



Grand Bay-Westfield

NEIGHBOURS BY NATURE

Municipal Plan By-law No. PD-008

October 3, 2023

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SECTION 1: ADMINISTRATION

This Municipal Plan has been prepared in accordance with the New Brunswick *Community Planning Act*, SNB 2017, c. 19 (the "CPA"). The CPA requires municipalities to prepare a Municipal Plan to guide decisions affecting land use. Section 27 of the CPA explains that the adoption of a Municipal Plan does not commit a municipality or the Province to undertake a proposal outlined in the plan but prevents the undertaking of a development in any manner inconsistent with a proposal or policy outlined or suggested in the Municipal Plan.

A Municipal Plan is a living document and may be amended from time to time as determined to be appropriate by Town Council. The Municipal Plan is implemented through actioning the policies that lie within and through the Zoning and Subdivision Bylaws. Should a conflict exist between the Municipal Plan and the Zoning or Subdivision Bylaw, the Municipal Plan prevails.

1.1 MUNICIPAL BOUNDARY CHANGE

The municipal boundary of the Town of Grand Bay-Westfield was expanded on January 1, 2023, as a result of the Province of New Brunswick's Local Governance Reform initiative. The Town's Municipal Plan was amended to provide for the updated municipal boundary and to ensure appropriate consideration of the new extents of the Town. Text amendments are noted throughout this document by the following subscript: October, 2023

SECTION 2: INTRODUCTION

2.1 PREFACE

The following document represents an extensive review and update of the Town of Grand Bay-Westfield's (the Town) 2019 Municipal Plan. The Municipal Plan (the Plan) that follows is the culmination of extensive public and stakeholder engagement, best practice review, and conditions analysis. The results are a guiding policy document which will enable Council to make sound and representative decisions affecting development and growth in the Town over the next 10 years.

2.2 HOW TO READ THE PLAN

The Plan can be read in sequential order, from start to finish or readers can seek out information by section. The Plan is presented in the following sections for ease of reading:

Section 1: Administration

This section explains the legislative framework which requires the Town to have a Municipal Plan and the sections under which the Plan is adopted.

Section 2: Introduction

This section provides an explanation of the Plan process including engagement results. The Town's vision is articulated followed by the objectives by which the Town Council intends to achieve the vision.

Section 3: Land Use

This section presents the Town's land use designations and explains the intent behind each designation. Intensification areas are introduced in this section as an additional implementation tool for Council to encourage the type of development that will realize the community's vision.

Sections 4 - 13: General Policy Sections

These sections provide broad direction for key areas of interest to the Town. Housing, commercial and industrial development, recreation, climate change adaptation, land use in rural areas, and culture are among the topics addressed in these sections.

Section 14: Implementation

This section provides the framework by which the Plan will be enforced. Direction is provided to keep the Plan up to date and encourage adherence to the Plan over time.

Section 15: Capital Budget

A template is provided for integrating the Plan into Capital Budget development.

2.3 ENGAGEMENT RESULTS

Community engagement took place between June and December of 2019. The Town used online surveys, social media, public open houses, and focus groups to reach residents, business and property owners, and other stakeholders. An analysis of the feedback received led to the identification of the following key interest points which provide the foundation of this Plan.

1. The desire for more permissive residential land uses to allow for a diversity of housing typologies to respond to changing demographics;
2. The desire to increase the provision of goods and services through incentives and permissive commercial and mixed land use policies in the areas serviced by Colonel Nase Boulevard;
3. The desire to be more permissive to land uses, such as home occupations, agricultural, and forestry uses, that are appropriate for larger rural lots, in unserviced residential areas;
4. The desire to increase the resiliency of the community to the effects of our changing climate;
5. The desire to increase the provision of passive recreational uses, such as parks, trails and open spaces;
6. To address street hierarchy and street development standards through the Town; and
7. To allow recreational land uses in the unserviced areas of the Town, particularly west of Highway 7, including un-serviced seasonal dwellings.

October, 2023

2.4 ENGAGEMENT RESULTS: MUNICIPAL BOUNDARY CHANGE

The Town undertook community engagement as part of the Municipal Plan amendment that was initiated as part of the Municipal Boundary change resulting from the Province's Local Governance Reform initiative. This round of community engagement took place between February 3 and March 6, 2023 and included an online survey and public open house. The community engagement activities sought to understand and quantify any changes in the community's values or priorities. Key interest points raised from this round of engagement included:

1. Housing affordability and accessibility;
2. Access to employment opportunities; and

3. Maintaining rural character. October, 2023

2.5 MUNICIPAL PLAN VISION

A direction for the Town's approach to fostering community and managing land use was created using the public feedback collected throughout the engagement phase of this Plan. The Town's Municipal Plan vision has been created in tandem with the Town's overall vision; ensuring focused intent on providing a good quality of life for residents and a positive environment for business, are consistent priorities throughout the Town's strategic documents.

The Town's vision and intention for this Plan is: *A welcoming place for all to live, grow and thrive.*

2.6 PLAN OBJECTIVES

A series of objectives were developed to achieve the Town's vision. These objectives act as guiding principles for the Plan. They articulate the steps that, if accomplished collectively, will create the Town described in the vision above.

The objectives of this Plan are:

1. To encourage land use density in areas with municipal services;
2. To provide opportunity for dense, mixed-use development in appropriate areas;
3. To encourage a thoughtful and contextually appropriate mix of housing types throughout the Town that provides for a broader range of the population, including seniors, renters, and young families;
4. To provide a framework for adapting to a changing climate and conserving environmentally sensitive and valuable lands;
5. To provide strategic direction for highway commercial and industrial development;
6. To support the development of recreation facilities, and public open spaces, that will meet the needs of current and future residents;
7. To provide adequate services to promote growth in the Town; and
8. To provide the framework for the efficient movement of people, goods, and services through the Town.

SECTION 3: LAND USE

The following sub-sections detail the use of lands within the Town including projected future land use.

The land use designations within the Town delineated on the Future Land Use Map in Schedule A are:

- Stable Residential
- Rural Residential
- Commercial Corridor
- Mixed Commercial
- Rural
- Industry
- Environmental Protection
- Parks, Recreation, and Open Space

Residential, Commercial, and Industrial Intensification Areas are introduced to incentivize development in areas with infrastructure supportive of targeted growth. Residential Intensification Areas delineate serviced lands with significant opportunities for infill development and an increased diversity of housing types. Commercial Intensification Areas focus on increasing commercial and mixed-use development in areas like Colonel Nase Boulevard. Industrial Intensification Areas target underutilized lands appropriate for industrial development, including resource development, light industrial uses, processing, and manufacturing. Together, these intensification areas will push the Town towards sustainable growth over the lifetime of the Plan.

3.1 FUTURE LAND USE

Defining Future Land Uses for all lands in the Town that responds to the Community's desired vision adds clarity to developers, property owners, residents, business owners and potential investors. The Town's Future Land Uses are provided through land use designations within the Future Land Use Map (Schedule A). The Future Land Use Map provides a reasonable framework for how the Town will grow and evolve throughout the lifetime of the Plan.

LU 1: Council shall adopt the Future Land Use Map (Schedule A) to direct future development that supports the Town's vision for the community.

LU-2: Council shall consider schools, churches, and other community use facilities as appropriate in any land use designation and shall provide for their appropriate siting through provisions in the Zoning Bylaw.

3.2 INTENSIFICATION AREAS

Intensification areas maximize the use of existing services and create a foundation for sustainable growth. The intensification areas serve to direct new development to targeted areas where existing infrastructure can support increased development.

LU-3: Council shall adopt the Future Land Use Map (Schedule A) which includes the Intensification Areas to guide sustainable growth within the Town.

3.2.1 Residential Intensification Areas

The Residential Intensification Areas were chosen based on where the pockets of serviced residential development currently exist within the Town. These areas are suited for smaller lot development and support increased infill development and more dense housing types like multi-unit buildings, townhouses, row houses, and garden homes. Residential Intensification Areas will generally include lands in the Stable Residential land use designation as described in Section 3.3.1.1 of this Plan.

LU-4: Council shall use the Residential Intensification Area as a spatial guide for residential growth; encouraging and prioritizing the development of lands within serviced areas.

LU-5: Council shall encourage the infilling of serviced lands in established residential areas through appropriate land use zoning provisions in the Zoning Bylaw.

3.2.2 Commercial Intensification Areas

The Commercial Intensification Areas represent existing commercial nodes and areas that could support additional commercial density. These areas are generally well connected to Highway 7, Colonel Nase Boulevard, or River Valley Drive, providing ease of accessibility for the majority of residents and visitors. The commercial intensification areas consider the quality of infrastructure like roads, trails, and sidewalks. Although sanitary sewer infrastructure may exist in some of these areas, it is not a requirement for commercial intensification and on sites where shared well and septic services are expected from future development.

The commercial intensification areas can also support higher density residential uses, specifically larger multi-unit buildings like apartment and condo buildings and senior residential complexes. These areas can also support institutional uses like schools, recreational facilities, and health care facilities.

LU-6: Council shall use the Commercial Intensification Area as a spatial guide for commercial growth, encouraging and prioritizing the development of lands around Colonel Nase Boulevard.

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LU-7: Council shall encourage an appropriate mix of commercial, residential, and institutional land uses through appropriate land use zoning provisions in the Zoning Bylaw.

3.2.3 Industrial Intensification Areas

The Industrial Intensification Area targets unserviced lands easily accessed from Highway 7 for land uses typically classified as light industrial. The intent of this intensification area is to provide spatial provisions for industrial uses, currently not permitted in the Town, as well as respond to new and emerging industries, such as alternative energy development, cannabis production, hydroponic agriculture. It also ensures provisions exist for the Town to increase its tax base through non-offensive, industrial developments, such as business parks, storage facilities, and manufacturing. The area identified provides good access to Highway 7 via the Highland Road/ Colonel Nase Boulevard Interchange.

LU-8: Council shall use the Industrial Intensification Area as a spatial guide for industry growth; encouraging and prioritizing development of lands in the western end of Highland Road, accessible by the Highway 7/ Colonel Nase Boulevard interchange.

LU-9: Council shall encourage an appropriate mix of industrial uses through appropriate land use zoning provisions in the Zoning Bylaw.

LU-10: Council shall further study the feasibility of industrial land development in the intensification area by completing a Town of Grand Bay-Westfield Business Park Functional Plan.

3.3 LAND USE DESIGNATIONS

The following sections describe the intent of the land use designations found on the Future Land Use Map in Schedule A. These designations describe existing land use and also consider the siting of future land uses. These designations are reflective of the existing character of the Town while accounting for the growth potential articulated in the Town's vision.

3.3.1 Residential

3.3.1.1 Stable Residential

The Stable Residential land use designation is applied to the Town's existing serviced residential areas and generally within a Residential Intensification Area. Other areas, such as denser residential developments in the unserviced areas will

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also be applied to this designation, to prevent rural uses intended for lots larger than one acre. These areas are of a primarily medium density residential pattern on both public and private street networks. The most common housing type in these areas are single family dwellings. It is expected that these areas will evolve over time to include more housing types including townhouses, row houses, and multi-unit buildings particularly on the periphery of established neighbourhoods.

LU-11: Council shall create the Stable Residential designation on the Future Land Use Map (Schedule A) and by doing so encourage new residential development to be respectful of the neighbourhood character of the area.

LU-12: Council shall provide for a mix of residential housing types in the Stable Residential land use designation through appropriate land use provisions in the Zoning Bylaw.

LU-13: Council shall, where possible, providing for increasingly dense housing types closer to main entrances to neighbourhoods and serviced directly by an arterial road.

LU-14: Council shall provide for appropriate neighbourhood commercial uses within the stable residential designation through provisions in the Zoning By-law.

LU-15: When considering locations for new, appropriate neighbourhood commercial uses within the stable residential area, Council shall:

- a. Consider impacts to adjacent land uses and neighbourhood context;
and
- b. Allow neighbourhood commercial uses on arterial roads.

3.3.1.2 Rural Residential

The Rural Residential land use designation is applied to un-serviced lands that have an existing, larger lot development pattern of typically single-family dwellings or those areas that would be appropriate for such development. The larger rural lots provide residents with flexibility with respect to lot development, allowing for compatible commercial home occupation uses.

LU-16: Council shall create the Rural Residential designation on the Future Land Use Map (Schedule A) and by doing so create areas where larger lot, un-serviced development is appropriate and compatible with the surrounding development pattern.

LU-17: Should a denser pattern of development be proposed within the Rural Residential designation and outside of the Residential Intensification Area, Council

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shall require an amendment to the Town's Municipal Plan. In amending the Municipal Plan, Council shall:

- a. Consider if it is feasible to connect the development to available municipal services;
- b. If a new road is proposed, require that road to be built to the Town's standards and be vested with the Town upon completion;
- c. Consider impacts to adjacent land uses and neighbourhood context
- d. Consider impacts to the existing transportation network in the immediate area.

LU-18: Council shall provide for a mix of residential housing types and compatible commercial uses, such as neighbourhood commercial uses, through appropriate land use provisions in the Zoning Bylaw.

LU-19: Council shall provide more permissive rural uses, including accessory uses and structures that are compatible given the rural context, such as agricultural and forestry uses through appropriate land use provisions in the Zoning Bylaw.

3.3.2 Commercial

3.3.2.1 Commercial Corridor

The Commercial Corridor designation is applied primarily to areas with an existing mix of commercial and residential uses. Areas along River Valley Drive have evolved over time to have a mixed development pattern. Residential dwellings converted entirely or in part to commercial office or retail use is a sign of growth and change within the community. It is important to provide a transition between these diverse uses to the more homogenous residential and commercial areas to ensure uses remain compatible. Commercial Corridor designation provides a defined area for the adaptive reuse of existing buildings and provides the foundation for residential, commercial, and institutional uses to operate in harmony.

LU-20: Council shall create the Corridor Commercial designation on the Future Land Use Map (Schedule A) and by doing so define an area where commercial, residential, and institutional uses coexist.

LU-21: Council shall provide for a mix of commercial, residential, and institutional uses through appropriate land use provisions in the Zoning Bylaw.

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3.3.2.2 *Mixed Commercial*

The Mixed Commercial designation is applied to greenfield areas accessible from Highway 7's on and off ramps, serviced by Colonel Nase Boulevard. The intention of the designation is to provide services to the traveling public in addition to the Town's residents. This area may also be appropriate for higher density residential uses, recreational facility uses, and institutional uses.

LU-22: Council shall create the Mixed Commercial designation on the Future Land Use Map (Schedule A) with the dual intention of providing typical highway commercial uses adjacent to Highway 7 and transitioning to uses that would support a complete complement of services for Town residents.

LU-23: Council shall provide for a mix of higher density residential, commercial, institutional, and recreational uses through appropriate land use provisions in the Zoning Bylaw.

3.3.3 *Rural*

The Rural designation is applied to the Town's undeveloped, unserviced lands. These areas have no public infrastructure and there are no immediate plans or intentions to provide services of any kind to these areas. These areas are primarily forested but may include agricultural lands or areas of environmental significance like wetlands. Seasonal dwellings are considered compatible with the intent of the Rural designation but will not be serviced in any capacity.

LU-24: Council shall create the Rural designation on the Future Land Use Map

(Schedule A) with the intention of preserving the Town's undeveloped lands. Areas within the Rural designation are to remain primarily in their natural forested state however the designation may include agricultural lands, and areas of environmental significance such as wetlands.

LU-25: Council shall provide for seasonal dwellings within the Rural designation however will refrain from providing public infrastructure of any kind to these areas.

LU-26: Council shall provide for an appropriate mix of low impact uses compatible with undeveloped, unserviced lands through appropriate land use provisions in the Zoning Bylaw.

LU-27: Council shall explore the creation of a classification framework for allowing different road standards throughout the Town, but specifically for private access roads to the unserviced lands West of Highway 7.

3.3.4 *Industry*

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The Industry designation is applied to lands which support existing industrial uses and would support an increased variety of industrial uses in the future. A range of more intense uses are likely to cause disruption to residential quality of life like pit and quarry uses, some manufacturing uses, and materials storage would be appropriate in these areas.

LU-28: Council shall create the Industrial designation on the Future Land Use Map (Schedule A) with the intention of appropriately siting more intense land uses.

LU-29: Council shall provide for an appropriate range of industrial, generally more intensive land uses through appropriate land use provisions in the Zoning Bylaw.

LU-30: Council shall encourage the remediation of dormant pit and quarry operations to meet the intention of the Environmental Protection designation. These lands may be redesignated from Industrial to Environmental Protection at Council's discretion.

3.3.5 Environmental Protection

The Environmental Protection designation is applied to areas of environmental significance like wetlands, riverbanks, nature reserves like Blueberry Hill Nature Preserve, and areas that have been identified as being above substantial ground water reserves. In the interest of protecting future drinking water supplies, areas identified in the 2004 Water Study as potential well fields have been designated as Environmental Protection. Limiting the intensity of the land uses in these areas will ensure the preservation of future resources and will help enable adaptive strategies to the changing climate.

LU-31: Council shall create the Environmental Protection designation on the Future Land Use Map (Schedule A) with the intention of protecting areas of environmental significance including but not limited to wetlands, riverbanks, waterbodies, and well fields and other drinking water sources.

LU-32: Council shall provide for an appropriate mix of passive land uses through appropriate land use provisions in the Zoning Bylaw.

3.3.6 Parks, Recreation & Open Space

The Parks, Recreation, and Open Space designation is applied to lands within the Town that provide the public with amenity space as well as those lands that are suitable for increased recreational use in the future. The intention of this designation is to preserve existing parks and recreational facilities and designate open spaces which may be appropriate for future parks or recreational facility development. Areas around the River Valley Community Centre, Westfield Golf &

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Country Club, and Unity Park are examples of lands that fit into the intention of the Parks, Recreation, and Open Space designation.

LU-33: Council shall create the Parks, Recreation, & Open Space designation on the Future Land Use Map (Schedule A) with the intention of identifying existing recreational amenities like parks and recreational facilities and preserving open spaces that could provide for more of these uses in the future.

LU-34: Council shall provide for an appropriate mix of uses compatible with parks, a variety of recreational uses, and uses compatible with the preservation of open space through appropriate land use provisions in the Zoning Bylaw

SECTION 4: HOUSING

4.1 HOUSING TYPOLOGIES

Single family dwellings dominate the residential character of the Town. More diversity in housing types is needed to accommodate ageing in place and also to attract new populations to the Town. Moderate increases in residential density can be accommodated at the edges of established neighbourhoods; creating limited impact to residents resulting from increased vehicle traffic. Higher density residential developments including apartment and condo buildings and larger retirement living facilities can be accommodated closer to commercial areas where access to the highway and larger parking pads can be more readily accommodated.

Lower density, larger lot residential development is accommodated outside of the Residential Intensification Areas. It is expected this pattern of development will remain single family and will accommodate agricultural uses as defined in the Zoning Bylaw. Generally, as residential density decreases, the allowances for agricultural and home occupation uses become more permissive.

H-1: Council shall encourage the development of townhouses, row houses, and multi-unit developments in the Residential Intensification Areas as defined in the Future Land Use Map in Schedule A.

H-2: Council shall encourage the development of multi-unit buildings closer to the entrances and edges of neighbourhoods to provide increases in density with minimal impact to the established residential character and minimize vehicle traffic on local streets.

H-3: Through the Zoning Bylaw, Council shall identify areas where single family dwelling conversion to multi-unit dwelling would be appropriate and provide direction for these conversions through zoning standards.

H-4: Through the Zoning Bylaw, Council shall identify areas where supportive care facilities would be appropriate.

H-5: Council shall create guidelines and standards in the Zoning Bylaw which provide for the development of secondary and garden suites in all residential areas of the Town to allow for multi-generational living and ageing in place.

H-6: Council shall encourage, through appropriate provisions in the Zoning Bylaw, residential uses, agricultural uses, and more intensive home occupations to occupy the same lot in areas designated Rural Residential in the Future Land Use Map as defined in Schedule A.

4.2 HOUSING AFFORDABILITY

Accessing affordable housing is a critical concern of the community. Affordable housing, for the purposes of this policy section, is defined in keeping with the Canada Mortgage and Housing Corporation's definition which considers housing affordable when a household spends less than 30 percent of its pre-tax income on adequate shelter. Affordable housing encompasses both government subsidized and non-subsidized housing. Although there are limited tools available at the municipal level to incentivize the development of affordable housing, the Town will continue facilitate a clear development process to ensure it continues to build its reputation as a welcoming place to develop.

H-7: Council shall advocate for increased funding opportunities to incentivize housing.

H-8: Council shall continue to explore building relationships with non-profit housing entities within the region.

H-9: Council shall advocate for additional tools to incentivize the development of a variety of housing types.

H-10: Council shall explore the development of an affordable housing strategy or action plan.

H-11: Council shall regularly evaluate and explore opportunities to update its development process. October, 2023

SECTION 5: COMMERCIAL & MIXED USE NODES

As the Town grows, the demand for goods and services will increase. To foster a complete community, one that serves all residents, business and landowners, and visitors, the Town will encourage the mixing of commercial, residential, and institutional uses where appropriate and where existing infrastructure can accommodate increased intensity of uses. The Town will continue to allow sections of River Valley Drive to evolve as a mixed use corridor; promoting local entrepreneurship and live-work uses to enhance the Town's rural character and feel. Colonel Nase Boulevard will be the site of targeted development through the implementation of the Commercial Intensification Area. This area can support substantial mixed-use development including increasingly dense residential development, larger format retail, and services associated with highway travel including fast food and service stations.

CM-1: Council shall encourage an increased mix and density of land uses through the Commercial Intensification Areas as defined in the Future Land Use Map in Schedule A.

CM-2: Council shall encourage an appropriate mix of commercial, residential, and institutional uses along River Valley Drive through provisions in the Zoning Bylaw. The mix of uses should ensure the traditional rural character of the Town is maintained and enhanced while providing for a transition to more uniform residential and commercial areas.

CM-3: Council shall encourage more intense and dense land uses along Colonel Nase Boulevard with the intention of creating a mixed use, complete neighbourhood. An appropriate mix of land uses will be provided through the Zoning Bylaw.

SECTION 6: RURAL

The Town of Grand Bay-Westfield has a large, unserviced land mass, consisting of large lots with limited access to the Town's transportation network. West of Highway 7 are seasonal dwellings located on lakes such as Robin Hood Lake and Round Lake. These areas are serviced by private, unpaved roads and access is maintained and operated by private landowners. The area West of Highway 7 provides all-terrain vehicle access throughout the recreational lands of the Loch Alva Watershed Area.

The Town is primarily characterized by its expansive riverfront and access to the region's waterways, used extensively for recreational purposes, such as the Saint John River, the Nerepis River, and the Kennebecasis River. Neighbourhoods such as Epworth Park, have evolved from seasonal (summer) dwellings for residents from Saint John into full time, serviced residents. Areas in the Westfield and Nerepis neighbourhoods have maintained their larger homestead lot feel throughout the years. Multi-generational living is still common in some areas and there is a positive attitude toward land stewardship.

With this in mind, appropriate areas should provide a mix of uses compatible with rural areas, such as the keeping of animals, agricultural, and forestry uses. Given the areas expansive access to recreational lands and waterways, many residents having all-terrain vehicles, snowmobiles, and boats that may require storage in large accessory structures and allowances should be made for this type of use, within a consistent framework.

RU-1: Council shall accommodate for unserviced, seasonal dwellings through appropriate provisions in the Zoning Bylaw.

RU-2: Council shall provide guidelines and standards for rural residential uses where appropriate through the Zoning Bylaw and in doing so provide provisions to accommodate larger accessory structures relative to the size of the lot on which they intend to be constructed.

RU-3: Council shall, in general, accommodate residential uses as secondary to agricultural uses in Rural areas.

RU-4: Council shall, in general, encourage development in Rural areas to front onto public streets. Private accesses may be considered following an exploratory review of the Town's road standards and a potential framework for differing classifications and standards.

SECTION 7: INDUSTRY

The Town of Grand Bay-Westfield has not historically allowed industrial developments within the boundaries of Town Limits. This has created the unintended consequences of light industrial and construction and equipment storage and facilities to be sited in general commercial areas along River Valley Drive. This Plan responds to a vision for River Valley Drive to evolve to a traditional, commercial main street for the Town. In doing so, it is necessary to identify lands for industrial development, which contributes to tax base growth for the Town.

To respond to new and emerging industries, such as alternative energy developments, cannabis production and other industrious agricultural activities, and business park and non-offensive, light industrial uses, the Town will appropriately site industrial land uses at the western end of Highland Road through the assistance of the industrial intensification area designation. Furthermore, Pit and Quarry activities do exist within the Town. Lands scarred by Pit and Quarry operations will be designated industrial, as deemed appropriate and operationalize standards for on-going operations and rehabilitation.

ILU-1: Council shall provide appropriate provisions for industrial land uses in the Zoning By-law through the introduction of a Light Industrial zone.

ILU-2: To grow the tax base, Council shall explore the feasibility of creating a business park through the development of a Business Park Functional Plan.

ILU-3: To respond to new and emerging industries for alternative energy developments, such as wind and solar, Council shall provide provisions within the Zoning By-law for this land use.

ILU-4: Council shall provide appropriate provisions for pits and quarries in the Zoning Bylaw. New pits and quarries will be permitted through a rezoning application. When considering the establishment of a new pit and quarry use through a rezoning, Council shall consider:

- a. Compatibility with surrounding land uses;
- b. Mitigation measures to minimize dust, noise, and adverse impacts on the environment; and
- c. Other conditions deemed necessary by Council.

SECTION 8: CLIMATE CHANGE & NATURAL ENVIRONMENT

The Town is committed to adapting to Climate Change and preparing for the impacts that extreme weather events are bringing to the Town. The response to Climate Change impacts is expected to evolve over time as new technologies and research are introduced, making adaptive response more efficient and effective.

The policies below provide a framework for the general protection and conservation of the Town's environment while being mindful of the work needed to adapt and evolve to the impacts resulting from Climate Change. As the Province's flood risk mitigation policies evolve, there is expectation that the Town will make the appropriate amendments to the Plan and any By-laws to follow the provincial directives.

The Town's Corporate Greenhouse Gas (GHG) Inventory & Action Plan and Community GHG & Energy Action Plan resulted in Town Council's 2018 resolution to reduce Corporate Greenhouse Gas emissions by 9% by 2025 and Community Greenhouse Emissions by 14% by 2035.

CC-1: Council shall develop a Climate Change Vulnerability Assessment to facilitate a better understanding of the risks associated with Climate Change on its infrastructure.

CC-2: Council shall enforce a minimum geodetic elevation of the top of any floor of at least 7.4 metres through the Zoning Bylaw as a means of flood risk mitigation, that considers the Provincial minimum standard and provides for criteria with respect to processing reasonable variances by the Development Officer and Committee, as the case may be, as provided for by the *Community Planning Act*.

CC-3: Council shall, in general, limit development on steep slopes as a means of controlling soil erosion and increased runoff through provisions in the Zoning By-law.

CC-4: Council shall support and enforce development controls, primarily through the Zoning and Subdivision By-Law, consistent with the Province of New Brunswick's guidelines with respect to wetlands and watersheds.

CC-5: Council shall protect identified ground water supplies through provisions in the Zoning Bylaw.

CC-6: Council shall support and encourage the abatement of all forms of pollution of the natural environment.

SECTION 9: PARKS, RECREATION & OPEN SPACE

The Town offers a wide variety of recreational opportunities. Passive recreation in parks and open space, sports fields for more structured play, and high-quality walking trails including connection to the Blueberry Hill Nature Conservancy are just a sample of the amenities afforded to residents and visitors. The Westfield Golf and Country Club offers an 18-hole golf course, club house, and restaurant and is a full-service recreation amenity that draws people from around the region. As the demographics of the Town change, so too will the demand for recreation options. Focus on maintaining the existing offerings at a high standard will ensure the Town serves existing residents while positioning itself well in attracting new populations.

PRO-1: Council shall continue to encourage recreational and leisure opportunities through facilities, parks, playgrounds or other open spaces and community groups that provide programming, to promote active, healthy living for all residents of the Town.

PRO-2: Council shall encourage regular updates to the Recreation Master Plan to ensure the appropriate delivery of recreation needs in the Town.

PRO-3: Council shall work with and encourage the New Brunswick Trail Council and other agencies to promote provincial trail development as well as the designation of the Trans-Canada Trail and connections to trails in neighbouring communities.

PRO-4: Council shall support the Nature Trust of New Brunswick through permitting reasonable and continued public access to the Blueberry Hills Preserve.

SECTION 10: TRANSPORTATION

With investments in infrastructure along Colonel Nase Boulevard, the Town is well positioned to improve connectivity throughout the Town. With growing interest and demand for active transportation options and intentions to strategically increase residential density, the need for a coordinated approach to transportation will be needed.

T-1: Council shall endeavour to create a Transportation Master Plan considering the general movement of people, goods, and services throughout the Town. A Transportation Master Plan would consider, at minimum, the delineation of dedicated truck routes, the provision of an active transportation network, and a hierarchy of trails.

T-2: Council shall consider the roadway hierarchy presented in Schedule C when preparing for annual capital expenditures with the expectation of providing a reasonable and adequate level of maintenance of the Town's road infrastructure.

T-3: Council shall prioritize the upgrading and public vesting of private roads within the Residential Intensification Area as defined on the Future Land Use Map in Schedule A.

T-4: Council shall provide standards for roads in new subdivision development through the Subdivision Bylaw.

T-5: It shall be the intention of Council to support the continuation of a regional transit service.

SECTION 11: INFRASTRUCTURE & SERVICES

The Town of Grand Bay-Westfield provides infrastructure and services to properties within the Town. The Town currently has a wastewater treatment facility located on Shannon Road. Recent facility upgrades should provide adequate sanitary treatment in response to the Town's anticipated growth throughout the life of this Plan. The Town's storm and sanitary services extend throughout developments off River Valley Drive, Colonel Nase Boulevard, Woolastook Drive, and Inglewood Drive. Services extend beyond Milligan Brook, to Mullen and Country Club Drive but leave the northern portion of the Town unserved. There are currently no plans to extend services beyond Milligan Brook until such a time that the Town explores the feasibility of developing a northern treatment facility. With this in mind, development is limited to private sanitary systems, such as septic tanks and fields, north of Milligan Brook and land density will reflect this.

The Town does not currently provide public water services within the Town. All residents and businesses are serviced by private wells. In 2004, the Town commissioned a Water Study to determine the feasibility of public water services. The study identified three solutions, connecting onto services from the City of Saint John, surface water from Loch Alva or groundwater from a wellfield located near Sunset Valley. While there are no immediate plans to provide water services, from a risk management perspective, the Town should apply the necessary provisions to protect a wellfield area should a wellfield be needed in the future.

It is essential that all new subdivision development construct a storm drainage system. New development should not result in adverse impacts on downstream sections of the storm sewer system and all Provincial regulations with respect to watercourses should be followed. Where necessary, retention ponds and methods should be employed to minimize impacts on downstream sections of the storm sewer system and watercourses.

The provision and maintenance of municipal infrastructure and services is one of the costliest aspects of municipal service delivery. Council will regularly seek to reduce these costs through the encouragement of innovation and improvement in all aspects of the service delivery process. To this end, as the Town continues to grow, developers shall bear the cost of providing infrastructure (i.e. streets, water and sanitary connections) with new developments. Council will explore a classification for street standards to address concerns related with expanding the network of streets in the unserved and rural areas.

1S-1: (repealed) July 2022

1S-2: Council shall consider, in the case of new development within the intensification areas, that developers must provide infrastructure; such as connections to water (when available), storm and sanitary sewer services, with the development of new streets.

By-Law No. PD-008: MUNICIPAL PLAN BY-LAW

IS-3: To encourage tax base growth, Council shall mitigate the cost of development for developers through incentive programs.

IS-4: To mitigate future risks and development constraints related to the provision of municipal water services, Council shall consider the best option for long-term development of a municipal water supply and distribution system for the Town.

IS-5: To encourage sustainable development, Council shall limit any future water services to the intensification areas.

IS-6: It shall be the intention of Council to promote Provincial regulations for water provision until a central supply and distribution is in place.

IS-7: To mitigate risk in the short term, Council shall, through Environmental Protection designations, protect the portion of the well field, identified in the 2004 Municipal Water System Feasibility study, within Town limits.

IS-8: Council shall limit extensions to sanitary sewers, on an incremental, to the intensification areas, encouraging sustainable development.

IS-9: Council shall continue to monitor the flow and treatment capacity of the Town's treatment facilities and related infrastructure, by introducing flow analysis of potential developments, at a certain threshold of development, at the development approvals stage.

IS-10: Within the intensification areas, Council shall require developers to extend sewer services at their own expense, where piped services are not currently available.

IS-11: It shall be the intention of Council to allow development on existing lots, on existing streets and streets on an approved subdivision plan, not serviced by sewer, provided that the development meets New Brunswick Department of Health requirements for site services.

IS-12: To limit the risks associated with existing developments that do not meet the New Brunswick Department of Health standards for private septic, Council shall limit the land use activities in these areas to less intensive, single-family residential and small-scale commercial uses.

IS-13: Council shall require new developments within the Town, through an engineering analysis, to not adversely impact existing downstream sections of the storm sewer system, in conjunction with Provincial regulations.

11.1 HEALTH SERVICES

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Town Council has no direct responsibility for the provision of health care as it is a Provincial responsibility. The Town has an interest in supporting and advocating for health services that meet the needs of the community.

HS-1: Council shall encourage the provision of public and private health service providers in the community including services that support ageing in place.

HS-2: Council shall consider crematoria through appropriate provisions in the Zoning By-Law.

11.2 EMERGENCY SERVICES

The current emergency services including fire, ambulance, and police services, adequately meet the needs of the Town. Council recognizes that as the Town grows and the demographics change, it will be necessary to carefully manage the growth of emergency services.

ES-1: Council shall foster and support effective community policing.

ES-2: Council shall continue to work with the RCMP to facilitate appropriate programs for youth that reduce the propensity for youth crimes in the community.

ES-3: Council shall continue to encourage long-range planning with respect to both the capital acquisition and operations and maintenance of the Volunteer Fire Department.

ES-4: Council shall continue to provide a source of adequate water supply in all areas of the Town for firefighting purposes.

ES-5: Council shall continue communications with the Province of New Brunswick, with respect to the cost contribution for the provision of Fire Protection services to the outlying Rural District.

ES-6: Council shall continue to ensure that adequate road or emergency access is available to locations within the Town that do not have alternate access routes for fire equipment and emergency vehicles.

ES-7: Council shall support Ambulance New Brunswick in their provision of service to the Town.

SECTION 12: ECONOMIC DEVELOPMENT

The economic well-being of the Town is a priority of Council. A complete community is one of mixed incomes that provides opportunities for all residents to live and prosper over time. As a satellite community, the Town benefits from the economic progress of the City of Saint John. The Town will support economic development efforts in the Greater Saint John Region while exploring opportunities within the Town boundaries to increase tax-based growth.

The Town has a growing variety of small and medium sized businesses. With the introduction of Colonel Nase Boulevard, the Town is positioned to have two central business areas; one in the mixed used corridor along River Valley Drive and the other in the area opened up with Colonel Nase Boulevard. As the Town looks to expand its commercial offerings, it will ensure the rural character and entrepreneurial spirit of the Town is maintained.

ED-1: Council shall encourage mixed use development along Colonel Nase Boulevard and support the continuation of the traditional mix of uses along parts of River Valley Drive.

ED-2: Council shall encourage the expansion of the commercial offerings throughout areas identified as supportive of increased commercial density via the Intensification Areas in Schedule A.

SECTION 13: ARTS & CULTURE

The Town of Grand Bay-Westfield extends 14.5 kilometres along the Saint John and Nerepis Rivers and includes the smaller founding communities of Grand Bay, Pamdenec, Epworth Park, Ingleside, Ononette, Hillandale, Westfield Beach, Lingley, Sagwa and Nerepis. Many of the communities were named after railway stations built by the Canadian Pacific Railway and were popular summer recreation areas for residents of Saint John and surrounding areas. Many of the early homes still remain and serve as a great reminder of the Town's heritage.

Today, the rivers and the railway provide common threads that tie the communities together. The names of the individual communities, which still retain their own special identities, are commemorated in a series of information kiosks that mark the way along River Valley Drive and Nerepis Road. The kiosks are part of a Municipal Heritage Trail which also connects to "Visitor Information" at the Brundage Point River Centre.

AC-1: Council shall continue to support the Municipal Heritage Trail and associated waterfront nodes.

AC-2: Council shall encourage the use of Brundage Point River Centre for cultural and heritage activities.

AC-3: Council shall encourage residents and community groups to preserve local buildings, structures, and sites of historic and heritage value when possible.

SECTION 14: IMPLEMENTATION

The Plan is implemented primarily through the Zoning and Subdivision Bylaws. Town Council actions the policy in the Plan by using the document as a decision-making tool and advocating for the intentions articulated in the Plan.

IM-1: Council shall review and update the Plan in 2030 in keeping with the New Brunswick *Community Planning Act*.

IM-2: Council shall advocate for the adherence to, and enforcement of the policies presented in the Plan and when considering any amendments to the Plan, ensure the changes are in keeping with the spirit and intention of the Plan.

IM-3: Council shall implement the Plan through Zoning and Subdivision Bylaws.

SECTION 15: CAPITAL BUDGET

In addition to controlling private development, Council may undertake programs of its own to encourage development in certain areas, improve or protect the environment, or to provide a greater range of social, recreational, or cultural facilities. It is the purpose of this Plan as outlined in its policies to aid in the establishment of such programs. It is the intent of Council to incorporate policies and provisions of this Plan into the Capital Budget and the Five-Year Capital Plan to the greatest extent possible as a means of eventual integration of planning, capital programming and budgeting.

As required by section 24(6) of the *Community Planning Act*, Council establishes a five-year capital budget. This budget was revised in 2023 and is amended to this document.

By-Law No. PD-008: MUNICIPAL PLAN BY-LAW

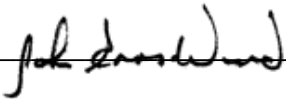
READ A FIRST TIME by title this 12th day of June, 2023.

READ A SECOND TIME by title this 12th day of June, 2023.

READ A THIRD TIME by title and ENACTED on this 10 day of October, 2023.

This By-law comes into force on the date of final passing thereof.

SIGNED AND APPROVED this 10 day of October, 2023.



John Enns-Wind
CAO / Clerk



Brittany Merrifield
Mayor

Seal