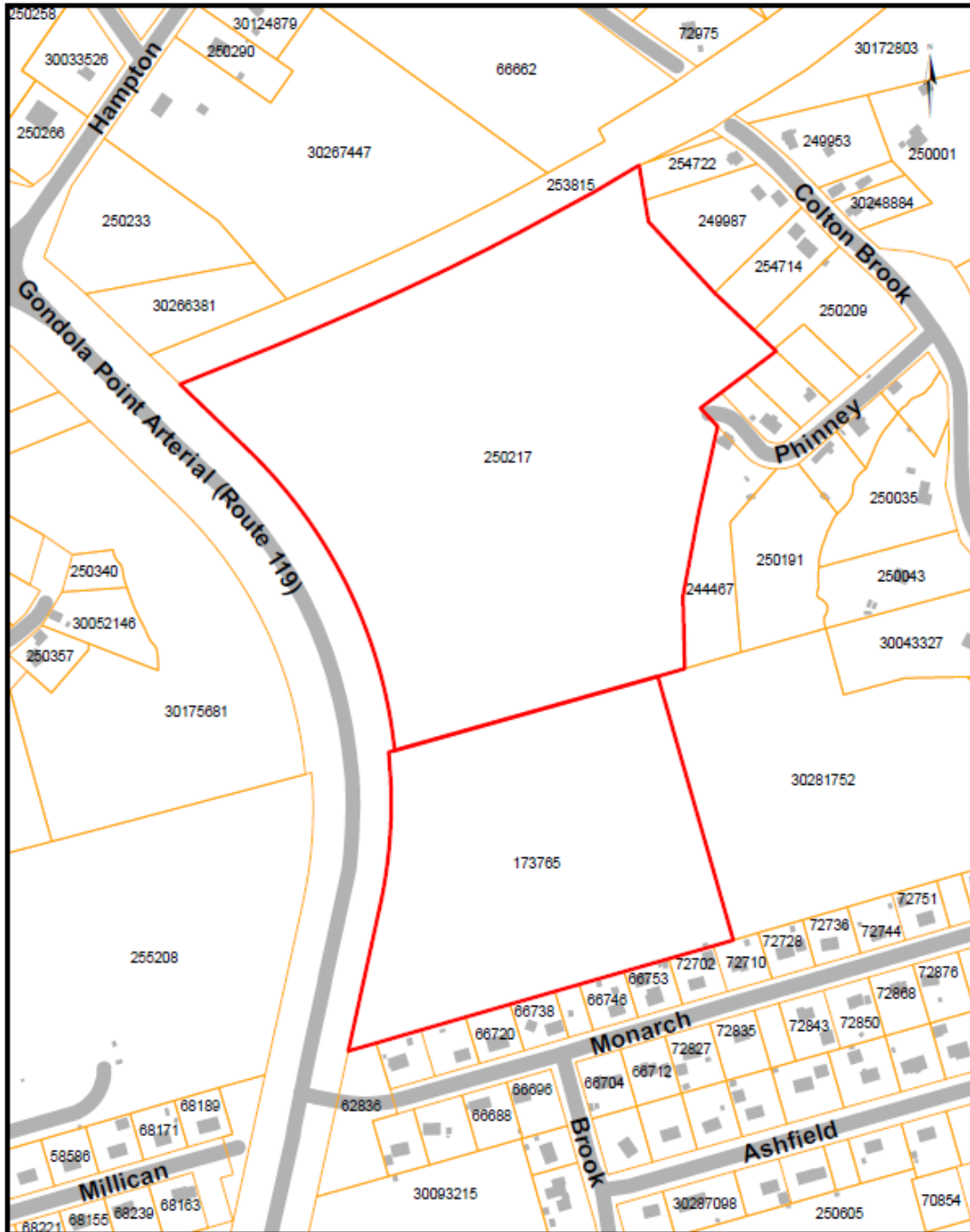
**X**

Elizabeth (Libby) O'Hara  
Mayor

**X**

Catherine Snow  
Town Clerk

## Schedule “A



Sources:  
SNB Digital Property Fabric December 2021

**Schedule A**  
**PID 00250217 & PID 00173765**

Date: 2022-02-09

Approved by Minister of Local Government - August 26, 2022 & Filed in SNB's Registry Office

**AMENDMENT NO. 054-04**  
**TO MUNICIPAL PLAN BY-LAW NO. 054**  
**A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE**  
**QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” to “Commercial” on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*:

A parcel of land, consisting of approximately 2,096 square meters, identified with PID No. 451815, with Civic No. 318 Hampton Road, and situated on the corner of Hampton Road and Autumn Avenue.

**READ FIRST TIME:     August 16, 2022**

**READ SECOND TIME:   August 16, 2022**

**READ THIRD TIME AND ENACTED:   September 20, 2022**

**SEAL**

**X**

Elizabeth (Libby) O'Hara  
Mayor

**X**

Catherine Snow  
Town Clerk

Approved by Minister of Local Government – October 24, 2022 & Filed in SNB's Registry Office 2022-11-22 - Registry No. 43348763



## Schedule "A"





**AMENDMENT NO. 054-05**  
**TO MUNICIPAL PLAN BY-LAW NO. 054**  
**A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE**  
**QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” to “Commercial” on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*:

A parcel of land, consisting of approximately 1605 square meters, identified with PID No. 0091827 with Civic No. 247 Hampton Road, and situated on the corner of Hampton Road and Lake Road.

**READ FIRST TIME:** January 17, 2023

**READ SECOND TIME:** January 17, 2023

**READ THIRD TIME AND ENACTED:** February 7, 2023

**SEAL**

**X**

Elizabeth (Libby) O'Hara  
Mayor

**X**

Catherine Snow  
Town Clerk

## Schedule "A"



Sources:  
SNB Property Fabric October 2022  
Quispamsis Orthophotography 2022

247 Hampton Road (PID 00091827)  
Ortho

0 5 10  
Meters  
Date: 2022-11-29

**AMENDMENT NO. 054-06**  
**TO MUNICIPAL PLAN BY-LAW NO. 054**  
**A BY-LAW OF THE MUNICIPALITY OF QUISPAMISIS RESPECTING THE**  
**QUISPAMISIS MUNICIPAL PLAN**

**BE IT ENACTED** by the Council of the Town of Quispamsis that Municipal Plan Bylaw No. 054; A By-law of the Municipality of Quispamsis, pursuant to Section 24 of the *Community Planning Act of New Brunswick* is hereby amended as follows:

By re-designating the following property from “Residential” to “Commercial” on the Future Land Use Plan attached to By-law No. 054, subject to the property owner entering into a development agreement pursuant to the provisions of Section 59 of the *Community Planning Act, 2017, Ch. 19*:

A parcel of land, consisting of approximately 3,131 square meters, identified with PID No. 54619 with Civic No. 8 Lyden Drive and situated to the rear of the Central Commercial property at 170 Hampton Road.

**READ FIRST TIME:     April 18, 2023**

**READ SECOND TIME:   April 18, 2023**

**READ THIRD TIME AND ENACTED: June 20, 2023**

**SEAL**

**X**

Elizabeth (Libby) O'Hara  
Mayor

**X**

Catherine Snow  
Town Clerk



