



*Town of*  
**Florenceville**  
**Bristol**

*“French Fry Capital of the World”<sup>®</sup>*

Town of Florenceville-Bristol  
Municipal Plan  
*July 14, 2020*  
By-Law No. 12A

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**SCHEDULE A: 5-YEAR CAPITAL PLAN**

**SCHEDULE B: GENERALIZED FUTURE LAND USE MAP**

**TOWN OF FLORENCEVILLE-BRISTOL MUNICIPAL PLAN  
BY-LAW NO. 12A**

**ENACTMENT:**

WHEREAS Section 32(1) of the *Community Planning Act* requires that a Municipal Plan and Zoning By-law be reviewed every ten years,

AND WHEREAS measures have been undertaken to perform said review and a By-law amendment has been proposed,

THEREFORE BE IT ENACTED by the Council of the Town of Florenceville-Bristol under the authority vested in it by the *Community Planning Act* R.S.N.B. 2017 C-19, as follows:

- (1) By-law No. 12 entitled “A *BY-LAW TO ADOPT THE TOWN OF FLORENCEVILLE-BRISTOL MUNICIPAL PLAN*” is hereby adopted.
- (2) This By-law may be cited as the *Municipal Plan*.
- (3) The legislative provisions and schedules below form an integral part of this By-law.

## **1.0 INTRODUCTION**

### **1.1 TITLE**

This By-law may be referred to as the “Town of Florenceville-Bristol Municipal Plan”.

### **1.2 AREA OF COVERAGE**

The statements of policy in this Municipal Plan By-Law apply to the Town of Florenceville-Bristol municipal boundaries as outlined in Regulation 85-6 under the *Municipalities Act*.

### **1.3 PURPOSE AND CONTENT**

The Municipal Plan By-law has been prepared in accordance with Sections 21 through 32 of the *Community Planning Act*. The Plan is the preeminent document guiding growth and development within the Town of Florenceville-Bristol. It establishes policies to guide future land use and development while providing guidance to Town Council in long-term planning for the Town. This document will provide supporting principles for the implementation of land use regulations within the Town through By-laws, such as the Zoning, Subdivision, and Building By-laws.

Municipal Plans, including this one, have “proposals” which are specific actions that are advisable in order to implement given policies. In accordance with the Act, Municipal Plans include a 5-year capital works budget for the physical development of the Town. Municipal Plans must also be consistent with current Provincial policy statements and any regional plans to ensure that local planning efforts are consistent with the province’s interests regarding planning matters.

Adoption of the Municipal Plan shall not commit the Municipality or the Province to undertake any proposal that is suggested or outlined in the Plan, but shall prevent the undertaking of any development in any manner inconsistent or at variance with:

- (a) in the case of the Municipality, any policy or proposal so outlined or suggested; or
- (b) in the case of a person, any policy or proposal so outlined or suggested.

### **1.4 ORGANIZATION**

The Municipal Plan is organized into sections as follows:

Section 1.0	Introduction
Section 2.0	Community Context and Vision
Section 3.0	Growth Management and Land Use
Section 4.0	Residential Development
Section 5.0	Rural and Agricultural Lands
Section 6.0	Commercial Development and Growth of the Local Economy
Section 7.0	Industrial Land Use
Section 8.0	Recreation, Community and Institutional Uses
Section 9.0	Natural Environment
Section 10.0	Transportation
Section 11.0	Municipal Infrastructure
Section 12.0	Protective Services

Section 13.0	Culture, Heritage and Tourism
Section 14.0	Planning Administration and Implementation
Section 15.0	Repeal and Transition

**1.5 GENERALIZED FUTURE LAND USE MAP**

The Town of Florenceville-Bristol Generalized Future Land Use Map, attached hereto as Schedule “B” and amendments thereto form part of the By-law.

**1.6 INTENT, POLICIES AND PROPOSALS**

Each section outlines the intended future of the Town relating to that section, policies and proposals pertaining to the specific objective. Where applicable, the intended use of lands is illustrated on the accompanying Generalized Future Land Use Map (Schedule “B”).

**1.7 FUTURE REVIEWS OF THIS PLAN**

In accordance with the *Community Planning Act*, this Municipal Plan should be comprehensively reviewed every ten years from its commencement (i.e. 10 years from the date of adoption). Over the timeframe that this Municipal Plan is in effect, periodic amendments may be required, and these must be undertaken in accordance with the provisions for public consultation as outlined in the *Community Planning Act*.

## 2.0 COMMUNITY CONTEXT, VISION AND GUIDING PRINCIPLES

### 2.1 COMMUNITY CONTEXT

In 2008 the former Villages of Florenceville and Bristol amalgamated to form the Town of Florenceville-Bristol. The former Villages have been connected for a long time through the local economy, recreation, schooling and more. The amalgamation into Florenceville-Bristol allowed the Town to benefit from shared service delivery and enact a shared vision and set of policies to help guide the Town forward. Currently, discussions are ongoing to broaden this shared service delivery model to the region to determine the public interest and feasibility of creating a Rural Community to provide local services.

Florenceville-Bristol features picturesque views of the St. John River and is home to a significant amount of farmland, producing significant yields of potatoes, corn and other produce, and is the home of McCain Foods. In addition to the agricultural sector, the Town has a strong arts and culture scene, which has benefitted from bringing in larger out-of-Town performances from its location as a natural stopping point between Montreal or Toronto and Moncton or Halifax. The Town and local businesses offer numerous music, and recreation programs and events.

Looking to the future, the Town has natural strengths in fertile agricultural land, a 'stopping point' geography between major centres, strong local employers, and a rich non-profit and community life that will help it to weather to social, economic, and environmental changes. The Town's sense of progressive optimism will help to guide decision-making and keep decision-makers eyes on future trends as they evolve. There are opportunities to change for the better and improve on what is existing in the Town. In the engagement and outlined in this plan are opportunities for cultural celebration, economic growth, community beautification, and a desire to grow sustainably which are highlighted throughout the proposals and policies in this Municipal Plan. Through Community Engagement and Envisioning in 2019, a series of existing themes that build the Town's identity and will be important for the future were highlighted:

- **Florenceville-Bristol is a Place to Breathe:** residents and visitors alike value the friendly neighbourhoods and sweeping rural landscapes that offer connection to the natural environment. Growth needs to be directed to protect the natural environment and cherish the sweeping rural vistas and shopping cores that make up the community identity.
- **Florenceville-Bristol is a Place to Live:** being close to neighbours, jobs, and amenities is valued in the Town. Providing a greater diversity of housing types and tenure in the Town will encourage more people to locate within the Town boundary and help to increase the Town's vibrancy and economic success.
- **Florenceville-Bristol is a Place to Grow:** having regional, national, and global companies located in the Town has allowed the community to continue to offer employment opportunities. Existing local industry provides momentum and a significant opportunity to invest in local industry, economic spin-offs, and entrepreneurship.
- **Florenceville-Bristol is a Place to Move and Play:** access to nature and recreational activities are always close at hand in Florenceville-Bristol, and as the community continues to grow, recreational facilities, programs, open spaces, parks, and trails will all play a critical role in providing residents with opportunities to play, interact, and pursue a healthy lifestyle.
- **Florenceville-Bristol is a Place to Cherish:** those who live in the Town experience the collaboration, entrepreneurship, creative expression, and sense of support from the



community daily. The Town has an opportunity to extend this experience to visitors through projects, like streetscaping, public art, right-of-way safety, and others, to generate a strong sense of place for all, and to maintain economic resources for local arts activities.

- **Florenceville-Bristol is a Place to Celebrate:** recognizing achievements like economic successes, historical significance, multi-cultural diversity, and creative endeavours, is an important part of the Town's identity and should be invested in for years to come.

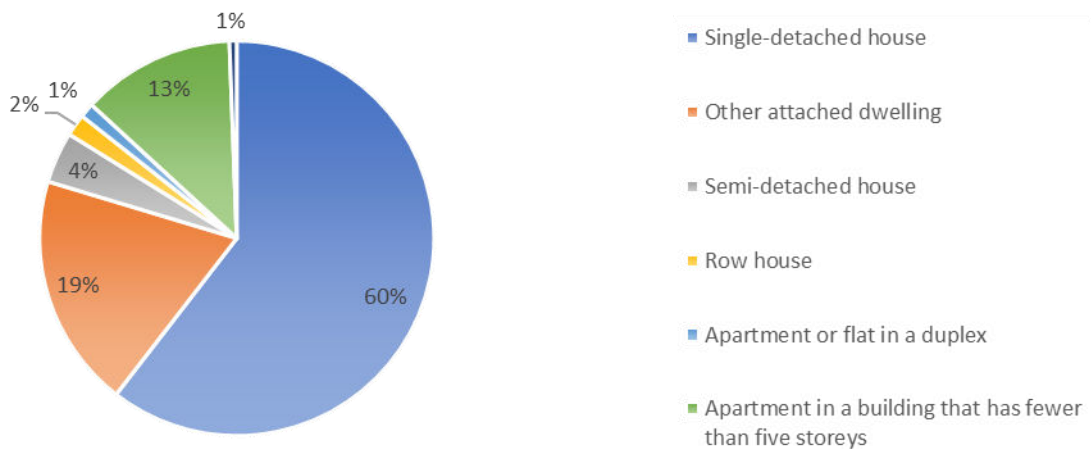
## 2.2 COMMUNITY DEMOGRAPHIC CONTEXT

The population of Florenceville-Bristol has not experienced high rates of population change over the past decade, with the Town's population has remaining relatively stable. In 2012, the Town's population was 1,639, a slight (2.1%) decrease from 1,604 persons in 2016. For context, the province of New Brunswick experienced a 0.5% population decrease from 2011 to 2016.

The median age in Florenceville-Bristol is 43 years old, slightly younger than the New Brunswick median population age of 45.7. As a whole, New Brunswick's population of persons aged 65 and over is 17.0%, which is the second highest percentage in Canada. Florenceville-Bristol's population aged 65 and over, comparatively is 15.8%.

In 2016, the unemployment rate for Florenceville-Bristol was 8.5%, which is better than the provincial average of 11.2%. This reflects the presence of major employers in the Town such as McCain Foods and IBM. The median pre-tax income of household families in 2015 was \$78,912 for the Town and \$74,353 for the Province, reflecting the Town's access to well paying jobs. Similarly, for individuals in 2015, the median pre-tax income was \$30,400 for the Town and \$27,250 for the Province.

2016 - Town Households by Structural Type of Dwelling



## 2.3 COMMUNITY VISION AND GUIDING PRINCIPLES

The process around creating the Municipal Plan has given residents in the Town the chance to reflect on what makes Florenceville-Bristol unique and begin thinking about the future. The Town's Municipal Plan will be used both to direct growth, but also to determine strategic priorities for the social, economic, environmental, and physical development of the Town. As such, it is intended to embody the needs of current residents and residents in generations to come, with a focus on retaining and improving quality of life.

The Community Vision addresses where the Town of Florenceville-Bristol is, and where it wants

to be in the future. The vision is:

***The Town of Florenceville-Bristol is a diverse community that takes pride in our collective similarities and differences. The Town's distinctly rural character is supported by our flourishing arts and culture scene, unmatched natural assets and iconic landscapes, friendly neighbourhoods, and economic stability. Our vision for the future is that we build on our strengths to allow more people to live in our Town and share in our quality of life, showing ourselves as welcoming to new immigrants, making our community more resilient, and increasing our ability to foster a strong local economy and celebrate our collective achievements.***

Underpinning this Vision is a commitment to sustainability: environmental sustainability, fiscal sustainability, and social sustainability. This means that when making decisions, the Town will consider what the effects may be on the wellbeing of the people who live here now and those who may live here in the future, with an aim to develop and build the Town in an efficient, orderly, equitable and sustainable manner.

The following Guiding Principles were arrived at collaboratively with the Town of Florenceville-Bristol's Council, community stakeholders, and members of the public who participated in the public engagement component of the Municipal Plan Review. These nine principles provide guidance for the policies and proposals contained in this Municipal Plan:

**1. *We will promote economic development in central areas and commercial hubs***

Florenceville-Bristol has a stable local economy and strong flagship industries, such as agriculture, which provide many residents with employment in Town. Building upon this, we will aim to proactively pursue new developments that diversify and strengthen the local economy and commercial sector. This means welcoming different sorts of commercial activity, from small, local vendors and services along Main Street and within walking distance of most neighbourhoods, to larger stores or light-industrial commercial uses in strategic locations to attract residents of the Town and visitors alike. Making commercial land and areas welcoming to businesses and customers is an important priority for the Town. This will be accomplished by providing clear policies and proposals for the different commercial areas and offering more options for creativity and entrepreneurship.

**2. *We will protect our natural assets and agricultural uses, and increase our environmental resiliency***

An important part of the Town's identity is our strong connection to nature. Whether through the beautiful natural vistas in the area or our rich agricultural heritage, we have collectively tended and been tended by our natural environment for many years. This Municipal Plan aims to emphasize this identity and recognize the importance of the agricultural industry while preserving the use and function of existing agricultural lands and natural assets.

Building climate resiliency will necessitate making strategic investments in sustainability initiatives, and protecting the natural systems that will reduce the impact of climate change on the community. This will require everyone in the Town to play their part. We will work closely with our partners to bolster our resiliency and foster a community that can thrive in today's world and prepare for tomorrow's world. While environmental sustainability is a far-reaching concept, the specific proposals and policies in this Plan will aim to protect waterways, floodplains, and farmland, invest in natural assets, protect our agricultural resources, reduce the carbon footprint of transportation by encouraging active modes, and promoting sustainability in building techniques and energy efficiency.

**3. *We will support the ongoing success of recreation, arts and culture, and open spaces***

Florenceville-Bristol is a local and regional destination for recreation, arts and culture, and access to outdoor recreation and open spaces. Our Town offers a number of cultural and recreational resources, including the Second Wind Music Centre targeting music programming, and the Andrew and Laura McCain Art Gallery for visual arts. River Arts Centre & Studios is a not-for-profit organization whose mission is to increase access, awareness and appreciation of art in our community. It provides affordable working studio space for artists to create, exhibit, teach art, and provide a place for the community to gather, learn and participate in the experience of art. The Andrew & Laura McCain Library is situated in the heart of downtown Florenceville; in addition to reading and audiovisual material, they provide a number of activities and workshops.

Continued investment in these cultural assets will be important in the coming years as the Town attracts newcomers. Additionally, as the Town grows and evolves, it will be important to adjust strategies to meet evolving needs.

Development of and investment in facilities should aim to anticipate the needs of an aging population and the next generation of Florenceville-Bristol families. The Town support the success of local businesses and non-profits, and is grateful for their contributions to helping residents achieve healthy lifestyles, both physically and mentally, and will take extra care in making recreation, arts and culture, and open spaces accessible to people of all ages and abilities.

**4. *We will encourage and support the development of housing diversity in all neighbourhoods, in keeping with existing character***

One of the challenges faced in Florenceville-Bristol is that the existing housing stock does not meet the needs of all residents today. The Municipal Plan will build upon the existing residential base of the Town by providing a diverse range of housing opportunities and renovation options to accommodate a variety of incomes while requiring quality community design. The policies will help provide easy guidelines for those wishing to develop housing in the Town of Florenceville-Bristol. Meanwhile, the Town will be respectful of the character in our established neighbourhoods and will aim to integrate new development with existing homes.

Florenceville-Bristol has an opportunity to encourage 'gentle density' and provide current and future residents with a diversity of choices, including single-detached dwellings, duplexes, townhouses, and small multi-unit buildings, including through renovation of existing buildings. New housing development will be encouraged in or close to the historical Town centres and Wards of Florenceville and Bristol, where there is good access to public and private amenities and services, and much of the infrastructure required already exists.

**5. *We will create a vibrant, beautiful Main Street area with a distinct identity and an attractive pedestrian realm***

Main Street is at the heart of Florenceville-Bristol and provides access to many neighbourhoods, to the St. John River, and to many businesses. It plays an important role in our community, and this Municipal Plan will aim to reinforce and enhance that role by introducing proposals and policies that encourage active transportation to and around Main Street, foster a small business-friendly environment that attracts people to shop for everyday needs, and invest in streetscaping and placemaking to make Main Street a destination for residents and visitors alike.

**6. *We will provide a transportation network that is accommodating to all modes and***

***prioritizes pedestrian safety***

Safe and easy transportation around Town and to other neighbouring municipalities is an important part of the service delivered by the Town. We aim to provide a surface transportation network that meets the needs of a variety of travel modes in throughout the community. Florenceville-Bristol will continue to invest in this infrastructure and will aim to prioritize the safety of the most vulnerable road users: pedestrians. The result of this will be to make the streets safer for everyone, with the aim that people of all ages and abilities can easily get around Town.

Florenceville-Bristol is relatively small and has lots of great destinations in Town. This presents an opportunity to increase the attractiveness of active transportation (AT) as a transportation option that promotes active living, contributes to the Town's local economy, and reduces the overall carbon footprint of transportation in Town. This does not mean that driving will or should be discouraged, but instead that using AT when possible should be encouraged.

***7. We will foster a collaborative and inclusive Town which is accessible to all***

Florenceville-Bristol is a small town that takes pride in our inclusivity and accessibility. We believe that people of all ages and abilities have the right to a safe, accessible, and enjoyable Town that allows our residents to thrive in the aspects of recreation, transportation, safety, housing, food security, and employment. We will continue to improve the community's accessibility and diversity of options to make Florenceville-Bristol as welcoming as it can be to all regardless of age, abilities, income, cultural background, or language. We believe that listening to our residents and visitors to our Town can help us to learn and grow, and we will continue to build partnerships with the community to build an even stronger understanding of our community's diverse and changing needs.

The Town has collaborated well with nearby municipalities, local businesses, and community groups, and the Province. This working relationship will help the Town to take opportunities when they arise, provide important services to residents, and support those institutions which are integral to our success.

## 3.0 GROWTH MANAGEMENT AND LAND USE

### 3.1 PREAMBLE

Community growth and economic development is achieved through the proper development of all land uses in the Town. The overall goal is to provide policies and standards that encourage the development of a vibrant, attractive and sustainable Town that attracts new residents and visitors. Policies discussed in subsequent sections of the Municipal Plan are aimed at creating desirable places for people to live, work and play. If this is achieved then the Town will become an increasingly attractive place for new businesses, residents and tourists.

The highway and interchange present a potential concern to the access and future development of the Town. Previously, the Trans Canada Highway brought travelers directly through Florenceville-Bristol. The highway now bypasses the Town, eliminating the visibility of the Town's Main Street businesses to thoroughfare traffic. Instead of relocating Main Street Businesses to a large highway commercial development, the Town has focused on enhancing its quality of life, enhancing its aesthetic quality, and broadening event offerings to make the Town a destination in itself.

Council will continue to assess the viability of annexing areas outside of the Town to include lands adjacent to the highway interchange for business park lands. The Town has a number of large industrial, agri-industrial employers, and if business continues to do well, expansion opportunities may be needed in the future for these industries.

### 3.2 INTENT

1. ***Promote the development and enhancement of new and existing land uses in an efficient, orderly, equitable and sustainable manner.***
2. ***Focus residential development and intensification near the historical town centres of Florenceville and Bristol, as well as near the Co-op.***
3. ***Assess the viability of annexation in key areas to grow the Town's industrial or wholesale market via a business park.***
4. ***Ensure that the Town has options to continue to grow its population and refresh its housing stock.***

### 3.3 POLICIES AND PROPOSALS

#### 3.3.1 Population Growth

##### *Policies:*

- (P1) It shall be a policy of Council to actively pursue initiatives that will grow the Town's population along with the business and commercial sectors.
- (P2) It shall be a policy of Council to strive to increase the number of young families and children that live within the Town.
- (P3) It shall be a policy of Council to aspire to meet our portion of the *Population Growth Strategy for New Brunswick* by (1) welcoming 64 new immigrants by 2024, and (2) targeting an 85% per year retention rate of newcomers to the Town by 2024. In the past decade, the 5-year retention rate for New Brunswick has been 50%. Florenceville-Bristol will aim to exceed this average, and meet

provincial targets by fostering a welcoming and inclusive community, supporting local businesses, and investing in a high quality of life for residents.

*Implementation Proposals:*

- (1) Council proposes to work with local developers, economic development agencies, government agencies, business owners, landowners and all levels of government to promote population growth and the development of all land uses.
- (2) Council proposes to work with local and regional businesses, agencies and various levels of government to pursue development opportunities of all land uses that may help attract young families to the Town.
- (3) In consideration of new or improving parks, sporting fields, recreational facilities and open spaces; Council proposes to assess the needs of all age segments.

**3.3.2 Boundary Expansion**

*Policies:*

- (P1) Council understands the potential benefits of commercial development near the interchange of the Trans Canada Highway, so it shall be a policy of Council to assess opportunities to increase the Town's ability to expand Town limits and benefit from any development in this area.
- (P2) Council understands the potential benefits of commercial or mixed-use development at the Northern and Southern Town limit on Route 130, so it shall be a policy of Council to assess opportunities to increase the Town's ability to expand Town limits and benefit from development in this area.

*Implementation Proposals:*

- (1) Council and Staff propose to assess the viability of annexation of lands near the highway and on Route 130 that presently fall outside Town limits.
- (2) Should there be the potential to develop lands surrounding the highway interchange or on Route 130 in a cost-effective manner, Council proposes to actively pursue expansion of its boundaries to include a) areas on the eastern and/or western sides of the Trans Canada Highway (Highway 2) interchange and b) areas on the Northern and Southern Town boundaries at Route 130, and to allocate these lands for future development.

**3.3.3 General Development**

*Policies:*

- (P1) It is a policy of Council to manage land use in accordance with the land use plan designated on the Generalized Future Land Use Map. The specific implementation of these land use designations shall be described in the appropriate sections that follow.
- (P2) In conformance with the *Community Planning Act*, any land use existing at the time this Plan is adopted, that does not conform to the land use designations shown on the Generalized Future Land Use Map (Schedule "B"), and that is subsequently zoned as a non-conforming use in the Zoning By-law, will be permitted to continue. However, if a building or structure containing such a use is:
  - a. damaged to the extent of at least half of the whole (exclusive of foundation); or

- b. discontinued for a consecutive period of 10 months;

then any reuse must conform to the Municipal Plan and Zoning By-law.

*Implementation Proposals:*

- (1) Council proposes to encourage growth and development that is efficient, cost-effective, compatible with existing development, and incorporates sound environmental planning principles by:
  - a. concentrating new growth in areas that can be adequately serviced and properly planned;
  - b. encouraging development in areas that would be contiguous to, or infilling between, existing built-up areas;
  - c. promoting mixed-use developments which incorporate two or more land uses such as commercial and residential in appropriate areas of the Town such as along Main Street;
  - d. requiring buffer areas and site designs that mitigate the impacts of industrial uses, large-scale commercial and institutional uses on residential areas;
  - e. discouraging development in physically unsuitable or environmentally sensitive areas; and
  - f. restricting large-lot development in rural and unserved areas.
- (2) It shall be a proposal of Council to provide for a more specific delineation of land uses in the Zoning By-law that are consistent with the Generalized Future Land Use Designations.

**3.3.4 Community Services and Facilities**

*Policies:*

- (P1) Council shall encourage the development of community facilities and services to serve all residents of the community.

*Implementation Proposals:*

- (1) Wherever the reservation of private lands for public purposes directed by the Town is mentioned in this Plan, Council may acquire such land, through subdivision and public dedication, through negotiation and agreements with the owners of such lands, or through outright purchase. In the interim, such designated land may be zoned in a category that provides protection of the affected land for its long term intended use (as recommended in this Plan).

## 4.0 RESIDENTIAL DEVELOPMENT

### 4.1 PREAMBLE

Housing is a critical component to every community. Housing stimulates community growth and provides a sense of safety, security, ownership, and investment within the Town. Having a diverse housing stock creates opportunities for existing residents to remain within their community regardless of what phase they may be in their lives. Housing also attracts new residents to come to a community. Whether it's for employment opportunities or access to amenities, services, or schools, appropriate housing availability is the driving force to enable current and future residents to live and grow the community together.

Current housing conditions in Florenceville-Bristol's housing stock predominantly consists of detached single-family homes with a number of high-end single-family homes on the western side of the Saint John River. Though there are some apartment units within the Town, it is clear that there is a high demand for smaller and more affordable units within Florenceville-Bristol's boundaries. Where the Town has high demand in housing size, type, and tenancy, there is currently extremely low (to no) supply. Specifically, the Town needs apartment-style housing for seniors and young professionals. There currently is little to no options for seniors housing within the Town, which forces those who are either looking to downsize or require assisted living arrangements to move outside of their community in search for housing options that fit their needs. Employers within the community struggle to bring in or retain talented employees because there simply are no market entry-level housing options available to them.

The Town recognizes the importance of housing within the community and the critical role housing plays in all aspects of community building and well-being. In its consideration of housing needs, the Town understands the variations in residents' circumstances, including age, gender, lifestyle, household and/or family structure and size, household income and physical and mental health. The Town will consider not only the characteristics of housing which might address those needs, but also the appropriateness and quality of the community settings in which housing is being delivered.

In an effort to provide varied housing types for varied resident needs, the Town will look to encourage different forms of housing that are not commonly found within Town limits. Rowhouses or townhouses represent an opportunity for the Town to provide modest forms of home ownership opportunities and improved quality of the rental housing stock. Improving the apartment or multiple-unit dwelling stock in the Town will also contribute to providing more affordable housing opportunities. While apartment units are currently found within the Town, there is concern over the quality of the existing buildings and their attractiveness to young professionals and others. Policies and standards in the Municipal Plan and Zoning By-law will aim to encourage the development of higher quality buildings and to ensure the appropriate location of these buildings.

A number of home occupations are permitted as secondary uses is to encourage both entrepreneurship and telecommuting. The Town recognizes that home occupations are common to the rural nature of the Town, and allow for a greater diversity of services than what would otherwise be present.

### 4.2 INTENT

1. ***Build upon the existing residential base of the Town by providing a diverse range of housing opportunities to accommodate a variety of incomes while requiring quality community design.***



2. **Permit a variety of infill and residential redevelopment options to maximize the use of Town land, particularly near the Town's historical centres, and the intersection of Bristol Heights and Main Street.**
3. **Permit opportunities, where appropriate for the renovation of underutilized housing to provide an entry point for local developers to diversify the housing market with accessory dwelling units, or multiple unit conversions.**
4. **Ensure that there are ways for residents to age in place in the community through permitting assisted living options, or by allowing the renovation of existing single family homes for shared living arrangements.**

#### 4.3 POLICIES AND PROPOSALS

##### **4.3.1 Protection of Existing and Future Residential Areas**

###### *Policies:*

- (P1) It shall be a policy of Council to preserve and enhance the character, integrity and sustainability of existing and future residential areas.
- (P2) It shall be a policy of Council to establish the R-1 (Single-Family Residential) Zone in the Zoning By-law to help preserve well-established single-family residential neighbourhoods. Within this zone, Council will permit single-family homes as main uses along with converted dwellings, duplex units, boarding and rooming houses and tourist homes as conditional uses.
- (P3) It shall be a policy of Council to safeguard the integrity of residential uses that are adjacent to industry, commercial or institutional buildings or uses through screening, berming, buffering, fencing and/or landscaping.

###### *Implementation Proposals:*

- (1) Council proposes to encourage infill residential and commercial development on vacant or underutilized parcels of land in established neighbourhoods, provided that consideration is given to:
- a. compatibility in height, scale, building materials and design of adjacent buildings in the area;
  - b. compatibility with surrounding land uses;
  - c. continuity with nearby streetscapes and lot patterns;
  - d. appropriate landscaping and preservation of existing vegetation; and
  - e. capacity of municipal utilities and infrastructure.
- (2) Council proposes to permit certain residential uses subject to terms and conditions at the discretion of the Planning Advisory Committee. In considering these uses the Planning Advisory Committee will be directed to attach terms and conditions that preserve the integrity of the surrounding residential uses. Specific consideration and conditions may relate to:
- a. the scale of the proposed building versus existing buildings in the area;
  - b. the setbacks of adjacent buildings and structures;
  - c. building materials and design of the proposed building versus existing buildings in the area;
  - d. potential impacts of the proposed building on adjacent buildings and uses;
  - e. landscaping and the preservation of existing vegetation; and
  - f. the capacity of municipal utilities and infrastructure.

- (3) It shall be a proposal of Council to promote connectivity and walkability between existing and future neighbourhoods.
- (4) It is a proposal of Council to encourage new residential subdivisions to use varying building design and/or façade treatments.
- (5) Council proposes to encourage road patterns in new developments that respect the historical grid layout.
- (6) Council proposes to work with local housing producers and developers to identify and encourage innovative housing types and designs.
- (7) It is a proposal of Council to require any new residential buildings, additions to existing residential buildings and/or conversion in predominantly low-density neighbourhoods be done in a manner that is consistent with the massing, scale, design and character of that neighbourhood.
- (8) To ensure consistency and compatibility with the existing built form and character of established neighbourhoods, the Town may require a detailed site plan and elevation drawings, when assessing a variance or rezoning application, to demonstrate that the proposed building or development is compatible with adjacent properties in terms of:
  - a. building massing and height;
  - b. building orientation;
  - c. architectural design;
  - d. landscaping;
  - e. screening; and
  - f. buffering.

#### **4.3.2 Housing Variety and Affordability**

##### *Policies:*

- (P1) It shall be a policy of Council to encourage the development of a wide variety of housing types to accommodate residents with a variety of incomes and social circumstances.
- (P2) It shall be a policy of Council to proactively seek the development of more affordable housing opportunities within the Town's boundaries.
- (P3) In an effort to provide opportunities for various forms of housing, Council shall establish the R-2 (Residential Mix) Zone. Single-family homes, semi-detached homes, townhouses, rowhouses and manufactured dwellings will all be permitted within this zone.
- (P4) Council shall establish the R-4 (Land Leased Community) Zone. The intent of this zone is to allow for the potential development of a mini-home park somewhere within the Town. Council shall not pre-zone any land for the purposes of a mini-home park and any such development would be subject to the approval of Council through the rezoning process.

##### *Implementation Proposals:*

- (1) It shall be a proposal of Council to encourage all new residential subdivisions in close proximity to Town services to incorporate a variety of lower density residential uses such as semi-detached, duplexes, rowhouses and townhouses.
- (2) Council proposes to encourage residential units above the ground floor of commercial

developments within the MU-1 (Mixed-use Main Street) Zone. Infill residential development to the rear of commercial properties on Main Street will also be encouraged.

- (3) It is a proposal of Council to encourage a mix a of housing types and forms that can be integrated within all new and existing residential neighbourhoods.
- (4) Council proposes to consider innovative housing options as a way of accommodating a variety of housing needs, incomes and lifestyles.
- (5) Council proposes to work with the Provincial Government, Federal Government and non-profit groups to develop low-income housing opportunities in the Town.
- (6) Council shall support the development of garden suites, in-law suites and residential care facilities in the certain residential zones.
- (7) Where appropriate, Council proposes to allow for:
  - a. new multiple unit dwellings;
  - b. garden suites;
  - c. rental suites; and
  - d. boarding and rooming houses.

### **4.3.3 Multiple Unit Dwellings**

#### *Policies:*

- (P1) It shall be a policy of Council to promote development of high-density residential housing while safeguarding existing established neighbourhoods.
- (P2) Council shall encourage the development of various seniors housing options.
- (P3) It shall be a policy of Council to encourage higher density residential development within or near the MU-1 (Mixed-use Main Street) Zone, other employment nodes and/or institutional and recreational uses.

#### *Implementation Proposals:*

- (1) Council proposes to establish the R-3 (Multiple Unit Residential) Zone to accommodate multiple-unit dwellings of up to eighteen (18) units, or rowhouses up to five (5) joined units.
- (2) It shall be a proposal of Council to develop and apply standards in the Zoning By-law that improve on the aesthetics of multiple-unit residential uses. Specific standards will look at:
  - a. landscaping and amenity space;
  - b. building materials;
  - c. parking lots; and
  - d. relationship with any abutting street.
- (3) Council proposes to promote mixed-use developments in the central commercial area to provide increased housing opportunities in the central commercial areas of the Town.

#### **4.3.4 Seniors Housing**

*Policies:*

- (P1) Council shall support the development of assisted-living housing opportunities in new and existing neighbourhoods with the intent of locating these uses within walking distance to essential services and retail operations.

*Implementation Proposals:*

- (1) Assisted-living housing developments shall be permitted in the R-3 (Multiple Unit Residential) Zone, and the MU-2 (Mixed-use Core) Zone. When considering applications through the rezoning process Council proposes to consider:
- a. proximity to services such as medical clinics;
  - b. proximity to parks, walking trails and other recreation facilities;
  - c. proximity to grocery stores and general retailers; and
  - d. proximity to other assisted living housing developments.
- (2) Council shall require the provision for on-site amenities within seniors' housing proposals such as indoor and outdoor meeting spaces along with recreation, retail and health facilities.

#### **4.3.5 Sustainable and Cost-Effective Development**

*Policies:*

- (P1) Council shall encourage new residential subdivisions in areas that can be developed in an efficient and cost-effective manner.
- (P2) Council shall discourage new 'leapfrog' subdivisions from developing in areas at the fringe of the Town that do not have access to municipal central sewer services.
- (P3) Council shall encourage new residential subdivisions to develop with the following sustainable principles:
- a. where possible, orient buildings to maximize passive solar access (approximately 45 degrees south);
  - b. establish the layout of streets in a manner that promotes pedestrian connectivity, use of bikes and other modes of transportation;
  - c. use of innovative storm water management design to help minimize the amount of hard infrastructure needed;
  - d. preserves existing trees, shrubs and other vegetation;
  - e. contributes to the appearance of the streetscape;
  - f. provides greater variety in the residential building design, type and size to enhance the overall attractiveness and character of the neighbourhood;
  - g. integration of public open space into the overall residential area; and
  - h. encourage home builders to utilize sustainable energy sources.

#### **4.3.6 Home-Based Businesses**

*Policies:*

- (P1) It shall be a policy of Council to facilitate a diverse local economy by allowing residents of certain residential uses to operate businesses as a secondary to the main use, provided that:
- a. the business does not generate nuisance such as noise, traffic and parking problems in the immediate area;
  - b. the business does not detract from the residential character of the neighbourhood; and
  - c. the business does not exceed a certain proportion of the overall building or structure.

*Implementation Proposals:*

- (1) If any of these home-based businesses grow considerably, Council proposes to encourage the business to move to an appropriate commercial area in the Town.

## 5.0 RURAL AND AGRICULTURAL LANDS

### 5.1 PREAMBLE

The agricultural industry is an important part of Florenceville-Bristol's history, culture and local economy. The importance of local food sources is expected to substantially increase as fuel prices rise. While this is unlikely to become an issue during the life cycle of this Plan, it is important to implement policies that recognize the importance of preserving lands with agricultural value. Traditionally, planning in Florenceville-Bristol has placed rural and agricultural lands under the same planning framework. This plan changes this by implementing zoning for rural lands which have not been prepared for agricultural production, and zoning for lands in agricultural production. A significant amount of work goes into preparing land for agricultural production, and zoning and land use decisions should reflect the true utility and suitability of land for agriculture.

There are a number of farms operating either partially or completely within Town limits. Presently, the Province has a plan known as the Farmland Identification Program (FLIP). Under this program, registered farmlands are not required to pay taxes saving farmers significant amounts of money. Once a piece of land is developed for a purpose other than farming, up to twenty years of deferred taxes must be paid back retroactively. The tax structure under the FLIP program has impeded land speculation on agricultural properties in New Brunswick.

Most of the agricultural properties in Florenceville-Bristol are not under the FLIP program. In order to provide additional safeguards against development encroaching on agricultural lands it will be important to discourage the development of rural subdivisions and other uses that may jeopardize the viability of these lands. When agricultural lands become fragmented from subdivision development, it can compromise their value for agriculture by having inefficient layouts, and generating complaints from nearby residences.

### 5.2 INTENT

1. ***Recognize the importance of farming and providing opportunities for compatible agricultural industries***
2. ***To preserve the use and function of existing agricultural lands and important natural resources.***
3. ***On rural lands that are not suitable for agriculture, to encourage a mix of enterprises appropriate to the rural context.***
4. ***Limit the encroachment of large lot subdivisions to agricultural land, which can create land use conflicts.***

### 5.3 POLICIES AND PROPOSALS

#### 5.3.1 **The Agricultural Industry and Rural Development**

##### *Policies:*

- (P1) Council shall establish an Agricultural and Rural designation as shown on the Generalized Future Land Use Map. The intent of this designation is to discourage the development of viable agricultural properties through establishing requirements that discourage the subdivision of agricultural lands for other purposes.
- (P2) Council shall establish the AR (Agricultural Reserve) Zone. The zone is intended to be applied to

Farm Land Identification Program (FLIP) program properties, and discourage the development of viable agricultural properties for non-agricultural uses through establishing requirements that discourage the subdivision of agricultural lands for other purposes.

- (P3) Council shall establish the RU (Rural Use) Zone. This Zone is intended to be applied to properties in the Agricultural and Rural designation for properties outside of the Land Identification Program (FLIP). The zone is intended to enable a mix of uses common to a rural area, and discourage the development of viable agricultural properties for non-agricultural uses through establishing larger lot standards and requirements that discourage the subdivision of rural lands for other purposes.
- (P4) Certain secondary commercial uses associated with an agricultural operation such as a farm produce retail outlet shall be permitted within the AR (Agricultural Reserve) Zone and RU (Rural Use) Zone.
- (P5) Through the Zoning By-law, Council shall limit the stripping of topsoil to restrict destruction of agricultural land's productivity.
- (P6) Where a rural subdivision is proposed to abut AR (Agricultural Reserve) Zone properties, room for shelterbelts shall be preserved through open space requirements. Where there are no existing stands of vegetation abutting the lot lines, land shall be preserved for the development of windbreaks or treed fencerows. Open space areas such as trails may be incorporated into these vegetated areas.

*Implementation Proposals:*

- (1) Council proposes to discourage rezoning lands used within the last five years for agricultural purposes to other land uses. In considering proposals that would remove agricultural land from production, consideration shall be given to land with proximate highway access, particularly those that would be well suited to commercial or industrial development.
- (2) Council proposes to support local farmers through limiting development on or adjacent to agricultural land that could potentially impact the land's ability to produce agricultural products.
- (3) Council proposes to limit uses permitted within the AR (Agricultural Reserve) Zone to encourage the use of land for agricultural production and related land uses.
- (4) Council proposes to discourage the development of large-lot rural subdivisions through ensuring adequate land is preserved that allows access to properties to the rear from public streets.

**5.3.2 Land Use Conflicts.**

*Policies:*

- (P1) Through the Zoning By-law, Council shall establish specific lot and buffering requirements for agricultural and forestry uses. These requirements are intended to prevent noise, dust, fumes and other by-products of certain agricultural uses from negatively impacting adjacent land uses.

## **6.0 COMMERCIAL DEVELOPMENT, MIXED-USE DEVELOPMENT AND GROWTH OF THE LOCAL ECONOMY**

### **6.1 PREAMBLE**

The majority of Commercial development in Florenceville-Bristol is found in two areas. Along Main Street between McCain Street and Maple Street are some smaller-scale commercial operations. Further north along Main Street is the location of some larger-scale commercial operations. Additionally, there are a number of commercial uses of varying sizes found throughout the Town.

Diversification of the local economy has been identified as an important priority for the Town. The area is well known for its entrepreneurial spirit and the Business Development and Tourism Department along with Council will need to continue working and assisting these businesses to help them succeed. In addition, the Town will need to become increasingly proactive in attracting additional industrial or commercial companies to the community to further diversify the types of jobs available within the community. Ideally new operations would locate directly within the Town, however, any larger employers that come to the region will be beneficial to the Town given its close proximity of the surrounding communities. Should opportunities arise in the future, the Town should work with adjacent communities and other agencies to attract these companies to the area.

The Trans Canada Highway interchange located just outside the southwestern boundary of the Town has presented an opportunity for new highway commercial development. This area is typically where large scale or large format commercial developers choose to develop. Given the Town's proximity to Woodstock it is unclear what level of development could occur here, however, there is some potential benefit to the Town expanding its boundaries to encompass the land surrounding the interchange for either commercial or industrial operations.

### **6.2 INTENT**

- 1. To proactively pursue new developments that diversify and strengthen the local economy and commercial sector.**
- 2. To encourage new mixed-use development opportunities near the Town's centres.**

### **6.3 POLICIES AND PROPOSALS**

#### **6.3.1 Providing a Healthy, Diverse and Resilient Commercial Sector**

##### *Policies:*

- (P1) Council shall establish a Mixed-use Designation as shown on the Generalized Future Land Use Map. The intent of this designation is to encourage an appropriate intensity and diversity of commercial, institutional and residential development. Design standards for buildings and sites coupled with the compact area will contribute to an attractive, walkable urban environment within and nearby Florenceville and Bristol's two traditional town core areas.
- (P2) Council shall establish a Commercial Designation as shown on the Generalized Future Land Use Map. The intent of this designation is to provide a variety of commercial zones that direct a variety of commercial uses to appropriate locations in the Town.

##### *Implementation Proposals:*



- (1) The Town proposes to work with developers and business owners to provide an increased range of retail, commercial and service uses in the Town.
- (2) The Town proposes to enhance their relationship and role with Provincial and Federal business development organizations. Council may endeavor to work with these groups to develop a proactive strategy to attract new businesses to the Town.
- (3) The Town proposes to work with business owners and entrepreneurs in identifying programs and/or funding to help them grow or start a business.
- (4) The Town proposes to work with the Provincial and Federal business development organizations and adjacent communities in attracting commercial and industrial operations to the region.

### **6.3.2 Local Business Retention and Growth.**

#### *Implementation Proposals:*

- (1) The Town shall work with local businesses to identify expansion and/or relocation opportunities.
- (2) The Town shall assist in identifying, developing and promoting business partnership opportunities and the development and growth of small businesses and the service sector.

### **6.3.3 Development and Enhancement of the Town's Core Mixed-Use and Commercial Areas**

#### *Policies:*

- (P1) Council shall establish a MU-1 (Mixed-use Main Street) Zone. The intent of this zone will be to enhance the Main Street commercial core areas of the Town through:
  - a. encouraging mixed-use development;
  - b. encouraging smaller-scale businesses;
  - c. minimizing front yard setback requirements to improve the streetscape; and
  - d. developing design requirements that encourage quality design without discouraging potential developers or retailers.
- (P2) Council shall discourage the use of lands within the MU-1 (Mixed-use Main Street) Zone which front directly on Main Street for the sole purpose of multiple-unit dwellings to maintain the commercial character of these areas.
- (P3) Council shall establish a MU-2 (Mixed-use Core) Zone. The intent of this zone will be to enhance the traditional mixed-use town core areas of Florenceville and Bristol through:
  - a. encouraging mixed-use development;
  - b. encouraging smaller-scale businesses;
  - c. encouraging the location of compatible institutional uses;
  - d. minimizing front yard setback requirements to improve the streetscape; and
  - e. developing design requirements that encourage quality design without discouraging potential developers or retailers.
- (P4) Council shall discourage the use of lands within the MU-2 (Mixed-use Core) Zone which front directly on Main Street for the sole purpose of multiple-unit dwellings to maintain the commercial character of these areas.

*Implementation Proposals:*

- (1) The Town proposes to encourage the use of land for parks, institutional uses, recreation and multiple-unit apartment buildings as part of mixed-use developments in and around the Central Commercial areas.
- (2) Council proposes to consider expanding the C-1 (Central Commercial Zone) as the need for more commercial space arises.
- (3) Council proposes to only permit multiple-unit residential development within the C-1 (Central Commercial) Zone if the ground floor of the building is used for commercial purposes or office space.

**6.3.4 Neighbourhood Commercial Uses**

*Policies:*

- (P1) Council shall establish a C-1 (Neighbourhood Commercial) Zone with the intent of providing for small-scale commercial operations in primarily residential areas that will have minimal impact on residential uses.
- (P2) Council shall establish standards to minimize the impact of Neighbourhood Commercial uses on existing and future residential uses in the immediate area.

*Implementation Proposals:*

- (1) When assessing variance and rezoning applications related to the C-2 (Neighbourhood Commercial) Zone, Council and the Planning Advisory Committee may give specific consideration to:
  - a. scale and massing of the proposed operation;
  - b. impact of the operation on the streetscape and character of the residential area;
  - c. location and amount of parking;
  - d. access to the site;
  - e. landscaping;
  - f. architectural design and building materials should be consistent with homes in the neighbourhood; and
  - g. buffering and separation between adjacent land uses.

**6.3.5 Large-Scale Commercial Operations**

*Policies:*

- (P1) Council shall establish the C-2 (General Commercial) Zone. The intent of this zone is to provide locations for larger commercial establishments that may not be located directly adjacent to the highways.
- (P2) Council shall establish the C-3 (Highway Commercial) Zone. The zone is intended to provide locations for larger scale commercial operations to develop in a way that minimizes potential impacts on adjacent development and uses.
- (P3) Council shall establish the C-4 (Business Park) Zone. The zone is intended to provide locations

for larger scale commercial and industrial operations to develop in a way that minimizes potential impacts on adjacent development and uses. Council shall not pre-zone any land for the purposes of a business park and any such development would be subject to the approval of Council through the rezoning process. It is Council's intention that this zone would be applied if annexation of lands were to occur to enable a business park development.

*Implementation Proposals:*

- (1) Council proposes to encourage quality design of the Highway Commercial and Business Park uses through establishing requirements for:
  - a. parking lots;
  - b. landscaping;
  - c. access;
  - d. circulation; and
  - e. signage.
  
- (2) Council proposes to not pre-zone any areas for General Commercial, Highway Commercial, or Business Park zones. Council may permit these uses subject to a rezoning. In evaluating a rezoning application, Council and the Planning Advisory Committee may have particular regard for:
  - a. adjacent land uses;
  - b. building design;
  - c. design and location of parking;
  - d. landscaping;
  - e. traffic access and circulations;
  - f. impact on the surrounding neighbourhoods; and
  - g. the potential impact on commercial viability of retail businesses on Main Street.

## 7.0 INDUSTRIAL LAND USE

### 7.1 PREAMBLE

At the present time there is no industrial park found within the Town and industrial uses are dispersed throughout the community. There are three main industrial nodes found within the Town:

- The site of McCain Foods on Main Street.
- The site of Crabbe Lumber off Lockhart Mill Road.
- An area along Route 130 featuring a few industrial operations.

Industrial operations often employ significant numbers of people and are vital to the success of a local economy. It will be important for Council to support expansions to existing facilities while encouraging new companies and operations to locate within Town limits if feasible. With any new or expanded industrial operation, important consideration needs to be given to location of the operation relative to surrounding locations and minimizing potential land use conflicts. A good location for additional industrial development would be adjacent to some existing industrial uses along the area north of the Town's current boundaries on Route 110. This area is preferable for industrial development as it would have relatively minimal impact on adjacent land uses (given the relatively undeveloped nature of the area) and access to and from the highway. However, for this area to develop into more of a business or industrial park, additional land along the highway will need to be brought into the Town's limits.

As the Town does not have a clearly defined industrial park, many industrial uses directly abut other land uses which can present potential conflicts. Typically, it is undesirable to allow larger industrial operations to directly abut other non-industrial land uses due to the noise, dust, traffic and other by-products of these types of operations. When assessing new industrial projects, the Town will need to ensure adequate buffering, screening and other measures are put in place to prevent potential land use conflicts.

With the legalization of cannabis in 2018, the provincial government came to the conclusion that retail and production facilities have impacts on communities, such as odours, noise, safety and security. In May 2019, the Province issued a directive to impose requirements for the location and siting of cannabis production facilities. The Minister of Environment and Local Government wants to ensure this type of facility is located away from residential uses, daycares, schools, places of worship, public parks, recreation areas and other community uses to reduce conflicts with neighbouring land uses.

A number of smaller industrial uses are also dispersed throughout the Town and while these can also present potential land use conflicts, these can generally be mitigated much more easily.

### 7.2 INTENT

- 1. To promote the additional industrial development in the appropriate locations of the Town, and to provide appropriate criteria for locating industrial uses.***
- 2. Study the feasibility of additional industrial land or a business park on the north side of the Centreville Road (Route 110) towards the Trans Canada Highway, and limit preemptive residential encroachment into that area.***

## 7.3 POLICIES AND PROPOSALS

### 7.3.1 Promoting the Development of Industrial Operations

#### *Policies:*

- (P1) Council shall establish an Industrial designation as shown on the Generalized Future Land Use Map. The intent of this designation is to promote the development and expansion of industrial operations in the Town.

#### *Implementation Proposals:*

- (1) Council proposes to assess opportunities to establish an industrial park within Town limits.

### 7.3.2 Encourage Industrial Development in the Appropriate Locations

#### *Policies:*

- (P1) Council shall establish an I-1 (Light Industrial) Zone. This zone is intended for small-scale industrial, manufacturing, and processing and repair operations. While these uses can be developed in a variety of locations throughout the Town, appropriate buffering, screening and other mitigation measures may be required depending on the specific use and proximity to adjacent land uses.
- (P2) Council shall establish an I-2 (Heavy Industrial) Zone. This zone is intended for larger-scale industrial, manufacturing, processing, repair operations that could have potentially negative impacts on adjacent land uses.
- (P3) Council shall encourage additional business park or heavy industrial development along Centreville Road (Route 110) and towards the Trans Canada Highway interchange, and designate and zone those lands as Rural Use pending study for their feasibility as a business park.
- (P4) Council shall only permit industrial operations with a gross floor area greater than 4,700 m<sup>2</sup> (50,591 ft<sup>2</sup>) subject to terms and conditions as may be applied by the Planning Advisory Committee. When attaching terms and conditions, Council shall advise the Planning Advisory Committee to have particular regard for:
- a. adjacent land uses;
  - b. the nature of the proposed use;
  - c. noise, odours, dust, vibrations or other potential nuisances generated by the proposed use;
  - d. buffering used between the proposed use and adjacent properties;
  - e. lighting;
  - f. the hours of operation of the proposed use;
  - g. traffic generated from the proposed use; and
  - h. screening of the operation, outdoor storage, garbage storage and parking areas.

#### *Implementation Proposals:*

- (1) Council proposes to work with local industrial businesses to encourage the development and expansion of existing industrial and manufacturing operations.
- (2) Council proposes to not pre-zone additional lands for Industrial Development and only permit new

industrial development through the rezoning process.

- (3) When addressing rezoning applications for new industrial operations, Council and the Planning Advisory Committee shall have particular regard for:
- a. adjacent land uses;
  - b. the nature of the proposed use;
  - c. noise, odours, dust, vibrations or other potential nuisances generated by the proposed use;
  - d. buffering between the proposed use and adjacent properties;
  - e. lighting;
  - f. the hours of operation of the proposed use;
  - g. traffic generated from the proposed use; and
  - h. screening of the operation, outdoor storage, garbage storage and parking areas.
  - i. the adequacy of methods proposed for disposal or treatment of potentially dangerous waste, smoke, effluent, or emissions.

### **7.3.3 Preventing Industrial Land Use Conflicts**

#### *Policies:*

- (P1) Council shall provide development standards in the Zoning By-law for Industrial uses that dictate building placement, landscaping, buffering and screening of storage and parking areas and signage to help mitigate the potential impact of these uses on adjacent land uses.

#### *Implementation Proposals:*

- (1) Cannabis production facilities shall be permitted only in industrial zones.
- (2) Notwithstanding 7.3.2(3), when reviewing applications for new industrial operations, Council may attach additional terms and conditions through the municipal plan amendment and rezoning process to address potential land use conflicts. In particular, Council may attach terms and conditions, as they see fit, to address:
- a. buffering between adjacent uses through the use of vegetation, fences, berms or other means that mitigate noise, odours, dust, vibration, smoke or any safety issues;
  - b. landscaping;
  - c. screening of outdoor storage or any portion of an operation visible from an adjacent use or public street;
  - d. building materials;
  - e. access and egress; and
  - f. parking.

### **7.3.4 Encouraging Sustainable Development**

#### *Implementation Proposals:*

- (1) Council proposes to encourage new and expanding industrial operations to incorporate sustainable design principles such as LEED (Leadership in Energy and Environmental Design). Specifically, Council shall encourage the following in new and existing industrial operations:
- a. siting the building(s) to optimize sun exposure while minimizing wind exposure;
  - b. for multiple buildings or adjacent operations, encourage the sharing of by-products as energy sources;

- c. the use of sustainable energy sources;
- d. preservation of watercourses, wetlands and other sensitive environmental areas; and
- e. other methods to reduce the ecological and environmental impact.

### **7.3.5 Pits and Quarries**

#### *Policies:*

- (P1) Council shall only permit pits and/or quarries within the I-2 (Heavy Industrial) Zone and this use shall be subject to terms and conditions as may be attached by the Planning Advisory Committee.
- (P2) Council shall establish specific requirements for pits and quarries within the Zoning By-law with the intent of mitigating the impact of these operations on adjacent land uses.
- (P3) When considering applications related to pits and quarries, Council shall have specific regard for:
  - a. the proximity of and potential impact on adjacent land uses;
  - b. the anticipated duration of the operation;
  - b. the hours of operation;
  - c. proposed measures to mitigate the impact of noise, dust, odours, toxic materials, smoke and vibrations on adjacent land uses;
  - d. setbacks, yards and proposed buffering measures;
  - e. proposed screening measures to reduce the visibility of the operation from adjacent properties and public streets;
  - f. potential safety hazards;
  - g. potential impact on watercourses, wetlands or other sensitive environmental areas;
  - h. impacts on the local traffic network; and
  - i. plans for rehabilitation once the operation of the pit and/or quarry is complete or exhausted.

#### *Implementation Proposals:*

- (1) As part of any application related to a pit and/or quarry, Council may request additional information or supporting documentation as it pertains to the items discussed in 7.3.5(P3) from the applicant.

## 8.0 RECREATION, COMMUNITY AND INSTITUTIONAL USES

### 8.1 PREAMBLE

Recreation, community, and institutional services are at the heart of community happiness, prosperity and cohesion and are central to how communities can define and evaluate quality of life. The Town currently benefits from an effective Recreation Department. By all accounts, this department has been successful in meeting the recreational demands of a variety of age groups. The Town features a number of baseball diamonds, outdoor tennis courts, pools, playgrounds, a curling club, the Northern Carleton Civic Centre and Sam's Place, all of which provide for a variety of recreational activities. In addition, the Town enjoys direct access to the Trans Canada Trail. Used for both motorized and non-motorized recreational uses throughout the year, this trail is an excellent resource for the community. As additional development occurs adjacent to both the Trans Canada and Bristol-Shiktehawk Trails, Council should continue to encourage the provision for trail connections community-wide.

It is recognized that riverfront is a valued asset within the community that provides iconic views and connections to the waterfront. The boardwalk that currently exists along the water is highly valued and utilized by many who live, work, and play in the Town of Florenceville-Bristol. The Town recognizes the recreational value that this boardwalk provides and will look for opportunities to enhance riverfront connection. In addition to improving and building on a linear trail system, areas for direct access to the river for both motorized and non-motorized boating will be explored.

Institutional uses including schools, places of worship, libraries, cemeteries and certain government uses will continue to serve importance for Florenceville-Bristol. The location of institutional facilities play a critical role in community accessibility and use, and generate an improved level of communal health and well-being. By working with the Province, the Town will identify areas of land best suited for new development that could host schools and/or community facilities. The Town will also seek to build on existing recreational and institutional assets to utilize present facilities and services and seek to achieve the potential communal synergies that can be created between recreational, community, and institutional uses.

### 8.2 INTENT

- (1) *To maintain and improve parks, open space, and recreational facilities and programs while promoting new institutional uses in the appropriate areas of Town.*
- (2) *To ensure that lands provided to the Town for Public Purposes as part of the subdivision process provide value to residents.*

### 8.3 POLICIES AND PROPOSALS

#### 8.3.1 Accessible Parks, Trails and Open Spaces

##### *Policies:*

- (P1) Council shall delineate the location of existing parks and open spaces in the Town through establishing the Parks designation as shown on the Generalized Future Land Use Map. The intent of this designation is to protect and catalogue existing parks and open spaces.
- (P2) Council shall establish a Parks and Open Space Zone. This zone is intended to protect and



catalogue existing parks and open spaces as well as provide a range of parks, trails and open spaces while preserving significant natural features.

- (P3) As new or existing areas are developed or expanded, Town Staff and Council shall work with developers to provide a range of parks, trails and open spaces while preserving significant natural features.
- (P4) As new areas of the Town are developed, Town Staff and Council shall require that the design of parks, trails and open spaces incorporate linkages with other neighbourhoods through the use of trails.
- (P5) Council shall require that at least 8% of the area of a subdivision be provided as Lands for Public Purpose through the Subdivision process. Where appropriate, this land will be used for parks, trails and/or open space within the development, and may acquire such land. At the Town's discretion, cash-in-lieu of land may be accepted where the cash value would be better suited to enhancing parks, trails and/or open space infrastructure.
- (P6) When assessing the location of Lands for Public Purpose, the Town shall have specific regard for:
  - a. accessibility of this space to the new neighbourhood;
  - b. accessibility to existing neighbourhoods;
  - c. connectivity with other parks, trails, open spaces and recreation facilities;
  - d. the existence of similar or like facilities in the immediate area; and
  - e. the recreational needs of the community.

*Implementation Proposals:*

- (1) In new subdivisions, Council may require the provision of trail connections to the NB Trail (Trans Canada Trail) and Bristol-Shiktehawk Trail, where possible, through the lands for public purposes process. The intent of this is to encourage a linked active transportation network where possible.
- (2) When assessing the location of Lands for Public Purpose, the Town shall have specific regard for assembling the following Lands for Public Purpose:
  - a. open space lands with significant views overlooking the St. John River;
  - b. a riverside trail on the northern side of the St. John River connecting Jim Davis Drive and Route 130;
  - c. an expansion to the Riverside Park in the Bristol Ward;
  - d. securing accessible public access to the St John River; and
  - e. securing vegetated shelterbelts with or without trails adjacent to agricultural land.

**8.3.2 Encouraging a Variety of Recreational Facilities that Meet the Demands of the Population**

*Policies:*

- (P1) Council shall continue to support the Recreation Department in providing and maintaining recreational programs and facilities that promote the physical and social development of residents of all ages and needs.
- (P2) Council shall continue to work with the Province of New Brunswick in promoting the shared use of recreational facilities in Carleton North High School and other educational facilities.

*Implementation Proposals:*

- (1) Council proposes to assess the potential of developing a series of boat landings with adjacent

communities to provide increased access and use of the St. John River for recreational purposes.

- (2) Council may encourage the Federal Government of Canada to make continued upgrades and enhancements to the Trans Canada Trail.

### **8.3.3 Institutional Uses**

#### *Policies:*

- (P1) Council shall establish the Institutional Designation as delineated on the Generalized Future Land Use Map. The intent of this designation is to direct the development of institutional uses to the appropriate locations of the Town. Permitted uses within this designation include cemeteries, uses related to social services and health services, conservation uses, cultural uses, government uses, institutional uses, long-term care facilities, places of worship, private clubs and recreational uses.
- (P2) Council shall establish an Institutional Zone. This zone is intended to direct institutional uses to appropriate locations of the Town, including cemeteries, uses related to social services and health services, long-term care facilities, places of worship, government uses, private clubs and recreational uses.
- (P3) Council shall encourage compatible cultural and government uses to locate within or adjacent to the MU-1 (Mixed-use Main Street) Zone and the MU-2 (Mixed-use Core) Zone..

#### *Implementation Proposals:*

- (1) Council proposes to work with the Province of New Brunswick in identifying the appropriate location for any new educational facility.

### **8.3.4 Cemeteries**

#### *Policies:*

- (P1) Council shall only permit the use of any land within the Town for the purposes of a cemetery within the Institutional Designation and this use will be subject to terms and conditions as may be imposed by the Planning Advisory Committee. In addition to 13.3.2(P3), Council and the Planning Advisory Committee shall have specific regard for the following when considering an application related to a proposed cemetery:
  - a. the location of the cemetery relative to adjacent land uses, potable water sources and sensitive environmental areas;
  - b. the availability of space at existing cemeteries within the Town; and
  - c. the use of mitigation measures such as fences, landscaping, buffers in mitigating the potential impact on adjacent properties and land uses.

## 9.0 NATURAL ENVIRONMENT AND SUSTAINABILITY

### 9.1 PREAMBLE

Florenceville-Bristol prides itself on its rural character and direct connection to the natural environment. The Town lays claim to some of the most stunning views of the natural features of the Saint John River Valley. Located directly along the Saint John River, these views and access to the natural environment have become a central component for community identity and pride. As changing weather patterns continue to put natural habitats and community infrastructure at risk, Florenceville-Bristol must position itself to manage future growth and development in a proactive manner.

The Town recognizes its responsibility and role to help fight climate change and will do so by integrating sustainable community-building practices through this Municipal Plan and accompanying Zoning By-law. Through these efforts, the Town will strive to create resiliency within the community and help to protect residents and the surrounding natural habitats from severe weather and climate-related events.

In 2017, WWF-Canada released a Community Climate Change Vulnerability Assessment for communities in the St. John River watershed, which included the Town of Florenceville-Bristol. Through this study, it is acknowledged by the Town that certain areas along the Saint John River within Town boundaries are currently susceptible to flooding and have the potential to become at higher risk during the coming years due to worsening weather events at higher frequencies. The Town has identified the need to adapt its development and infrastructure to climate change. To ensure a responsible growth of the community, Florenceville-Bristol must account and plan for climate change events in a proactive manner and begin building resiliency into future land use practices.

As a commitment to this effort, all future development within the Town must consider the flooding risk of the Saint John River as well as appropriate stormwater management practices to mitigate impacts of extreme pluvial events. Implementing land use practices that restrict development in areas that are particularly sensitive to riverfront flooding or pluvial flooding will be a priority for the Town. Floodplains and Riparian buffers will also be identified to protect natural habitats and built infrastructure in the Town. Sustainable building practices such as utilizing green infrastructure, harvesting renewable energy, and utilizing practices for natural stormwater management will also be considered and supported by the Town.

The natural environment serves many important purposes within our communities. It contributes to our health, well-being and overall enjoyment of the outdoors. Environmentally sustainable development is critical in ensuring both the well-being of the natural environment as well as the built environment for generations to come.

### 9.2 INTENT

- (1) ***Identify, protect, enhance and manage the Town's biodiversity and network of significant natural ecosystems.***
- (2) ***Reduce exposure to natural hazards, particularly flood risk, through the appropriate location and design of development.***
- (3) ***Encourage and implement greener development and building practices to improve water, air, soil and habitat quality.***

- (4) ***Design a community that is energy-efficient, conserves carbon emissions and adapts to a changing climate.***

### **9.3 POLICIES AND PROPOSALS**

#### **9.3.1 Green Infrastructure Network**

- (P1) Council shall encourage the incorporation of natural features in all new developments.
- (P2) Council shall encourage the preservation of naturalized riparian areas and watercourses and link them with upland natural areas to develop a connected network of natural areas leading to the St. John River.
- (P3) Council shall recognize the importance of the St. John River as a cultural, recreational and natural resource.
- (P4) Council shall facilitate wildlife movement and habitat protection by conserving, enhancing and promoting wildlife corridors through parks and by connecting hubs, open spaces and riparian areas.
- (P5) Council shall not permit any development or land use that would negatively impact an individual's or the Town's overall potable water resources.
- (P6) Council shall encourage protecting and enhancing biodiversity throughout the Town, such as:  
a. Encouraging the clustering of development to achieve conservation objectives; and  
b. Using natural buffers to manage transitions between development and Open Space lands.

#### ***Implementation Proposals:***

- (1) Encourage and promote the planting of native vegetation and trees on public and private property to increase overall tree canopy coverage and to enhance wildlife populations and habitat quality.
- (2) Work cooperatively with the farming community to identify opportunities to protect and enhance wildlife habitat in agricultural lands, while recognizing the primary role of food production.
- (3) Consider creating a tree planting grant to complement road renewal efforts as part of a main street renewal program mentioned in policy 10.3.3(2). The intent of this is to grow the Town's tree canopy, and provide additional local deciduous trees species that produce fall colours to enhance biodiversity and fall tree colours.

#### **9.3.2 Enhance Environmental Awareness and Community Stewardship**

#### ***Policies:***

- (P1) Council shall encourage the formation, education and ongoing participation of committees to advise Council on environmental issues.
- (P2) Council shall work in conjunction with community groups to promote the awareness and protection of the natural environment.

#### ***Implementation Proposals:***

- (1) Council proposes to require the preservation of trees and other vegetation where possible in new developments.
- (2) Council proposes to encourage the use of alternative methods of stormwater management and other measures aimed at enhancing the natural environment.

### **9.3.3 Open Space, and Protection of Sensitive and Critical Natural Areas**

#### *Policies:*

- (P1) Council shall establish the Parks and Open Space Designation. The intent of this designation is to conserve and improve the physical environment through establishing the location of sensitive environmental areas, areas susceptible to flooding and parkland while restricting any development of these lands.
- (P2) Within the Parks and Open Space Designation, Council shall establish the OS (Parks and Open Space) Zone. Permitted uses within this zone will include boat landings, conservation uses, public open space, public parks and recreational uses.
- (P3) Through the subdivision process, Council shall require that sensitive environmental features be designated as Parks and Open Space through the lands for public purpose process.
- (P4) Council shall not permit any development or land use that would pollute sensitive environmental areas or natural resources.
- (P5) If considering development proposals, it shall be a policy of Council to require that measures be taken to control and restrict all forms of pollution of the natural environment, where possible.
- (P6) It shall be the intention of Council to protect the water quality in water courses that receive storm water runoff from storm sewer outfalls or from private developments through the use of appropriate techniques such as retention and detention ponds, and grassed swales and that the increase in runoff resulting from development is minimized.

#### *Implementation Proposals:*

- (1) Council proposes to work with environmental and recreation groups in promoting the preservation and use of the St. John River for recreational purposes.
- (2) Council proposes to formalize river access sites with environmental and recreation groups with enhancements such as signs and parking to ensure the continued use and preservation of the St. John River for recreational purposes for residents and visitors.

### **9.3.4 Lands Susceptible to Flooding**

#### *Policies:*

- (P1) Council shall not support the development of land within areas that are known to be covered by floodwater during a regional flood or a one-in-one-hundred-year frequency flood.
- (P2) If considering development proposals, it shall be a policy of Council to require a floodplain study undertaken by a surveyor, biologist or engineer where there is uncertainty about the development of land at risk of flooding to a property where a development is proposed.

*Implementation Proposals:*

- (1) Council proposes to apply the Parks and Open Space Designation to additional properties that continually flood, as determined by provincial floodplain mapping.
- (2) Council proposes to permit open space, conservation, cultural interpretation and ecotourism uses in flood prone areas when the risk of damage to infrastructure is minimal.

**9.3.5 Climate Change**

*Policies:*

- (P1) Council shall support land uses, development options, transportation alternatives, built forms and infrastructure options that reduce energy use, and costs, integrate renewable energy sources and increase energy conservation through efficiency improvements.
- (P2) Promote the use of low-carbon, renewable energy sources to reduce reliance on fossil fuels and enhance local energy security through community energy solutions.
- (P3) Explore innovative ways to produce, supply and store energy at the building, neighbourhood and community levels.

*Implementation Proposals:*

- (1) Council proposes to consider the potential impacts of climate change when planning new or upgrading existing municipal infrastructure.
- (2) Council proposes work with community groups in developing measures to mitigate climate change.

**9.3.6 Sustainability**

*Policy:*

- (P1) Council shall recognize the importance of the interplay between the economic, social, and natural environment in balancing the growth and development of the Town with the protection of the natural environment.

*Implementation Proposals:*

- (1) Council proposes to encourage the use of sustainable development practices in new developments.

**9.3.7 Brownfield Sites**

*Implementation Proposals:*

- (1) Subject to other policies and proposals contained within this Plan, Council proposes to promote the remediation and redevelopment of brownfield sites within the Town.

## 10.0 TRANSPORTATION

### 10.1 PREAMBLE

Florenceville-Bristol's transportation network is currently focused on surface transportation and consists of roads and with some sidewalks distributed throughout the community. Roadways are currently established in a hierarchy depending on their role in providing property access or serving traffic movements within the Town. Florenceville-Bristol recognizes in the need to keep the roads maintained and to provide personal motor vehicles and transportation/cargo vehicles with a safe and maneuverable network travel in to, out of, and throughout the Town's boundaries.

The Town's road network currently serves travellers who utilize motor vehicles. While there are sidewalks located in certain areas of the Town, it is recognized that the overall connectedness and walkability within the Town can (and should) be improved. Through this Plan, Florenceville-Bristol will identify opportunities to create a connected and safe network for pedestrians. This network should provide residents, employees, and visitors with opportunities to walk to and from common origins and destination points within the Town.

To lessen the reliance of personal motor vehicles for day-to-day travel, alternative choices in travel modes will be encouraged and supported. In addition to exploring right-of-way options to provide Active Transportation facilities, the Town will encourage and support opportunities to partner with schools and community groups to educate residents on the benefits of choosing active modes of transportation for day-to-day trips rather than utilizing personal motor vehicles.

### 10.2 INTENT

- (1) ***Provide a surface transportation network that meets the needs of a variety of users and travel modes throughout the community.***
- (2) ***To make walking and cycling viable and comfortable modes of transportation, particularly for residents and visitors to the Town's Historical Town centres.***

### 10.3 POLICIES AND PROPOSALS

#### **10.3.1 Active Transportation & Walking**

##### *Policies:*

- (P1) Council recognizes the social and financial value to the Town in having a walkable, commercially viable Main Street.
- (P2) Council's goal is to foster a consistent, walkable medium-scale growth pattern in the historical Town Centres of Florenceville and Bristol.
- (P3) Council shall encourage outdoor activities and opportunities for safe methods of active transportation in the Town. Areas for walking and cycling should lead from connected residential areas to activity areas like parks, employment and Main Street shopping areas.
- (P4) When considering major new developments, Council shall consider the extent to which, where applicable, proposed pedestrian routes link up with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network.

*Implementation Proposals:*

- (1) Council shall work with the province to optimize the utility of the NB Trail through its community for active transportation.
- (2) Council shall maintain and upgrade sidewalks and pedestrian walkways within the Town, as necessary, to provide for safe and convenient pedestrian movement.
- (3) Council shall require developers to construct new sidewalks and walkways, as set out in the Subdivision Bylaw and Municipal standards, in order to provide pedestrians with continuous, integrated sidewalks and walkways for access to public facilities, shopping areas and residential neighbourhoods throughout the Town.
- (4) Council shall encourage the school board and developers to locate schools such that the safety and level of activity of children is optimized, and walking to school is a viable option for residents.

**10.3.2 Roadway Hierarchy**

*Policies:*

- (P1) The following roadway hierarchy shall be established within the Town:

**Arterial Roads:** The primary purpose of these roads is to move a large volume of traffic at medium to high speeds. They typically connect with other arterial roads, collector roads and freeways, with access to adjacent development being limited. Under this Municipal Plan Centreville Road (NB Route 110) and NB Route 130 are designated as arterial roadways.

**Collector Roads:** These roads have the dual function of providing access to adjoining properties and moving traffic between local and arterial roads. Under this Municipal Plan Riverview Drive (NB Route 103) and Main Street (NB Route 105) are designated as collector roadways.

**Local Roads:** The major function of these roads is to provide direct access to individual properties. These roads generally accommodate low volumes of traffic and carry the traffic short distances and connecting with other local and collector roads. Roadways in the Town which are not designated as arterial or collector roads are considered local roadways.

- (P2) Design characteristics of the various roadways in the hierarchy shall be provided in the Subdivision By-law.

**10.3.3 Road Improvements & Future Upgrading**

*Policies:*

- (P1) Council shall implement and revise its Five-Year Program for street upgrading and ensure that it is coordinated with the water and sewer system upgrading.

*Implementation Proposals:*

**Staff and Council shall proactively work with Department of Transportation representatives to work towards improving areas within the Town where safety or traffic flow constraints exist.**

- (1) Develop and implement a Main Street Improvement Plan for Main Street to improve visual appearance of the street, safety and pedestrian comfort, and identify opportunities for additional commercial development.



- (2) Develop and implement an Active Transportation Plan to improve pedestrian and cyclist connectivity as on-going upgrades occur to the street.

#### **10.3.4 Road and Sidewalk Maintenance and Expansion**

*Policies:*

- (P1) The Town's existing roadway, sidewalk and trail network shall be maintained on an ongoing basis.
- (P2) When undertaking roadway improvement projects or constructing new roadways, the provision of Active Transportation infrastructure should be considered as a component to be included in the construction.

#### **10.3.5 Parking and Loading Areas**

*Policies:*

- (P1) Standards shall be developed in the Zoning By-law to establish the amount of off-street parking and loading areas to be constructed in conjunction with new developments and redevelopment projects.

#### **10.3.6 Traffic Studies**

*Policies:*

- (P1) A traffic study may be required in order to assess a proposed development or subdivision. This requirement will be identified at the development review stage of the application.
- (P2) Where an application is subject to terms and conditions, rezoning, or a subdivision agreement, the Town may require the developer to contribute to transportation improvements to address matters in the Traffic Impact Study.

## 11.0 MUNICIPAL INFRASTRUCTURE & PROTECTIVE SERVICES

### 11.1 PREAMBLE

The majority of developed areas within the Town are serviced with sanitary sewer and ongoing infrastructure projects focus on extensions and upgrades to the collection and treatment systems. Storm water is managed through a combination of open ditches and curb and gutter and storm sewers, with studies completed to develop strategies to alleviate areas of flooding.

Presently residences and businesses in the Town are served by private wells and there are no plans for providing central water servicing in the municipality. During the consultation process, no issues were identified with individual wells although some concern exists regarding the impacts of road salt and turbidity during the Spring months.

Municipal solid waste collection is provided by a private contractor under contract with the Town. Curbside recycling was added as a service in 2018. Fire protection services are provided by the Florenceville-Bristol Fire Department with policing services provided by the Royal Canadian Mounted Police.

Telecommunication towers and antennas are a private industrial land use that provides communication infrastructure to visitors and residents. The approving authority for communications infrastructure is Canada Spectrum Management & Telecommunications, not the Town. It is however a requirement that communication carriers contact the municipality for input into the siting and design of communication infrastructure. The Town does not expect there to be significant requests for communications infrastructure siting in the town due to outlying areas providing more efficient locations to provide this type of infrastructure. If proposed, the Town will aim to minimizing the overall number of intrusive communication infrastructure locations, and to encourage design options that will make their presence in the community more compatible with their surroundings.

### 11.2 INTENT

- (1) *To provide infrastructure to support existing development and future growth.*
- (2) *To provide services in a cost-effective manner that values and leverages the role of supportive natural systems.*

### 11.3 POLICIES AND PROPOSALS

#### **11.3.1 Municipal Asset Management & Municipal Natural Asset Management**

##### *Policies:*

- (P1) Council commits to continue to responsibly manage Town owned infrastructure. Decisions relating to the Town's infrastructure will be based upon prioritization guidelines which incorporate the state of existing infrastructure, levels of service, risk, climate change, protection of the environment, economic growth, and financial capacity.
- (P2) Council shall recognize the importance of municipal natural asset management in planning matters. Municipal natural assets include riparian buffers, wetlands, vegetated areas, and open spaces. These natural assets have important roles for water purification, air quality, flood protection, climate regulation, and soil quality and stability.

### **11.3.2 Infrastructure Maintenance and Improvements**

#### *Policies:*

- (P1) Council shall continue to undertake improvements to the Town's sanitary sewer collection and treatment and disposal systems along with the Town's storm water infrastructure. Where possible, these improvements should be coordinated with other capital works projects such as roadway upgrades.
- (P2) The impacts of proposed developments on the sanitary sewer collection and treatment system and Town storm water infrastructure shall be reviewed to determine if the proposed development will impact system capacity.

### **11.3.3 Utility Services, Telecommunication Towers and Antennas**

#### *Policies:*

- (P1) It shall be a policy of Council to permit communication and municipal utility uses in all zones.
- (P2) It shall be the intention of Council to work with electrical and communications utilities regarding the provision of their services while minimizing impacts of their facilities on adjacent land uses and the visual environment.

#### *Implementation Proposals:*

- (1) When establishing the location of new infrastructure, Council proposes to work with landowners to minimize the impact on their land.
- (2) Council proposes to provide the opportunity for local public consultation with neighboring property owners during engagement on the siting of telecommunication towers and antennas in accordance with federal requirements.

### **11.3.4 Solid Waste Management**

#### *Policies:*

- (P1) Council shall ensure the Town is represented on provincial commissions regarding solid waste
- (P2) Waste reduction and diversion initiatives initiated by provincial commissions shall be supported with the intent of increasing the volume of materials being recycled.

### **11.3.5 Fire Protection and Policing Services**

#### *Policies:*

- (P1) Fire protection services are provided by the Florenceville-Bristol Fire Department with policing services provided by the Royal Canadian Mounted Police.
- (P2) Council shall work with appropriate representatives providing policing services to ensure that the Town's requirements are being met.
- (P3) Council shall continue to work with the Florenceville-Bristol Fire Department to provide adequate fire protection coverage for all areas within the Town.

## 12.0 CULTURE, HERITAGE AND TOURISM

### 12.1 PREAMBLE

Florenceville-Bristol's culture and heritage are rich, vibrant, and provide a platform for residents to define themselves and identify with their neighbours. It enhances residents' quality of life, level of happiness, spirituality, and establishes a foundation and connection to landscapes, heritage and community belonging. Community culture is a powerful asset that has continued to attract tourists to a place they wish to return to, and in some cases stay and call home. The Town recognizes the value that Florenceville-Bristol's culture has on its residents. The Town's rich history and heritage of yesterday, and existing diversity and uniqueness today, have provided residents with a source of identity, innovation and creativity.

Culture and heritage set a framework for how we relate, communicate, and express ourselves to others, how we interact, use, and identify with our surrounding landscape, and how we share and experiences with each other. Community culture adds to the overall sense of cohesion, acceptance, and quality of life within a town. Having a diverse, culturally vibrant, and heritage-rich community are also often linked to the success of the community's ability to attract tourists. In addition to its beautiful natural scenery, the Town is fortunate to have a number of cultural and historical resources to help attract tourists, such as:

- The Andrew & Laura McCain Library and Art Gallery – two separate facilities offer library programs and resources, as well as some of New Brunswick's best visual arts exhibits, workshops, and guest speaker series.
- River Arts Centre & Studios – a not-for-profit organization who offer creative spaces for the community to utilize and whose mission is to bring awareness and appreciate to the arts in Town of Florenceville-Bristol.
- Second Wind Music Centre – provides opportunities to learn an instrument or listen to live musical performances.
- Shogomoc Railway Site – an old Canadian Pacific Railway Station with three renovated train cars that are home to a fine dining restaurant, plus two that provide a unique Bed & Breakfast experience.
- New Brunswick Potato World Museum – a facility that provides visitors with hands-on and interactive learning opportunities and experiential tours.
- Various festivals and events such as National French Fry Day and the Festival of Flavour.
- Outdoor assets such as Florenceville-Bristol's Covered Bridge and the Waterfront Boardwalk along the Saint John River.

The Town's Tourism and Business Development Department has done an outstanding job marketing cultural and heritage resources and events such as festivals and the Outdoor Summer Market to potential tourists and residents. These efforts should continue and drive the importance of culture and heritage to be a key priority of the Town moving forward. As appropriate, the Town will work with Provincial and Federal agencies as well as community groups, to promote Florenceville-Bristol and support a unique tourism experience.

The Trans Canada Highway interchange located just outside the southwestern boundary of the Town has presented issues for the attraction of tourists since its construction. The traveling public often circumvents the Town, and due to insufficient signage, it is often difficult for tourists to be drawn into Town. This has been exacerbated by some online mapping programs and GPS applications sending trucks to the covered Old Florenceville Bridge where they will not fit, rather than the Route 130 bridge. The Town will need to continue working with the Province to provide

better signage both along the highway and within the Town to assist with promotion and wayfinding to the Town's tourist draws.

## 12.2 INTENT

- (1) ***To foster cultural development and tourism through supporting cultural organizations and stakeholders and by supporting a multitude of artistic and cultural expressions.***
- (2) ***To protecting the Town's sites of cultural and historic importance, architectural and built heritage. To assist in initiatives that tell Florenceville-Bristol's story.***
- (3) ***To grow, and celebrate the cultural diversity of our community, fostering our community's multicultural nature.***

## 12.3 POLICIES AND PROPOSALS

### **12.3.1 Supporting Multiculturalism and New Immigrants**

#### *Policies:*

- (P1) The Town will work with the community and stakeholders to promote our community locally and internationally as a great place to live.
- (P2) The Town will attract and retain immigrants and enhance cultural diversity by building long-term immigration policies, services and programs in partnership with major employers, the Multicultural Association of Carleton County and its members.
- (P3) Multicultural and aboriginal communities shall be encouraged to participate in the Town's cultural events, festivals and activities, with the goal of giving everyone a voice and an opportunity to make their contribution to cultural initiatives and programs.

#### *Implementation Proposals:*

1. Town Staff and Council shall continue to support and invest in expanded historical and cultural interpretation opportunities at the Bristol-Shiktehawk site.
2. Town Staff and Council shall examine economic development opportunities at and around the Shogomoc Railway Site that expands historical and cultural interpretation opportunities.

### **12.3.2 Musical, Visual Arts and Cultural Development**

#### *Policies:*

- (P1) Council shall encourage and support cultural organizations and stakeholders which include, but are not limited to, performers, storytellers, event organizers, and cultural creators whose efforts are focused on creating a strong sense of community and place within the Town of Florenceville-Bristol.
- (P2) The Town of Florenceville-Bristol values the importance of the arts to articulate our sense of community and identity through ongoing artistic activity and events, performances, exhibitions and festivals held throughout the year.
- (P3) Council shall work with community organizations and stakeholders to foster and grow the local

culture of Florenceville-Bristol and provide opportunities to share and mainstream the arts and culture with residents and visitors of the Town.

- (P4) Council shall support the operation of the library and art gallery and the development of additional cultural programs and facilities to serve Town and area residents.
- (P5) Council shall encourage public art and civic beautification activities to foster cultural development and improve the visual quality of the Town.

*Implementation Proposals:*

1. Town Staff and Council shall continue to support cultural organizations in their efforts to obtain financial aids and professional or technical help from the private and public sector.
2. Town Staff and Council shall continue to support to work in partnership with the community and stakeholders to beautify existing buildings with murals and other forms of public art.
3. Council shall support and promote local artisans within the Town by enabling the creation and selling of cultural products as a home occupation and within commercial zones.
4. Council shall consider working with cultural organizations and stakeholders to develop a Culture Plan for Florenceville-Bristol which will identify future priorities and actions to pursue to help support, grow, and nurture the Town's arts, culture, and heritage sectors.

**12.3.3 Tourism**

*Policies:*

- (P1) Town Staff and Council shall continue to market the Town's natural beauty, cultural and historical resources to potential tourists.
- (P2) Town Staff and Council shall continue to work with the Provincial Government in enhancing Florenceville-Bristol's role or prominence in marketing and advertising materials prepared for potential tourists by the Province.
- (P3) Town Staff and Council shall work with the Province to improve directional signage and advertisements to attractions in the Town.

**12.3.4 Maintenance and Preservation of Historically Significant Buildings and Sites**

*Policies:*

- (P1) It shall be the intention of Council to encourage the maintenance and preservation of architecturally and historically significant buildings and sites of natural interest within the Town and expand the number of properties within the Town listed on the New Brunswick Register of Historic Places.
- (P2) Council shall recognize the importance of archaeologically significant sites and work with Indigenous groups to promote and share the history of the Town with residents and visitors.

*Implementation Proposals:*

Town of Florenceville-Bristol Municipal Plan: By-law No. 12A

1. Town Staff and Council shall continue to support and invest in expanded historical and cultural interpretation opportunities at the Bristol-Shiktehawk site.
2. Town Staff and council shall continue to support working with nearby Indigenous groups to help interpret and share the history of the Town before and after colonization.

## 13.0 PLANNING ADMINISTRATION AND IMPLEMENTATION

### 13.1 PREAMBLE

In accordance with the *Community Planning Act*, the adoption of this Municipal Development Plan does not commit Council to undertake any of the projects or actions contained herein. However, Council cannot take any action which would, in any manner, be in conflict with the Municipal Plan.

This Municipal Development Plan shall be implemented by means of powers conferred upon Council by the *Community Planning Act*, the *Local Governance Act* and such other applicable provincial statutes. It shall also be the intention of Council to monitor the implementation of the plan and commence a Plan Review at least every ten years to assess the need for amendments to the Municipal Plan and associated development

### 13.2 INTENT

- (1) ***To ensure that all future development is carried out within the general intent of the policies of the Municipal Plan.***
- (2) ***To have a clear and transparent process with open conversation between staff, Council, and developers.***

### 13.3 POLICIES AND PROPOSALS

#### **13.3.1 Facilitating Development**

##### *Policies:*

- (P1) Council shall instruct Town Staff to work with developers in meeting the intent of the Municipal Plan and Zoning By-law.

##### *Implementation Proposals:*

- (1) The Town proposes to work with developers through the various development approval processes to decrease approval timeframes and the ensure design of developments consistent with this Plan.
- (2) The Town proposes to compile information on various Provincial approval processes to help streamline the various approval processes.

#### **13.3.2 Implementation of the Plan**

##### *Policies:*

- (P1) Council shall implement this Municipal Development Plan through its powers in accordance with authority conferred upon Council by the *Community Planning Act*, the *Local Governance Act* and other applicable provincial statutes.
- (P2) It shall be the intention of Council to require amendments to the policies of this Plan or to the Generalized Future Land Use Map under the following circumstances:
- a. where any policy is to be changed; or



- b. where there is a request for an amendment to the Zoning By-law which is not permitted by this Plan and subsequent studies show that the policies of the Plan should be amended.
- (P3) More specifically, Council may consider undertaking a review to determine if the land use designations are still appropriate, in the following instances:
- a. where central municipal sewer and water services or roadways are extended to service lands not formerly served; or
  - b. where Council has determined that there is valid reason to consider change based on special studies and /or reports completed.
- (P4) In accordance with Section 32 of the Community Planning Act, this Plan may be reviewed when the Minister or Council deems it necessary, but in any case, the review shall not commence later than ten years from the date of its coming into force or from the date of its last review.
- (P5) Council shall consider the location of proposed roads on the Generalized Future Land Use Map as approximate and for conceptual purposes to assist with guiding new development. Adjustments to the location of these roads shall not require a Plan amendment.

### **13.3.3 Consistency with Other Documents**

#### *Policies:*

- (P1) Council shall review the Zoning By-law to ensure compliance with this Municipal Development Plan. Furthermore, Council shall consider reviewing, from time to time, the following documents:
- a. the Building By-law;
  - b. the Zoning By-law;
  - c. the Subdivision By-law.
- (P2) Council shall ensure that all amendments to the Zoning By-law are in compliance with this Municipal Development Plan.
- (P3) In considering applications that go before Council or the Planning Advisory Committee for amendments to the Zoning By-law, subdivision approval, a use subject to terms and conditions, variance, and/or the imposition of terms and conditions, Council and/or the Planning Advisory Committee, in addition to all other criteria as set out in the various policies of this Plan, shall have appropriate regard for the following applicable matters:
- a. that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal By-laws and regulations;
  - b. that the proposal is not premature or inappropriate by reason of:
    - i. the financial capability of the Town to absorb any costs relating to the development;
    - ii. the adequacy of central or on-site sewerage and water supply services or storm drainage measures;
    - iii. the adequacy or proximity of school, recreation or other community facilities;
    - iv. the adequacy of road networks leading or adjacent to or within the development.
  - c. that controls are placed on the proposed development where necessary, so as to reduce conflict with any adjacent or nearby land uses by reason of:
    - i. the type of use;
    - ii. proximity to adjacent non-compatible land uses;
    - iii. the encroachment of the proposal upon nearby existing agricultural activities;
    - iv. any noise, odours, dust, vibrations or other noxious elements that may be part of the

- v. the design and character of adjacent buildings and the overall neighbourhood in relation to the proposed building(s) or structure(s);
  - vi. the visibility of any parking, garbage storage, signage or outdoor storage areas from public streets and adjacent land uses
  - vii. the height, bulk and lot coverage of any proposed building;
  - viii. traffic generation, access to and from the site and parking;
  - ix. signs; and
  - x. any other relevant matter of planning concern.
- d. that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs as well as any other pertinent matter of environmental concern. Council and/or the Planning Advisory Committee may, prior to approving a proposal in or within 30 m of a wetland or watercourse, circulate the proposal to the appropriate Provincial authority for comment.
- e. that the proposed site is suitable in terms of susceptibility of flooding. Council and/or the Planning Advisory Committee may, prior to approving a proposal in or near a potential flood prone area, require a survey or other study to validate the 1:100 floodplain limits, and circulate the proposal to the appropriate Provincial authority for comment.
- f. that the proposal meets all necessary consideration in respect of public health and safety and that the site design meets all fire protection and access considerations.
- g. that the proposed development does not remove agricultural land from production. In considering proposals that would remove agricultural land from production, consideration shall be given to land with proximate highway access, particularly those that would be well suited to commercial or industrial development.
- h. any study prepared by a qualified professional for an applicant discussing a relevant matter of planning concern for the suitability of the proposal.
- (P4) It is not intended that all lands shall be pre-zoned for specific uses. Rather, in order to give Council a greater degree of control, the Plan provides that certain land uses shall be considered only as amendments to the Zoning By-law or in certain instances pursuant to the imposition of terms and conditions. Such amendments and the imposition of terms and conditions shall only be considered if they meet the policies found within this Plan.

### **13.3.4 Capital Budgeting**

#### *Policies:*

- (P1) Council shall ensure that the five-year capital budgeting program and all major public works and capital expenditures are determined in consultation with the Municipal Development Plan.
- (P2) Council may append a five-year capital budget for the physical development of the municipality to this Plan as Schedule "A".

## 14.0 REPEAL AND TRANSITION

- (1) (1) By-law No. 12, A By-law relating to the Municipal Plan enacted October 8, 2019 and all amendments thereto, are hereby repealed.

READ FIRST TIME: June 9, 2020

READ SECOND TIME: June 9, 2020

READ THIRD TIME AND ENACTED: July 14, 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk

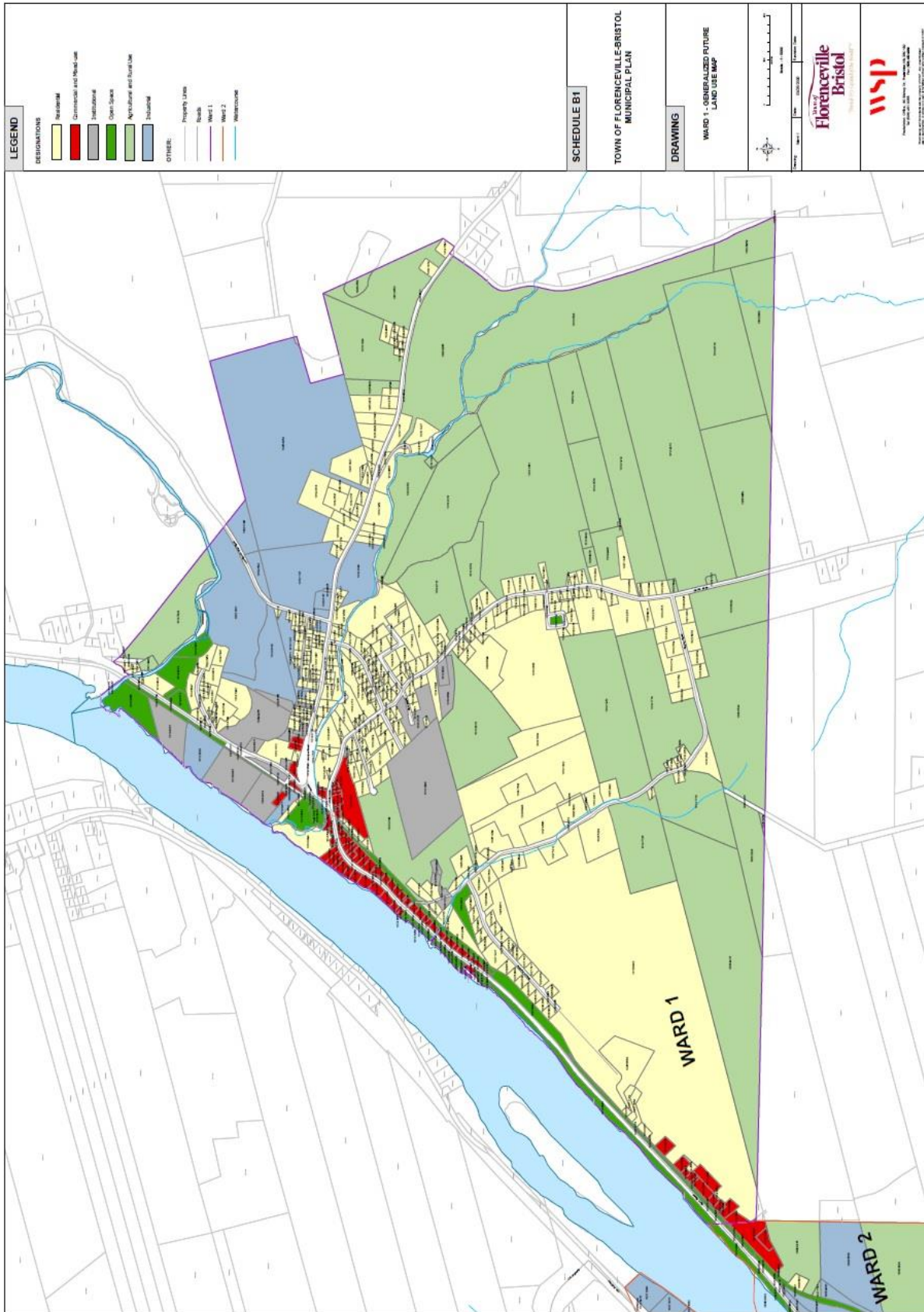
# SCHEDULE A

## 5-YEAR CAPITAL PLAN

SCHEDULE A:						
TOWN OF FLORENCEVILLE-BRISTOL						
FIVE YEAR CAPITAL BUDGET SUMMARY						
GENERAL OPERATING FUND						
SERVICES	TERM	2011	2012	2013	2014	2015
<b>TRANSPORTATION</b>						
Street Surfacing						400,000.00
Storm Sewers		500,000.00	119,000.00	119,000.00		
Sidewalks					363,000.00	
<b>SUBTOTAL</b>		<b>500,000.00</b>	<b>119,000.00</b>	<b>119,000.00</b>	<b>363,000.00</b>	<b>400,000.00</b>
<b>RECREATION&amp;CULTURE</b>						
Zamboni		100,000.00				
<b>TOTAL CAPITAL EXPENSE</b>		<b>\$600,000.00</b>	<b>\$119,000.00</b>	<b>\$119,000.00</b>	<b>\$363,000.00</b>	<b>\$400,000.00</b>
<b>SOURCE OF FUNDS</b>						
Grants/DOT Transfers		250,000.00				
Reserves		142,500.00				
Reserves-debtentures pd off		21,225.00			363,000.00	400,000.00 (Debtenture payment accumulation for 2012-2015)
Gas Tax Transfers		119,000.00	119,000.00	119,000.00		
Operating Fund		67,275.00				
Other						
Long Term Borrowing						
		600,000.00	119,000.00	119,000.00	363,000.00	400,000.00
<b>TOTAL SOURCES OF FUNDS</b>		<b>\$600,000.00</b>	<b>\$119,000.00</b>	<b>\$119,000.00</b>	<b>\$363,000.00</b>	<b>\$400,000.00</b>
<b>Existing Debtenture Pmts</b>						
AK24-PSB			40,356.00	40,356.00	40,356.00	40,356.00 Final pmt paid July 2011
AN34-NCCC				123,552.00	123,552.00	123,552.00 Final pmt paid December 2012
AO29-Fire Tanker					34,650.00	34,650.00 Final pmt paid July 2013
AY30-Boardwalk#1					38,788.00	38,788.00 Final pmt paid May 2013
AJ38-Fire Truck		21,225.00	21,225.00	21,225.00	21,225.00	21,225.00 Final pmt paid December 2010
		21,225.00	61,581.00	185,133.00	258,571.00	258,571.00

**SCHEDULE B**  
GENERALIZED FUTURE LAND USE MAPS

# Ward 1



# Ward 2

