

MUNICIPAL PLAN

TOWN OF GRAND-BOUCTOUCHE



GRAND × BOUCTOUCHE

Kent Regional Service Commission

NOTE: This is a translation of the French document entitled “Arrêté adoptant le Plan municipal de la Ville de Grand-Bouctouche”. In the case of discrepancies between the two documents, the French version shall prevail.

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BY-LAW 2025-01

By-law Adopting the Municipal Plan of the Town of Grand-Bouctouche

By virtue of the powers vested under section 24 of the *Community Planning Act*, RSNB 2017, c. C-19, the Town Council of Grand-Bouctouche, regularly convened, enacts the following by majority vote of the full Council:

1. Usual title: *By-law Adopting the Municipal Plan of the Town of Grand-Bouctouche*.
- 2(1) The Municipal Plan of the Town of Grand-Bouctouche is adopted.
- 2(2) The Municipal Plan of the Town of Bouctouche, attached hereto as Schedule A, constitutes the Municipal Plan mentioned in subsection 2(1) and is an integral part of this by-law.
- 2(3) The Future Land Use Map attached hereto as Schedule B is an integral part of Schedule A mentioned in subsection 2(2).
- 2(4) By-law number 2021-02 titled “*Plan d’aménagement municipal*” adopted on March 29, 2021, along with all amendments thereto, is repealed.

First reading (by title): (French Version)	<u>April 8, 2025</u>
Second reading (by title): (French Version)	<u>April 8, 2025</u>
Reading of summary: (French Version) According to subsection 15(3) of the <i>Local Governance Act</i>	<u>April 30, 2025</u>
Third reading (by title) and adoption: (French Version)	<u>April 30, 2025</u>

Seal

Aldéo Saulnier
Mayor

Serge Arsenault
Municipal Clerk

Recognition of the Proposed Territory:

The Town Council of Grand-Bouctouche and the working committee to review the Municipal Plan of Grand-Bouctouche wish to note and recognize that we are located on the traditional, ancestral and unceded territory of the Mi'kmaq People. We are able to adopt and implement this plan for the development of our community only because the rights of Indigenous peoples have not been respected. It is our wish that these words of truth help in sincere progress toward reconciliation with Indigenous communities across the countries and not serve as a vehicle to erase the guilt of the colonization suffered by these peoples. The Town of Grand-Bouctouche wishes to work in collaboration with neighbouring Indigenous communities to ensure respectful and responsible development of our territory.

Our territory falls under the Peace and Friendship Treaties that the Wəlastəkwiyyik and Mi'kmaq first concluded with the British Crown in 1726. The treaties in question did not contain any clauses related to ceding lands and resources, but gave de facto recognition to the title of the Mi'kmaq and Wəlastəkwiyyik and defined the rules that should govern lasting relationships between the nations.

Introduction

The Municipal Plan of the Town of Grand-Bouctouche gives the Town Council a reference framework and decision-making tool that will steer development for at least the ten years following adoption of this by-law. Citizens, municipal elected officials and government authorities shall use this plan as a guide to ensure that all development within the municipality takes place in an orderly fashion and respects both the shared objectives set out in the Municipal Plan and the development principles and motions recognized in it.

The Municipal Plan was prepared in compliance with sections 24 to 27 of the *Community Planning Act*, RSNB 2017, c. C-19 [hereafter the *Community Planning Act*]. It constitutes Schedule A of the *By-law Adopting the Municipal Plan of the Town of Grand-Bouctouche*. The map entitled Future Land Use Map, attached to this Municipal Plan as Schedule B, is an integral part of this Municipal Plan.

The principles and motions in the Municipal Plan are inspired by observations in the preliminary study, which gives an overall picture of our constantly changing community. The preliminary study provides information on the physical characteristics of the territory and the socioeconomic characteristics of the population, while also stating some objectives governing land use management, along with the infrastructure and services found within the boundaries of the municipality.

The Town Council aims to take the necessary steps to ensure that future developments in the municipality comply with the principles and motions stated in the Municipal Plan.

As stipulated in section 27 of the *Community Planning Act*, the adoption of a Municipal Plan does not commit the municipality or the Province to implementing any proposal suggested or outlined therein, but shall prevent undertaking of any development that is contrary to or inconsistent with the Plan,

- a) in the case of a municipality, any motion or declaration of principles so suggested or presented, or
- b) in the case of the Province or an individual, any motion so suggested or presented.

Area of Application

The Municipal Plan is applicable over its entire territory as defined on the Future Land Use Map, forming Schedule B.

Grand-Bouctouche is described as follows:

**NEW BRUNSWICK
REGULATION 2022-50
under the
Local Governance Act
(O.C. 2022-228)**

Filed August 30, 2022

Under sections 31, 32 and 33 of the *Local Governance Act*, and section 9 and subsection 14(2) of *An Act Respecting Local Governance Reform*, chapter 44 of the Acts of New Brunswick, 2021, the Lieutenant-Governor in Council makes the following Regulation:

Title

1 *Local Governments Establishment Regulation – Local Governance Act.*

Definitions

2 The following definitions apply to this regulation.

“Act” The *Local Governance Act*. (*loi*)

“*An Act Respecting Local Governance Reform*” means *An Act Respecting Local Governance Reform*, chapter 44 of the Acts of New Brunswick, 2021. (*Loi concernant la réforme de la gouvernance locale*)

Grand-Bouctouche

19(1) The town of Bouctouche, which is renamed Grand-Bouctouche, is continued.

19(2) Certain unincorporated areas contiguous to Grand-Bouctouche are annexed to Grand-Bouctouche.

19(3) The territorial limits of Grand-Bouctouche, including the annexed areas, are shown on the plan in Schedule 19.

19(4) The effective date of the annexation is January 1, 2023.

19(5) Assets acquired and liabilities incurred by the Minister in connection with the provision of services by the Minister in the annexed areas before the annexation shall, on annexation, become assets and liabilities of Grand-Bouctouche.

19(6) Grand-Bouctouche is divided into three wards, which are indicated on the plan in Schedule 19.

19(7) For the purpose of the elections held under *An Act Respecting Local Governance Reform*, the council of Grand-Bouctouche shall consist of the following nine members;

(a) the mayor elected at large;

(b) two councillors elected from each ward referred to in subsection (6); and

(c) two councillors elected at large.

Vision

A prosperous, sustainable and harmonious ecosystem. We wish to be innovators in urban planning, renewable energy, conservation of green spaces, protection of agriculture, infrastructure and housing, while being a model for others. Our goal: a dynamic future that respects the environment and provides a quality of life for our citizens living in harmony with nature.

Part 1 – LAND USE

Goal

To create the most appropriate physical environment for sustainable development in which residents and businesses can carry on their social and economic activities.

Declarations of principle

- 1) The Town Council espouses the principle of managing the town's land resources following the Future Land Use Map, which is part of this Municipal Plan. The sectors created include:
 - a) residential;
 - b) commercial;
 - c) institutional;
 - d) recreational facilities and public open spaces;
 - e) natural resources;
 - f) watershed protection;
 - g) historical or archeological sites of interest and heritage buildings;
 - h) preservation of the physical environment and
 - i) industrial;

Specific declarations of principle for each sector will be described in the appropriate sections of this document. Certain sectors will become one zone in the zoning by-law and others may be divided among several zones.

- 2) The Town Council espouses the principle that amendments to the Municipal Plan shall be considered when a major change in land use is requested.
- 3) The Town Council espouses the principle of allowing land to be used for public services, in all sectors, subject to individual provisions of the zoning by-law. Such purposes include the supply of electricity, cable television, natural gas, petroleum, water and water storage, treatment and disposal of waste, collection of water, including rainwater, pumping stations, streets or other public services.

1.1 Non-compliant Uses

Declarations of principle

- 1) As per section 60 of the *Community Planning Act*, the Town Council espouses the principle that a use existing when this plan is adopted that does not comply with the use stipulated in this Municipal Plan and thus becomes non-compliant with the zoning by-law, may be maintained.

However, if a building or structure so used suffers damage affecting at least half of its entirety, except for the foundations, this building or structure shall not be repaired, restored or used,

except in compliance with the zoning by-law or, if this use is not maintained for a period of ten consecutive months, this use will be considered by the Development Commission according to the provisions of section 60 of the *Community Planning Act*.

2) The Town Council espouses the principle of encouraging the relocation of non-compliant uses to appropriate sectors.

1.2 Land for Public Purposes

Declaration of principle

1) The Town Council espouses the principle that in the case of any mention of land reserved for public services in this document, it is agreed that it is the intention of the Town Council to acquire such land by purchase, public assignment, or negotiation or agreement with the owner. In the interim, this land shall be zoned in a category that will allow it to be reserved for the planned assignment. In the case of a subdivision, the Council may also acquire this land by reserving it for public services, if this is mentioned in the subdivision by-law, as per paragraph 76 of the *Community Planning Act*.

1.3 Municipal Services and Infrastructure

Declarations of principle

1) The Town Council espouses the principle that investments in municipal services and facilities shall comply with the priorities, declarations of principle and policies established herein.

2) In order to take advantage of past investments and to achieve economic development of land use, community infrastructure and municipal services, the Town Council espouses the principle that development shall meet the priorities established in this Municipal Plan.

3) With respect to the management of storm or surface drains, the Town Council espouses the principle of working with its engineers and with developers to create a surface water management strategy that will determine the locations where it will be necessary to install pipes for storm drains. As per paragraph 75(1)(i) of the *Community Planning Act*, the Town Council may require in its subdivision by-law standards for facilities. The municipality may require owners to present a drainage plan before a subdivision or development is approved.

1.4 Effectiveness and Compatibility of the Development

Declarations of principle

1) The Town Council espouses the principle of ensuring that growth and development shall be cost-effective, compatible and in harmony with the environment, in particular:

a) by concentrating growth where services exist and planning has been adequate;

b) by encouraging development that is contiguous to developed sectors or fills gaps between developed sectors;

c) by encouraging denser development and more compact forms of development in sectors that have been planned for these forms and have adequate municipal services;

d) by requiring the physical separation of commercial, industrial and community uses from residential uses by an appropriate distance or by buffer zones, as called for in the zoning by-law;

e) by discouraging development on any unsuitable land, especially a location that is marshy, subject to flooding, on an excessively steep slope or unsuitable in any other way because of the nature of the soil or the topography; and

f) by ensuring that developments meet all conditions in government regulations and Municipal By-laws, especially with respect to wastewater disposal and drinking water supply.

1.5 Natural Capacity of Land

Declarations of principle

1) The Town Council espouses the principle of making sure that all development projects in the Town take into account the natural capacity of the land to accommodate the uses. Owners will be free all the same to improve their land to avoid constraints such as organic soils, surface rocks or a high water table.

2) However, in cases of public investment in a project, the Town Council espouses the principle of investing where land conditions are appropriate for the planned development. For example, it would be unwise to install a sanitary sewer line on land with little development potential or somewhere that the cost of development would be prohibitive because of serious constraints.

1.6 Protection of Natural Resources

Declarations of principle

- 1) The Town Council espouses the principle of designating certain land as open spaces, for the conservation of resources or rural (residential not served). Some of this land is not expected to accommodate municipal services in the near future and would be suitable for agriculture, forestry or resource extraction. The Plan recognizes the need to protect rural land used to develop natural resources and to prevent encroachment by urban uses.
- 2) The Town Council also espouses the principle of allowing owners of this land to carry out certain residential and commercial developments with limited impacts on the natural or rural character of the neighbourhood.

1.7 Protection of Sensitive Environmental Sites

Declaration of principle

- 1) The Town Council espouses the principle of protecting the environment in general and environmentally sensitive sites in particular. This Plan shall contain detailed provisions for this.

1.8 Integration of Regional Services

Declaration of principle

- 1) The Town of Grand-Bouctouche is the largest regional service centre in Kent County. The Town Council recognizes its regional role and espouses the principle of ongoing dialog with the provincial and federal governments, the First Nations, other municipalities and surrounding local service districts to strengthen and extend its regional leadership role.
- 2) The Town Council espouses the principle of continuing to partner with municipalities in the region for equipment purchases and sharing of services.

1.9 Urban Renewal

Declaration of principle

- 1) The Town Council espouses the principle of keeping buildings in good condition, protecting sites with heritage value and encouraging the demolition or refurbishment of dilapidated sites and buildings.

1.10 Coordination of Programs

Declaration of principle

1) The Town Council espouses the principle of fostering program coordination and partnerships to provide facilities for social and health care service delivery in collaboration with the Regional Service Commission, the population and other local stakeholders.

Part 2 – RESIDENTIAL

The Town of Grand-Bouctouche has become a model of sustainable development. It has environmentally responsible policies and infrastructure and has developed a strong economy based on services, tourism and culture. To continue this progress, the municipality proposes attracting new residents and retaining young families. To do so, the municipality wants residential development policies that will encourage high-quality developments that are flexible enough to meet the needs of all potential residents.

Four residential development sectors have been prioritized:

- North of the downtown, where development can occur by extending the gravity sewer system without needing pumping stations. This sector offers potential for greater densification. There is a second service hub 10 km away, connected by two arterial roads. The Regional Hospital, a school, a post office, a convenience store/ service station and a church form the region of Sainte-Anne-de-Kent.
- Bouctouche south, where there are several lots offering an ocean or river view and access. Lots with access to sewer services will have priority, without ignoring those properties requiring a private sewer system.
- The northwest section offers many development opportunities near a new commercial zone being developed in the sector. However, potential conflicts must be avoided with municipal wells, the industrial/business park and the undeveloped rural sector.
- Finally, the northeast section also has potential for greater densification. Some of the land near watercourses comes with environmental constraints.

Goal

To provide enough space to accommodate and encourage the construction of various types of housing to meet the public's current and future needs.

Declarations of principle

The Town Council espouses these principles:

1) to encourage construction on vacant land and consolidate development where investments in community infrastructure exist;

- 2) to encourage development of various types of housing at various price levels;
- 3) to encourage integration of high-density housing;
- 4) to encourage development of enough housing for those with low or moderate incomes;
- 5) to determine how to appropriately integrate mini homes;
- 6) to provide a high-quality residential milieu for its residents, through enforcing good subdivision design and high standards for infrastructure;
- 7) to encourage the preservation of homes with heritage value;
- 8) to take into account the natural environment; and
- 9) to encourage proper maintenance and beautification of properties.

2.1 Residential Sector

Preamble:

In the “residential sector” as shown on the Future Land Use Map, the predominant use shall be residential, with the goal of accommodating various types of housing with varying densities, and supplementary uses in residential neighbourhoods. Certain uses shall be authorized as rights, others will be secondary to the main use and yet other types of use shall be authorized only under certain conditions. The specific zones and their various categories of use shall be presented in the zoning by-law.

Motion:

- 1) Moved by the Town Council that in the “residential sector” as shown on the Future Land Use Map, subject to the pertinent provisions of this development plan and zoning by-law, the following uses shall be authorized:
 - a) Low-density residential uses, including dwellings with one or two units, with a maximum density of 40 dwellings per hectare.
 - b) Medium-density residential uses, including dwellings with two or three units, rowhouses and apartment buildings, with a maximum density of 60 dwellings per hectare and subject to the conditions in motion 2.2.
 - c) High-density residential uses, such as large apartment buildings, condominiums and other concentrations of dwellings, with a maximum density of 60 dwellings per hectare and subject to the conditions in motion 2.2.
 - d) Mini homes, subject to the conditions in motion 2.3.
 - e) Home occupations, subject to the conditions in motion 2.4.
 - f) Daycare centres, subject to the conditions in motion 2.5.
 - g) Garden suites, subject to the conditions in motion 2.6.
 - h) Bed-and-breakfasts, subject to the conditions in motion 2.7.
 - i) Tourist homes and inns, subject to the conditions in motion 2.7.
 - j) Neighbourhood commercial and community uses, subject to the conditions in motion 2.8.
 - k) Parks and playgrounds.

2.2 Medium- and High-density Residential Uses

Motions:

- 1) Moved by the Town Council that with the goal of accommodating various types of dwellings at various prices to meet the needs of seniors, single parents, young couples and young workers, the Town Council shall encourage and support developers offering dwellings other than traditional single-family dwellings, including various types of medium- or high-density dwellings.
- 2) Moved by the Town Council that on land in the “residential sector”, as shown on the Future Land Use Map, that is not in a zone allowing medium- or high-density residential uses, no new higher-density use (three units or more), whether a new dwelling or the conversion of an existing dwelling, shall be authorized except by an amendment to the zoning by-law and considering the following:
 - a) the development shall be located on or near an arterial or collector street so that the traffic created by the development shall not be directed into streets with lower-density housing;
 - b) lot sizes, margins, building height, number of units, landscaping requirements and subdivision standards shall meet the requirements in the zoning by-law;
 - c) the development shall be located where the following services are easily and conveniently accessible: water, sewer, parks and recreational services, schools and other community services, and services for the protection of property and persons;
 - d) the development shall consider the following: safe access, buffer zones and landscaping, the topography of the site, natural sites, management of surface water and the esthetic impact of the development;
 - e) the motion to amend the zoning by-law shall include a site plan and elevation drawings of the building;
 - f) in a multi-unit apartment building, commercial sales or services uses shall be authorized, so long as these commercial uses are on the ground floor or in the basement of the building; and
 - g) the highest-density housing shall be located near or with commercial uses, especially downtown. Sufficient conditions and facilities shall be present to ensure an appropriate residential environment. There shall be no conflict between residential and commercial uses. Commercial zones near the ocean or rivers are particularly suitable for medium-density mixed commercial and residential uses.

2.3 Mini homes

Motions:

- 1) Moved by the Town Council that mini homes shall be located as follows:
 - a) in the “residential sector”, as shown on the Future Land Use Map, outside of parks and subdivisions provided for them, only after amendment of a zoning by-law; and

b) in a park or subdivision approved for mobile homes or mini homes.

2) Moved by the Town Council that no mobile home shall be located anywhere except in a park designated for mobile homes or mini homes.

3) Moved by the Town Council that the lay-out of mini home sites shall be varied and allow sufficient space between units. The development shall be of high quality. Developers shall conserve existing trees where possible or plant new trees on each site.

2.4 Home Occupation

Motion:

1) Moved by the Town Council that, given that there are greater needs for technical and professional services and that new technology allows more people to work from home, home occupations shall be located in the “residential sector” as shown on the Future Land Use Map, subject to the provisions in the zoning by-law. The intention is to allow a business to operate as a secondary use, while respecting the right of neighbours to enjoy their residential environment.

2.5 Daycare Centres

Motions:

1) Moved by the Town Council that in the “residential sector”, as shown on the Land Use Map, neighbourhood or family daycare centres be authorized subject to the pertinent provisions of the zoning by-law.

2) Moved by the Town Council to allow with conditions commercial daycare centres in medium- and high-density residential zones, subject to the pertinent provisions of the zoning by-law and any conditions that the Commission may impose. When imposing terms and conditions, the Commission shall consider the following:

- a) safe access;
- b) adequate parking on the property;
- c) buffer zones where compatibility with the properties is an issue;
- d) whether any permit or approval required under the *Family Services Act* has been obtained.

2.6 Garden Suites

Motion:

1) Moved by the Town Council to allow garden suites in the “residential sector”, as shown on the Future Land Use Map, as a permitted use that meet the pertinent provisions of the zoning by-law

and any conditions imposed by the Commission. The intention is to allow this use to accommodate residential needs in the community. A garden suite may become a rental dwelling or apartment if it meets all the requirements in the zoning by-law. One (1) garden suite per lot shall be permitted on a residential lot.

2.7 Bed-and-Breakfasts, Tourist Homes, Inns and Residences

Motion:

1) Moved by the Town Council to permit in the “residential sector”, as shown on the Future Land Use Map, bed-and-breakfasts, tourist homes, inns and alternative residences only as secondary uses. Such uses shall meet the pertinent provisions of the zoning by-law and any conditions imposed by the Commission. When imposing terms and conditions, the Commission shall consider the following:

- a) safe access;
- b) adequate parking on the property;
- c) discreet signage;
- d) buffer zones where compatibility with the properties is an issue;
- e) location of the development on a site where the following services are easily and appropriately accessible: water, storm drains, sanitary sewer, parks and recreational services.

2.8 Neighbourhood Commercial

Motion:

1) Moved by the Town Council to permit neighbourhood commercial uses in the “residential sector”, as shown on the Future Land Use Map, as secondary uses:

- a) as indicated in motion 2.2, 2) f);
- b) or as a main use by an amendment to the zoning by-law.

2.9 Land for Public Purposes

Motions:

(1) Moved by the Town Council that through its subdivision by-law the municipality shall demand as a condition of approval of a subdivision plan, that in a subdivision or a category of subdivisions, lands equivalent to ten percent of the surface area of the subdivision shall devolve to the municipality, excluding land scheduled for use as public streets. This assignment shall take place when the plan is filed in the Registry Office, and in locations as approved by the Town Council. This land shall be reserved for public services and indicated as such in the subdivision plan.

(2) Moved by the Town Council that the assignment of land as per motion 2.9.(1) shall be replaced, at the Council's discretion, by payment to the municipality of sums representing eight percent of the market value of the land in the subdivision at the date of filing the subdivision plan for approval, excluding land indicated as streets to be public.

2.10 Public Services

Motions:

1) Moved by the Town Council that public services shall be located in the entire "residential sector", as shown on the Future Land Use Map. This shall include public services such as water mains, sanitary sewers, storm drains, natural gas lines, treatment plants, lift stations, pumping stations and electrical, telephone and cable wires. Specific provisions in section 10.6 shall apply to wind turbines.

2) Moved by the Town Council that public services shall be developed only when adequate provisions have been made to protect the residential nature of the sector. This may include a larger setback, a harmonious architectural style, a buffer space around the land, especially around the parking lot, etc.

2.11 Subdivision Design Standards

Motions:

1) Moved by the Town Council that any subdivision application shall be assessed based on its respect for the subdivision by-law and the applicable technical standards. It is also moved that certain principles of good design shall be encouraged, in particular:

a) that pedestrian trails be provided as part of an integrated network of sidewalks and trails, to connect subdivisions and streets, especially giving access to schools, parks, playgrounds and recreational facilities. This will avoid unauthorized trespassing to reach community facilities and neighbouring streets.

b) that when there is a mixture of housing density or uses, a gradual transition shall be provided between the various densities and types of use.

2) Moved by the Town Council to prioritize subdivisions continuous with existing subdivisions, for example, when a cul-de-sac exceeds the maximum length permitted by the subdivision by-law, it will favor creation of a new exit.

2.12 Maintenance and Appearance

Motion:

1) Moved by the Town Council to encourage proper maintenance of residences. Physical deterioration of the property, overpopulation of dwellings, an accumulation of construction waste or material, car cemeteries or an accumulation of other dangerous or unsightly items shall be discouraged. When a property is poorly maintained or unsightly, the municipality shall try to convince the owner to improve the situation. If negotiations fail, the municipality shall use its powers under section 131 of the *Local Governance Act* relating to dangerous and unsightly premises.

2.13 Affordable Housing

Motion:

1) Moved by the Town Council to encourage and support initiatives to permit various types of affordable housing and mixed residential density in all neighbourhoods. It is recommended that the cost of housing not exceed 30% of a household's income. The Town Council shall support the efforts of NB Housing and non-profits and encourage the development of mobile home parks and subdivisions. Special attention shall be paid to groups of persons with special needs (persons with special needs or disabilities, seniors and persons needing subsidized housing).

2.14 Preservation of Heritage Sites

Motion:

1) Moved by the Town Council to encourage and support the conservation and preservation of heritage homes and other heritage sites in all sectors of the Town. Where there is a demand for the conversion of old homes to higher-density residential or commercial uses, the municipality prefers that this conversion respect the character and architecture of the building and its neighbourhood. Where there is a concentration of older buildings, the Council may consider adopting a heritage preservation policy.

2) Moved by the Town Council to adopt a heritage preservation by-law as per the *Municipal Heritage Preservation Act* of New Brunswick, c. M-21.1.

2.15 Support for Development

Motions:

1) Moved by the Town Council to organize regular meetings with real estate developers, real estate agents and home builders to inform them about the scope of the Municipal By-laws, learn their concerns, identify barriers to development and encourage greater cooperation among stakeholders in the field.

2) Moved by the Town Council to prepare a residential development strategy, in consultation with stakeholders in the field, that could include initiatives like these: Town participation in home shows, brochures, tax exemptions, subsidies or another form of participation in the construction of new dwellings and other appropriate initiatives.

2.16 Integrated Development Zones

Motion:

1) Moved by the Town Council that, on the recommendation of the Development Commission, integrated development zones, that is, less-traditional development projects combining various types of housing, businesses or other uses, may be developed under sections 58 and 53 (3)b) or section 62 of the *Community Planning Act*. These developments will be considered favorably in relatively deep locations where net density could be increased through better integration of active and inactive recreation areas. The Development Commission shall assess the overall plans based on the pertinent provisions in the zoning by-law.

Part 3 – COMMERCIAL

Goal

1) To develop in Grand-Bouctouche conditions suitable for commercial development and make land available in appropriate spots to meet the commercial needs of Town residents and the surrounding population.

Declarations of principle

The Town Council espouses the principle of:

- 1) facilitating commercial development to provide opportunities for employment, shopping and delivery of services to the population;
- 2) encouraging intensification and improvement in the existing central commercial sector;
- 3) planning neighbourhood commercial developments to meet the needs of each neighbourhood unit;
- 4) allocating appropriate and safe locations to accommodate businesses mainly serving motorists and tourists;
- 5) allowing the development of home occupations or home businesses compatible with the residential environment.

3.1 Commercial Designation and Hierarchy

Motions:

- 1) Moved by the Town Council that the “commercial sector” as shown on the Future Land Use Map shall be for central, general and neighbourhood commercial uses or other types of general or specialized businesses that meet the declarations of principle and motions in this Municipal Plan and in the locations stipulated on the zoning map.
- 2) Moved by the Town Council to recognize on the Future Land Use Map, and as authorized uses on the zoning map, all uses legally zoned commercial before this plan was adopted.
- 3) Moved by the Town Council to examine the feasibility of extending the Business Improvement Area (BIA), as established under the New Brunswick *Business Improvement Areas Act* c B-10.2, to the west of Route 11 to include the businesses and industries located there.

3.2 Central Commercial

Preamble:

The central commercial sector is the heart of a community. It's where most services on which the community depends are found. Outsiders often identify a community with its business centre; it's the main image people hold of a community. It's also the dominant feature with which residents identify their community pride and culture.

The business centre of Grand-Bouctouche has been existence since the era of sailing ships and the railway. The concentration of businesses and community services has always been the gathering place for most community activities and should continue as such.

Motions:

- 1) Moved by the Town Council that commercial uses serving the whole municipality and region shall be located in the central commercial zone. This shall include businesses that buy and sell merchandise and services, hotels, entertainment venues, offices and studios, service shops, community services and institutions and high-density housing, so long as the principal use on street level is commercial.
- 2) Moved by the Town Council that maximum effort be made to encourage full and integrated development in the downtown so that it will continue to be the commercial crossroads for the town of Bouctouche and the region.
- 3) Moved by the Town Council to prepare a Downtown Development Plan for Grand-Bouctouche.
- 4) Moved by the Town Council to examine the feasibility of extending the Business Improvement Area (BIA).

3.3 General Commercial

Preamble:

The Town of Grand-Bouctouche intends to have only one commercial designation specific to these various types of use. Thus, there will be only one general commercial zone where the various large-scale commercial uses shall be located.

Motions:

- 1) Moved by the Town Council that general commercial uses shall be authorized on certain parts of the following roads: Route 134 (Acadie and Évangéline), 475, 505, 535 and Route 515 (Irving Boulevard), west of Route 11.
- 2) Moved by the Town Council that any request for a general commercial use anywhere else shall be considered only by an amendment to the zoning by-law, subject to the following:
 - a) appropriate access to the site from arterial and collector roads;
 - b) a large enough piece of land to meet the requirements for setbacks, margins, parking, loading and landscaping and other requirements of the zoning by-law;
 - c) consideration for protection of adjacent properties, by ensuring:
 - i) that a buffer zone including trees, bushes and hedges exists or can be created;
 - ii) that the building's surface area, style, use, signage and lighting are compatible with the neighbourhood; and
 - d) any other terms and conditions that the Town Council finds appropriate.

3.4 Neighbourhood Commercial

Motions:

- 1) Moved by the Town Council that businesses that mainly meet citizens' regular needs, such as: convenience stores, barbershops and beauty salons, video stores, dry cleaning depots, ATMs and other similar uses shall be located in the central commercial sector. Commercial uses on a larger scale should not be located in the Town's central sector, but rather in another commercial zone located on arterial and collector roads providing safe, appropriate access for a broader clientele.
- 2) Moved by the Town Council that any new application for a neighbourhood commercial use shall only be considered through an amendment to the zoning by-law, taking into consideration the following:
 - a) the surface area shall not exceed the maximum authorized by the zoning by-law;
 - b) the site shall give onto or have easy access to a collector route;
 - c) the land shall have a surface area sufficient for the requirements of setbacks, margins, parking, loading, landscaping and other requirements of the zoning by-law;
 - d) the protection of adjacent properties shall be ensured as follows:
 - i) a buffer zone including trees, bushes and hedges exists or may be developed;
 - ii) the surface area, style, use, signage and lighting of the building shall be compatible with the neighbourhood; and
 - e) all other terms and conditions that the Town Council deems appropriate.

3.5 Shopping Centre

Motions:

- 1) Moved by the Town Council that the existing shopping centre shall be designated as part of the general commercial sector.
- 2) Moved by the Town Council that any new application for a shopping centre shall be considered only through an amendment to the municipal plan and zoning by-law, subject to the following considerations:
 - a) the site shall give onto or have easy access to a collector route;
 - b) the land shall have a surface area sufficient for the requirements of setbacks, margins, parking, loading, landscaping and other requirements of the zoning by-law;
 - c) the protection of adjacent properties shall be ensured as follows:
 - i) a buffer zone including trees, bushes and hedges exists or may be developed;
 - ii) the surface area, style, use, signage and lighting of the building shall be compatible with the neighbourhood;
 - d) any potential impact on the environment shall be minimized; and
 - e) all other terms and conditions that the Town Council deems appropriate.

3.6 Home Occupation or Business

Motion:

Recognizing that information technology has made working from home more practical and that the Municipal Plan authorizes home occupations in residential sectors, moved by the Town Council to monitor the size of home occupations to encourage them to become true businesses in a suitable zone lending itself to the business' prosperity. The goal of this initiative shall be to protect the urban residential character. In residential rural sectors, RR; home occupations and businesses shall be encouraged.

3.7 Artisanal Industry

Motion:

Since small or home industries or businesses are common in the region, moved by the Town Council to allow such uses as secondary uses in suburban sectors of the Town of Grand-Bouctouche, subject to the terms and conditions in the zoning by-law.

3.8 Language of Signage

Enhancing Acadian culture and the use of the French language are important not only to strengthen residents' Acadian identity but also to strengthen the Town's Acadian tourist identity, anchored by the Pays de la Sagouine, along with residents' Acadian pride.

Declaration of principle

The Town Council espouses the principle of encouraging signage that highlights the Acadian identity and the use of the French language.

Motion:

Moved by the Town Council to encourage effective bilingual signage with French predominating inside the community to serve the local population and visitors alike.

Part 4 - INDUSTRIAL

Goal

To make available land suitable for industrial development, located so as to attract industries and minimize its impact on residential sectors and the environment.

Declarations of principle

The Town Council espouses the principle of,

- 1) accommodating various types of light industries and businesses in an industrial park (or business park);
- 2) ensuring that users of the industrial park have easy and safe access to the highway;
- 3) ensuring the health of the environment by providing services to the industrial park;
- 4) working with regional and provincial agencies to develop the Town's industrial base.

4.1 Industrial Designation

Motion:

- 1) Moved by the Town Council that the "industrial sector" as shown on the Future Land Use Map shall be the location for industrial uses and that future industrial development shall be steered to this industrial sector.
- 2) Moved by the Town Council that any new application to designate other industrial sectors shall take place solely via an amendment to the Municipal Plan.

4.2 Industrial Development Strategy

Motion:

- 1) Moved by the Town Council to draft an industrial development strategy that shall include the following:
 - a) the industrial park shall be considered in any pertinent economic development initiative;
 - b) easy access from the industrial park to Highway 11 and other means of transportation;
 - c) easy access to sewer, electricity, high-speed internet and other necessary services;
 - d) the most appropriate types of uses for the industrial park;
 - e) respect for the pertinent provisions and intentions of the Green Plan; and
 - f) improving the esthetics of the current park and future developments.
 - g) strategically encouraging and promoting industrial activity not present in the existing business park.

Part 5 – RECREATION, CULTURE AND TOURISM

Goal

- 1) To provide a broad range of recreational and cultural services and open spaces to meet the needs of all sectors of the Town, especially different age groups; and
- 2) to protect and highlight natural and built attractions for the benefit of residents and visitors and for tourism development in the Town.

Declarations of principle

The Town Council espouses the principle of,

- 1) supporting the installation of a variety of recreational facilities meeting the needs of residents of each neighbourhood and the entire Town;
- 2) maintaining and improving recreational facilities deemed to be important as part of a planning and streamlining exercise;
- 3) providing and protecting open spaces and natural spaces for the good of residents and visitors;
- 4) supporting community uses of school facilities;
- 5) supporting community groups in the development, expansion and promotion of community assets with potential for recreation or tourism including heritage and cultural resources, such as: rivers, wharfs, recreational trails, historic sites, fragile environmental sectors; and
- 6) supporting and collaborating in the development and promotion of its tourist attractions;
- 7) supporting and encouraging the development of trails for the benefit of residents and visitors.

5.1 Recreation

5.1.1 Designation of Recreational Land

Motion:

- 1) Moved by the Town Council that public land that constitute parks and land or has potential for these types of use shall be designated “parks/recreation sector” on the Future Land Use Map. In this sector, moved by the Town Council to develop and manage playgrounds, sports fields and open spaces.

5.1.2 Land for Public Purposes

Declarations of principle

The Town Council espouses the principle of obtaining and keeping certain land for municipal purposes in order to meet the objectives in this Municipal Plan.

Motions:

1) Moved by the Town Council, in accordance with its subdivision by-law and with paragraph 75(1)f) of the *Community Planning Act*, that any subdivision that proposes to create a public street shall put aside ten percent (10%) of the area of the subdivision, to the exclusion of land assigned as public streets when the plan is filed at the registry office. When public use of the land is impractical, the Town Council shall require under paragraph 75(1)g) payment to the municipality of a sum representing eight percent (8%) of the market value of the land in the subdivision at the date when the subdivision plan is presented for approval, excluding land indicated as streets to be designated as public.

2) Moved by the Town Council that when it considers divesting itself of land thus obtained as land for public services, it shall consider whether this land may have a current or future use as recreational land.

3) Moved that the Town Council may acquire, accept as a donation or otherwise acquire land in order to meet the objectives of this development plan.

5.1.3 Recreational Trails

Motion:

1) Moved by the Town Council to encourage and promote on public and private land the development of a network of recreational trails that can be used for walking, cycling, hiking, snowshoeing, horseback riding, cross-country skiing, snowmobiling and ATVs.

2) Moved by the Town Council to continue to develop the trail system by integrating other trails into the current network.

5.1.4 Recreational Needs of Groups with Special Needs

Motions:

1) Moved by the Town Council to take into account the recreational needs of groups with special needs, such as people with special needs or inabilities and seniors. As the population ages, there is an increasing need for spaces for passive recreation, as well as for walkable spaces and areas to accommodate certain activities popular with seniors.

2) Moved by the Town Council to take into account the specific needs for accessibility of seniors and of people with special needs or inabilities in new constructions of or renovations to recreational facilities. These measures may include wheelchair ramps and wider entrance doors and washroom doors.

5.1.5 Open Spaces

Motion:

1) Moved by the Town Council that the “protection sector” as shown on the Future Land Use Map shall be mainly reserved for passive recreational use or shall be left intact to fulfill its natural function and preserve its esthetics. In certain cases, this sector may be used for limited recreational uses or for a tourism use. Floodplains, coastline, river banks and other locations with a fragile environment are suitable for this sector.

The Town Council may limit development in these sectors by:

- a) zoning the sector “open space”;
- b) using section 62 of the *Community Planning Act*, which allows the Commission to use the zoning by-law to prohibit erection of a building or structure on any location that is marshy, subject to flooding, excessively steep or unsuitable in any other way for the purposes proposed because of the nature of the soil or the topography;
- c) purchase or other form of agreement with the owner; or
- d) obtaining the property as land for public purposes under the provisions of the subdivision by-law.

5.2 Tourism and Culture

Community recreational spaces may attract tourists and conversely most tourist sites wouldn't be viable if they were not frequented by residents of the Town and the surrounding population. Environmental, cultural and historical resources attract the local population as much as they do outside visitors.

Motion:

1) Moved by the Town Council to encourage and support tourism, cultural and historical projects, organizations and facilities, especially:

- a) Pays de la Sagouine,
- b) Kent Museum,
- c) Shellfish Festival,
- d) Kent South Cultural Centre
- e) Irving Eco-Centre – Bouctouche Dune
- f) Visitor Information Centre,
- g) Marina,
- h) Irving arboretum,
- i) Irving monument,
- j) Rotary Park,
- k) Farmers' Market, and
- l) other similar projects.

Part 6 – COMMUNITY FACILITIES AND SERVICES

Goal

This section contains policies on community facilities and services. The installation of school, healthcare and religious facilities under other jurisdictions shall not be subject to specific policies.

Declarations of principle

The Town Council espouses the principle of encouraging clustering of community facilities. Educational, school, cultural, social services and health care facilities and other government services should be clustered together to the extent possible.

6.1 Community Services Designation

Motions:

- 1) Moved by the Town Council that the “community services sector” as shown on the Future Land Use Map shall be mainly reserved for school, medical and religious facilities and for government Departments and agencies and other institutions defined in the zoning by-law.
- 2) Moved by the Town Council that no new “community services” zone shall be considered except by an amendment to the Municipal Plan and taking into consideration these conditions:
 - a) the site is near an arterial or collector street;
 - b) required pedestrian access is provided;
 - c) an adequate buffer zone as required by the zoning by-law is provided to protect adjacent residential uses; and
 - d) adequate off-site parking as required by the zoning by-law is provided.

6.2 Fire Protection

Declarations of principle

The Town Council espouses the principle of protecting the population and the built environment from fire.

Motions:

- 1) Moved by the Town Council to provide the needed fire protection equipment to protect the lives and property of residents, occupants and visitors to the Town.

2) Moved by the Town Council to maintain water mains ensuring optimum fire protection.

6.3 Police Protection

Declarations of principle

The Town Council espouses the principle of protecting the population and the built environment from illegal acts.

Motions:

1) Moved by the Town Council to maintain a contract for police protection to protect the lives and property of residents, occupants and visitors to the Town.

6.4 Public Works

Declarations of principle

The Town Council espouses the principle of,

- 1) continuing to improve local and provincial streets in collaboration with the Province within Town borders; and
- 2) ensuring that all municipal buildings and properties are maintained in a safe and esthetic condition.

Motions:

- 1) Moved by the Town Council to include in the Municipal Five-Year Plan improvements to Town streets.
- 2) Moved by the Town Council to communicate regularly to the Department of Transportation the needs for maintenance and improvement of provincial roads and to submit a five-year plan to that effect.
- 3) Moved by the Town Council to constantly maintain and improve the municipality's buildings and properties and to become a model for the quality of its maintenance and landscaping.

6.5 Cemeteries and Crematoria

Declarations of principle

The Town Council espouses the principle of limiting the undue expansion of spaces reserved for cemeteries.

Motion:

1) Moved by the Town Council to permit cemeteries and crematoria in the “community services sector”.

Part 7 – RURAL RESIDENTIAL

Goal

To allow development of natural resources and rural uses while foreseeing increased urbanization.

Declarations of principle

The Town Council espouses the principle of

- 1) conserving some land with a rural potential or assignment for uses such as: agriculture, forestry and fisheries support;
- 2) encouraging sustainable development practices;
- 3) minimizing conflicts between urban and rural uses; and
- 4) being flexible in allowing certain home-based commercial or industrial uses in a “rural sector”.

7.1 Rural Designation

Motion:

1) Moved by the Town Council that part of the “residential sector”, as shown on the Future Land Use Map, especially locations without municipal services, be established to recognize existing rural uses in this sector and zoned “rural residential” in the zoning by-law.

7.2 Agriculture Use

Although forested land represents the largest natural resource by area in the community of Grand-Bouctouche, the agricultural activities carried out since the first settlements in the region remain a significant factor in land use. Particularly now when local products and small and medium-sized farms reinforce current trends relating to food and food security, they have to be taken into account. Farmland is not used as much as in the past and agricultural activities are experiencing a marked slowdown, but this land must remain in place now and in future. According to mapping and the Canada Land Inventory (CLI), the agricultural land in the region is not the most suitable for agriculture, but it can still be used for certain crops.

Principle:

The Town Council espouses the principle of supporting initiatives to preserve and optimize existing agricultural land in the municipality of Grand-Bouctouche.

The Town Council espouses the principle of encouraging community gardens and continuing existing educational efforts on this theme by the Kent RSC.

The Town Council espouses the principle of highlighting opportunities to develop local products and value-added products.

The Town Council espouses the principle of encouraging agricultural activities in suitable areas in order to avoid adverse effects on the character of residential zones and conflicts over incompatible uses.

Motion:

Moved by the Town Council to consider the Canada Land Inventory, the cartography of Agriculture and Agri-Food Canada's CLI and provincial Farm Land Identification Program (FLIP) inventory to determine the best options for the use of agricultural land.

Moved by the Town Council to establish measures such as setback margins when agriculture uses are located near residential uses, watercourses and any other bodies of water or ecologically sensitive zones to protect them from the adjacent agriculture use.

Moved by the Town Council to control the removal of topsoil.

Moved by the Town Council that agricultural activities, including raising poultry and fur-bearing animals, shall be considered solely under section 53 of the *Community Planning Act*.

7.3 Forestry Use

Motions:

- 1) Moved by the Town Council to implement green plan strategies.
- 2) Moved by the Town Council to encourage the planting of trees and selective cutting of trees as authorized uses in the "rural residential zone".

7.4 Fishery Use

Motion:

1) Moved by the Town Council to make storage of fishing gear a permitted use in the “rural residential zone and aquaculture zone”.

7.5 Aggregate Extraction

Motion:

1) Moved by the Town Council that aggregate extraction shall not be encouraged in the municipality except in rural sectors of the municipality and as provided in the zoning by-law.

7.6 Urban Uses

Motion:

1) Moved by the Town Council that so-called urban uses such as: residences, mobile home parks, recreational parks, home occupations and businesses, artisanal industries and community uses, as provided in the zoning by-law, may be located in the “rural residential zone”.

Part 8 – TRANSPORTATION

The Town of Grand-Bouctouche depends mainly on the road system for transportation. The train has disappeared and the closest airport is the Greater Moncton International Airport less than 50 km away. The wharfs and marina are used mainly by the fishery, pleasure boaters and tourists.

Goal

- 1) To allow safe and efficient utilization of the road system inside and outside the Town.
- 2) To support maritime transportation and regional bus transportation for the benefit of the Town’s residents and businesses.

Declarations of principle

The Town Council espouses the principle of:

- 1) ensuring that all future streets are designed and built following the relevant standards of the Transportation Association of Canada and the specifications and standards of Grand-Bouctouche;
- 2) continuing to encourage the Department of Transportation to maintain and improve provincial roads in the best conditions possible so that vehicles and pedestrians can move around efficiently and safely in the municipality;
- 3) maintaining and improving municipal streets to allow efficient movements, keeping surfaces in good conditions, ensuring good drainage and maintaining safety;
- 4) maintaining a system of collector roads to facilitate an efficient and safe connection between arterial roads and local streets;
- 5) offering efficient and safe means of getting around for pedestrians and cyclists; and
- 6) ensuring the development of sufficient parking spaces and loading and unloading areas in the appropriate places.

8.1 Hierarchy and Standards for Streets

Declarations of principle

The Town Council espouses the principle of dividing the Town's streets into three categories: arterial, collector and local.

Motions:

- 1) Moved by the Town Council that the following shall be an arterial road:
 - Route 11
- 2) Moved by the Town Council that that the following shall be collector roads:
 - Route 134
 - Route 475
 - Route 515
 - Route 535
 - Route 505
 - Route 115

- Saint Joseph Road
- Kanalfarkt Road

3) Moved by the Town Council that the other roads and streets in the municipality shall be local streets.

4) Moved by the Town Council that the zoning by-law shall require a larger setback on arterial and collector roads than on local streets (except in the downtown).

5) Moved by the Town Council that streets in the commercial or industrial sectors shall meet appropriate construction standards.

8.2 Maintenance of Provincial Roads

Motion:

1) Moved by the Town Council to continue the dialogue with the Department of Transportation relating to improvements, maintenance and other issues concerning provincial roads.

8.3 Maintenance of Local Streets

Motion:

1) Moved by the Town Council to continue planning ongoing improvement of local streets. These improvements shall be coordinated with new facilities and improvements to the water main, sanitary sewer and storm drain systems.

8.4 Pedestrians and cyclists

Motions:

1) Moved by the Town Council to provide sidewalks according to its financial means and the opportunities that arise, such as improvements to streets or water mains and sewer systems. Priority shall be given to sectors that are completely built up and where community and tourist facilities (schools, churches, parks, public venues, marina, ...) or businesses are found.

2) Moved by the Town Council to encourage and support the development of recreational trails between the various wards in the Town.

3) Moved by the Town Council to consider needs for sidewalks and recreational trails in the subdivision approval process.

4) Moved by the Town Council to provide crosswalks at appropriate places to ensure safe access to schools, public buildings and businesses.

8.5 Parking and Loading Areas

Motion:

1) Moved by the Town Council to require parking spaces and loading and unloading areas as stipulated in the zoning by-law.

8.6 Bus Service

Motion:

1) Moved by the Town Council to encourage, support and promote an improved and extended inter-municipal and inter-provincial bus transportation service for passengers and merchandise.

2) Moved by the Town Council to encourage all forms of shared transportation within and outside of the municipality.

Part 9 – MUNICIPAL SERVICES

Goal

To provide all Town residents with effective, economical and safe water, sanitary sewer and storm drain services logically and sequentially.

Declarations of principle

The Town Council espouses the principle of:

1) providing a drinking water supply and distribution system in sufficient quantity and of sufficient quality to meet the Town's domestic and fire prevention needs;

2) providing a wastewater collection and treatment system while protecting the natural quality of the water at the discharge point for treated wastewater;

3) ensuring, for the development of sectors without municipal services, that water supply and wastewater treatment meet the standards of the Department of the Environment and the Department of Health; and

4) developing, as new subdivisions are developed and new streets are built, an improved system to manage rainwater and drain surface water.

9.1 Wastewater

Motions:

- 1) Moved by the Town Council to plan investments in the sanitary sewer system based on the priority development sectors identified in Part Two of this Municipal Plan.
- 2) Moved by the Town Council to maintain the sanitary sewer system properly so that it operates efficiently.
- 3) Moved by the Town Council to continue efforts to eliminate infiltrations and leaks in the sanitary sewer system.
- 4) Moved by the Town Council to monitor the capacities of pumping stations and increase them as needed to ensure optimal efficiency of the sanitary sewer system.

9.2 Water Mains

Motions:

- 1) Moved by the Town Council to plan investments in the water system based on the priority development sectors identified in Part Two of this Municipal Plan.
- 2) Moved by the Town Council to continuously assess its wells and explore the location of potential wells in order to ensure a sufficient supply of drinking water.

9.3 Storm Drains

Motions:

- 1) Moved by the Town Council to plan investments in the storm drain system based on the priority development sectors identified in Part Two of this Municipal Plan.
- 2) Moved by the Town Council to audit its surface drainage system in order to identify gaps and potential improvements.

3) Moved by the Town Council that the Commission shall have in its possession a letter from the Town of Grand-Bouctouche indicating that an agreement on surface drainage has been signed between the developer and the Town before approving a subdivision plan.

4) Moved by the Town Council that the municipality shall request owners to present a drainage plan before a development permit is issued.

9.4 Sectors Not Served by the Municipality

Motions:

1) Moved by the Town Council that any application for a construction permit or development permit, and any subdivision project in a sector not served by the municipality that requires individual wells and septic tanks, shall first obtain, when necessary, the required approvals from the Department of the Environment (environmental impact studies, watercourse modification or wetland modification, ...) and the Department of Health (septic tanks).

2) Moved by the Town Council, when a development, structure or subdivision is proposed in a sector that may someday be served by municipal services, to encourage construction of the buildings in a front corner of the lot or locating the buildings otherwise to encourage efficiency when the municipal services are installed.

3) Moved by the Town Council to encourage grouping residences together in sectors not served by the municipality. Such groupings are possible with a shared septic tank approved by the Department of Health or another treatment system approved by the Department of the Environment. Grouping residences together allows for a higher density of residences while preserving open spaces.

4) Moved by the Town Council to encourage residents with individual wells to have their water quality checked regularly, as per the Guidelines for Canadian Drinking Water Quality.

Part 10 – ENVIRONMENT

Grand-Bouctouche is the first municipality in New Brunswick to have its own green plan and is the birthplace of the innovative eco-certification program recognizing the excellence of tourism businesses in southeastern New Brunswick. The municipality of Grand-Bouctouche continues to position itself as a model coastal region. Obviously, in Grand-Bouctouche the quality of the environment and access to nature are primordial.

Goal

To promote a dynamic future that respects the environment and a quality of life for our citizens living in harmony with nature.

Declarations of principle

The Town Council espouses the principle of:

- 1) conserving and improving the natural and built environments;
- 2) protecting water resources in the water table;
- 3) collecting and disposing of solid waste and transporting, using and storing hazardous material;
- 4) protecting and improving fragile environments, such as: the shoreline, beaches, dunes, wetlands, floodplains, watercourses and other places with sensitive flora or fauna;
- 5) encouraging energy conservation;
- 6) protecting and improving the Town's esthetics;
- 7) the provincial and federal governments having regulations in place, for instance requiring an impact study for wind turbine projects;
- 8) recognizing that wind energy is a green energy and encouraging its use where appropriate. The municipality considers electricity from wind to be a clean, reliable, efficient energy source;
- 9) developing a wind turbine or wind farm that doesn't endanger citizens' health, and
- 10) ensuring that environmental concerns are taken into consideration during the siting, erection, construction or refurbishment of a wind turbine or wind farm and other similar structures in the community.

10.1 Water Table

The Town of Grand-Bouctouche gets its drinking water from three wells in the Town. Practising and executing the criteria mandated by the wellfield protection study is always a community priority.

Motions:

- 1) To protect the water table from all forms of contaminations, moved by the Town Council to continue the process of designating protected wellfields around the wellheads.
- 2) Moved by the Town Council that any subdivision project proposing 10 lots or more (9 lots plus remnant land) with private individual wells shall be subject to a water supply assessment by a hydrologist or professional engineer to certify water quantity and quality.

10.2 Solid Waste Collection and Disposal

Motion:

- 1) Moved by the Town Council to continue its contracts for solid waste collection, recycling, composting and disposal in collaboration with the appropriate stakeholders.

10.3 Protection of Sensitive Areas

Motions:

- 1) Moved by the Town Council to include watercourses and wetlands in the “protection sector”.
- 2) Moved by the Town Council that no one shall erect a building or structure or undertake a development within 30 metres of a watercourse or wetland without previously obtaining a permit under the Watercourse and Wetland Alteration Regulation.
- 3) Moved by the Town Council that for any property located wholly or partly within 30 metres of the shoreline of a coastal feature, watercourse, wetland or floodplain, the Town Council shall consider one, some or none of the following actions:
 - 1) zoning this property “protection space” in the zoning by-law;
 - 2) as authorized under paragraph 53(2)h) of the *Community Planning Act*, prohibiting the erection of a building or structure anywhere that it could normally be authorized by the zoning by-law when the Commission deems that this location is marshy, subject to flooding, excessively steep or unsuitable in any other way for the purposes proposed, because of the nature of the soil or topography;

- 3) purchasing or negotiating an agreement with the owner;
- 4) obtaining the property as land for public purposes when the property is subdivided.

10.4 Esthetics and Landscaping

Motion:

- 1) Moved by the Town Council to protect and improve the appearance of the landscape and general esthetics of the Town by the following measures:
 - a) conserving wetlands, marshes, floodplains and other fragile places;
 - b) protecting existing trees and bushes and having a program of planting trees on the rights-of-way of streets, roads and other public places;
 - c) keeping buildings in good repair and ensuring the highest quality of ecological landscaping municipal properties;
 - d) encouraging good maintenance and ongoing ecological improvement of commercial properties and other visible places;
 - e) encouraging good maintenance and ongoing ecological improvement of industrial, community and residential properties;
 - f) having limited and standardized signs for municipal facilities, the downtown and tourist destinations;
 - g) establishing standards for signage in the zoning by-law; and
 - h) requiring in the zoning by-law buffer zones (trees and bushes, fences, walls and other architectural screens) around commercial uses, industrial uses, parking lots and other locations and buildings that are less esthetically pleasing.

10.5 Energy Conservation

Declaration of principle

The Town Council espouses the principle of assisting citizens to make the right choices on energy matters and of facilitating the transition to energy conservation.

Motions:

- 1) Moved by the Town Council to encourage conservation by measures such as: integration of renewable energies, more compact and efficient development, ensuring energy efficiency in municipal buildings, especially by using the LEED (Leadership in Energy and Environmental Design) system and other similar measures.
- 2) Moved by the Town Council to encourage residents and businesses in the Town to better insulate their buildings and increase their energy performance.

10.6 Wind, Biomass, Solar and Other Energy

Motions:

1. Moved that developers of wind turbines, wind farms, biomass facilities and other similar structures, whether new or modified, shall obtain a construction and development permit.
2. Moved that the development of a wind turbine, wind farm, biomass facility and other similar structure shall be considered only under section 59 of the *Community Planning Act*.
3. Moved that when the development of a wind turbine, wind farm, biomass facility and other similar structure, whether new or modified, is considered under section 59 of the *Community Planning Act*, the following considerations shall be taken into account to impose appropriate terms and conditions:
 - a) consider local concerns;
 - b) plan systems with a regional perspective;
 - c) site the wind turbine or wind farm and other similar structures near existing transmission lines;
 - d) site the wind turbine or wind farm and other similar structures near communication towers or other existing structures, to the extent that they do not cause electronic, magnetic or other interference with these communication facilities;
 - e) respect aeronautical safety;

- f) limit the noise from and visual impact of such facilities;
- g) consider the compatibility of a wind turbine, wind farm, biomass facility and other similar structures with existing land uses;
- h) avoid ecologically sensitive zones, especially migration corridors and bird nesting sites;
- i) consider burying transmission lines where appropriate;
- j) respect cultural heritage;
- k) access to the site shall be restricted and bear appropriate signage; and
- l) remove any related infrastructure abandoned for more than twelve consecutive months.

10.7 Water Conservation

Our community's future depends on our capacity to ensure the availability of drinking water for coming generations. Water conservation is one of the best-assured and least expensive ways of reaching this objective.

Declaration of principle

The Town Council espouses the principle of encouraging water conservation and judicious use.

Motions:

Moved by the Town Council to establish water conservation incentives, such as:

- 1) promotion, encouragement or subsidies to replace outdated appliances, for household renovations and to convert traditional toilets to more economical ones, and
- 2) adoption of by-laws to limit water consumption during periods of drought.

10.8 Coastline Protection

The municipality recognizes the importance of coastlines for the fishery, commerce and recreation, as well as its exceptional contribution to the quality of the environment in the Town of Grand-Bouctouche. Coastal activities and views of the sea and watercourses are among the community's main assets for development. The municipality also recognizes that the coastal environment is constantly evolving and that climate change risks accelerating the process of coastline erosion.

Declaration of principle

The Town Council espouses the principle of favoring maintaining of the environmental integrity of coastlines. Coastline features, such as dunes, salt marshes and beaches, must be protected.

Motions:

- 1) Moved by the Town Council that any development that affects coastline features shall be subject to an environmental assessment to ensure that it does not have any negative effects on coastline features.
- 2) Moved by the Town Council that appropriate access to coastlines shall be guaranteed for public purposes.

Part 11 – IMPLEMENTATION

As per section 27 in the *Community Planning Act*, the adoption of a Municipal Plan does not commit the municipality of Grand-Bouctouche or the Province to implementing any motion suggested or outlined therein. However, the adoption of this Municipal Plan shall prevent undertaking any development that is contrary to or inconsistent with any motion or declaration of principles so suggested or presented, in the case of the municipality of Grand-Bouctouche, or in the case of the Province or an individual, any motion so suggested or presented

Those measures available to the Town Council, besides those mentioned in this Municipal Plan, may include administrative procedures or projects to implement the Municipal Plan.

This Municipal Plan and the *Community Planning Act* grant specific powers and responsibilities to the Town Council and the Regional Service Commission to administer and implement the Municipal Plan. Thus, the Town Council intends to solicit ongoing support from the Regional Service Commission, as well as from other agencies and committees as needed.

As per section 29 of the *Community Planning Act*, a Municipal Plan may call for the drafting and adoption, through a by-law, of a Secondary Municipal Plan applicable, as an integral part of the Municipal Plan, to one or more identified sectors of the municipality.

Goal

To ensure that any future developments respect the Municipal Plan.

Declarations of principle

The Town Council espouses the principles of:

- 1) adopting and implementing by-laws to apply this Municipal Plan;
- 2) encouraging private development that respects this Municipal Plan; and
- 3) encouraging public participation in implementing this Municipal Plan.

11.1 Municipal Administration

Motions:

- 1) Moved by the Town Council, in order to implement this Municipal Plan, that the zoning, subdivision and construction by-laws, and any others as needed, be modified to respect the general intentions of the Municipal Plan.
- 2) Moved by the Town Council to recognize and encourage residents' and developers' legitimate aspirations for development, inasmuch as they respect the general intentions, principles and motions in this Municipal Plan.
- 3) Moved by the Town Council to take all opportunities to inform the public and solicit residents' participation on issues related to planning and development in their community. Consultations shall take place on the adoption of or amendments to this Municipal Plan and to the by-laws arising therefrom.
- 4) Moved by the Town Council to consider the following measures in administering the Municipal Plan:
 - a) by reviewing the Municipal Plan no more than ten years after the effective date of the by-law, as required by section 32 of the *Community Planning Act* or as the needs and opportunities present themselves;
 - b) by keeping the land use map updated, with the help of the register of construction permits and development permits, and examining amendments to the zoning by-law; and
 - c) by ensuring that all opportunities are taken to inform the public and solicit resident participation.

11.2 Municipal By-laws

Motions:

ZONING

1) Moved by the Town Council to update the zoning by-law to be compatible with the Municipal Plan. The objectives of zoning are to protect existing uses from the possible effects of incompatible development and to serve as a tool to steer development in the direction called for in the Municipal Plan.

2) Moved by the Town Council that amendments to the zoning by-law shall take into account the following statements:

a) the amendment shall be in agreement with the intentions of this Municipal Plan and other Municipal By-laws;

b) the motion shall be compatible with the Town's financial capacities to absorb the costs related to the project (ex.: street extension, improved municipal services, ...);

c) municipal water and sewer lines, or private wastewater evacuation systems and private wells, shall be adequate to accommodate the planned development;

d) school, recreational and other community service facilities shall be adequate;

e) streets to access the site and neighbouring roads shall be adequate;

f) the potential for contaminating watercourses or the water table, or for any form of pollution or environmental damage, shall be considered;

g) the potential impact on historic sites or buildings shall be considered; and

h) linear or dispersed development shall be avoided in order to encourage compact continuous development.

SUBDIVISION

3) Moved by the Town Council to update the subdivision by-law to be compatible with the Municipal Plan. The subdivision by-law shall contain standards for the construction of streets and municipal services and provisions relating to land for public purposes.

CONSTRUCTION

4) Moved by the Town Council to update the construction by-law to be compatible with the Municipal Plan. The construction by-law shall contain standards for the construction, erection, location, amendment or relocation of a building or a structure on a lot.

11.3 Equipment and Infrastructure Five-Year Budget

Motions:

Moved by the Town Council to review annually the Equipment and Infrastructure Five-Year Budget, considering the development priorities in this Municipal Plan and the Town’s financial capacities.

The main expenses for the next five years are indicated in this table:

Table of Five-Year Equipment Expenses

Projects	2024	2025	2026	2027	2028	Total
Trail/floating wharf	\$50,000					\$50,000
Repairs to Forum	\$100,000					\$100,000
Repairs to J.K. Irving Centre	\$150,000	\$150,000				\$300,000
Repairs to Cultural Centre		\$3,500,000				\$3,500,000
Road repair		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000
Water and sewer infrastructure		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000
Development of Rotary Park		\$1,200,000				\$1,200,000
New fire hall	\$4,800,000	\$250,000				\$5,050,000
Subtotal	\$5,100,000	\$7,100,000	\$2,000,000	\$2,000,000	\$2,000,000	\$18,200,000

NOTE: This is a translation of the French document entitled “Arrêté adoptant le Plan municipal de la Ville de Grand-Bouctouche”. In the case of discrepancies between the two documents, the French version shall prevail.

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