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THE TOWN OF
NACKAWIC
MUNICIPAL PLAN
By-Law No. 71(16)

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PREPARED BY REGIONAL SERVICE COMMISSION 11



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PART 1: BACKGROUND

1.0 INTRODUCTION

The Town of Nackawic is a picturesque town settled at the confluence of the Saint John River and Nackawic Stream, or what is referred to as “the Bend”. Developed after the construction of the Mactaquac Dam, the Town holds the 1991 title of Forestry Capital of Canada, and boasts the World’s Largest Axe as an attraction, which draws many visitors to the Town’s riverside parkland in its central core. It has a unique history, as the first and only model industrial community in New Brunswick; created to provide a place for those relocated in the construction of the Mactaquac Dam, and to house employees of the mill.

Like many small towns in Atlantic Canada, the Town of Nackawic faces many challenges. The Town aspires to be resilient and sustainable by focusing on the amenities it has to offer residents and visitors. These include a high quality of life, breathtaking views and walking trails, schools, ample recreational facilities, a skilled workforce, an industrial park, the AV Nackawic Mill and a volunteer spirit and a sense of community second to none.

The Town of Nackawic is positioning itself to appeal to seniors and families from surrounding areas who are looking to remain in the area as their housing needs change. The Town is also well situated to capitalize on potential spin-offs from resource development opportunities in the area, such as the Sisson Mine.

The Town wishes to diversify its economy and grow its tax base in order to be more economically and fiscally sustainable. This Municipal Plan will help the Town of Nackawic move in that direction by highlighting opportunities, and preserving the amenities residents and visitors enjoy, while displaying an “open for business” attitude towards future development.

There is some uncertainty facing the Town as the future of the Mactaquac Dam is under review. Options such as the refurbishment, replacement, and removal of the Dam are being considered. The removal of the Dam would have serious impacts on the Town by changing the water level. This could impact infrastructure, industries, and the appeal and value of the local housing stock.

This plan articulates the priorities, goals and objectives of the Town, and contains policies and proposals that will guide economic, social and physical development of the Town. The policies and proposals set out are statements of intent, and require further action in the form of by-laws and resolutions to be implemented.

1.1 TITLE, REPEAL AND TRANSITION

The Town of Nackawic, under the provisions set out in Sections 23 to 27 of the Community Planning Act, hereby adopts the Town of Nackawic Municipal Plan, By-law No. 71(16). This By-law hereby repeals and replaces By-law No. 71(02), a Municipal Plan By-law, adopted in December 2002 and repeals any amendments thereto.

1.2 AREA OF COVERAGE

The policies and proposals set out in the Municipal Plan apply to the Town of Nackawic’s municipal boundaries as established under the Municipalities Act. It is also intended to reflect aspects of the Town’s relationship with surrounding communities.

1.3 PURPOSE

The Town of Nackawic Municipal Plan guides growth and development within the Town of Nackawic. It has been developed in accordance with Sections 23 through 27 of the Community Planning Act and establishes policies and proposals to guide future land-use decisions and provides direction and purpose for the development of implementation by-laws such as Zoning, Subdivision and Building By-laws. The Plan is intended to prepare the Town to react nimbly to opportunities that present themselves and to help attract the type of growth, development, employment and services that residents would like to see.

1.4 PLAN CONCEPT

This Municipal Plan has been prepared by Regional Service Commission 11 Planning and Development Division and is the product of a review of the 2002 Town of Nackawic Municipal Plan prepared by Stelling Kelly Strategic Community Planners. It is the result of background research, discussions with Town staff, feedback from the community obtained from Open Houses and discussions at the Festival on the Bend, but most importantly from the input from the Steering Committee. The Steering Committee volunteered their time to meet with Planners from Regional Service Commission 11, on a monthly basis, to share their ideas about the right direction for the Town.

1.5 OBJECTIVES, POLICIES AND PROPOSALS

The objectives, policies and proposals are categorized into sections, and are components of the overall goals and vision of the Municipal Plan. The intents of the policies are further illustrated in the Generalized Future Land Use Map (Schedule "B").

The adoption of the Municipal Plan shall not commit the municipality or the province to undertake any proposal therein suggested or outlined, but shall prevent the undertaking of any development in any manner inconsistent or at variance with (a) in the case of a municipality, any proposal so outlined or suggested, or (b) in the case of the province or a person, any proposal so outlined or suggested.

PART 2: OBJECTIVES, POLICIES AND PROPOSALS

2.0 OVERALL PLAN GOALS

The overall goals stated here reflect the desired outcomes of the Town of Nackawic Municipal Plan. They seek to reflect the overall desires for future development of the community and set the course for objectives, policies and proposals in the plan and future by-laws. The overall goals also provide a reference point for Council when making decisions regarding future land-use in the Town.

THE OVERALL GOALS OF THE TOWN OF NACKAWIC MUNICIPAL PLAN ARE:

To have a thriving, diverse business community that provides long-term meaningful employment opportunities for Nackawic residents.

To accommodate community growth and development while minimizing any effect on the natural environment.

To be a vibrant, accessible, and welcoming community that is regarded as an attractive destination for business, shopping, recreation and tourism.

To continue to be a great place to live, with a strong volunteer spirit.

To offer an inviting combination of rural character and urban amenities, providing a high quality of life and breathtaking riverside views.

To engage the business community regularly and remain committed to addressing their needs and providing a good climate for business.

To actively promote the physical, social and psychological health and wellness of Nackawic residents.

To promote lifelong education opportunities for Nackawic and area residents.

To provide for a wide variety of housing needs and preferences.

To provide a safe and secure environment for all community members and visitors.

2.1 ECONOMIC DEVELOPMENT

Strengthening economic diversity and having more economic development will improve the resiliency and sustainability of the Town. Promoting our assets will help us capitalize on opportunities and provide more local employment.

Objectives

To emphasize the Town Centre as a commercial, institutional and recreational hub, and a gathering place for locals and visitors.

To maximize the potential of the tourism industry by encouraging the development of attractions, facilities, amenities, events and festivals, and taking advantage of commercial opportunities when visitors come to see the Axe.

To promote the Town of Nackawic as a source of goods and services to surrounding communities.

To promote the industrial park as a ready-made site for new businesses.

To foster an “open for business” outlook towards new commercial and industrial development.

To support the development of home-based businesses.

To promote local businesses and a “buy local” mentality.

To promote the Town of Nackawic as a leader in forestry in New Brunswick, while striving to diversify the economy to be more resilient.

To promote the Town of Nackawic as an attractive place to live for seniors from the region who require greater access to services, but wish to remain in their community.

To promote the Town to potential new residents, such as seniors from the region and new immigrants.

Policies

It is our policy to prioritize the Town Centre as the preferred location for retail, office, hotel and motel, recreational, entertainment, cultural and institutional uses.

It is our policy to seek new industrial investment by working with public and private sector partners to ensure a well coordinated and effective team approach to marketing industrial lands in Nackawic.

Policies Continued

It is our policy to continue to simplify development protocols to support an “open for business” attitude.

It is our policy to examine how signage may be improved to highlight businesses in the Town Centre and along the 105, to help attract travelers to the Town Centre.

It is our policy to establish commercial, industrial, and recreational land-use categories that will help support economic development objectives. The boundaries of these categories will generally be established in accordance with previous or projected land-use patterns, the need to promote compact urban form, the ability of the location to support the use and/or provide necessary services, as well as the need to address the various land-use requirements of our commercial, industrial, and recreational sectors.

It is our policy to seek new investment in Nackawic by working with public and private sector partners to ensure a well coordinated and effective team approach to marketing our commercial, industrial, and recreational properties and facilities.

It is our policy to work with public and private sector partners to strengthen our tourism base by targeting new tourism opportunities, extending the tourism season, and diversifying the recreational experiences and attractions that Nackawic has to offer.

It is our policy to permit mixed-use development within the Commercial Core (as defined on the Future Land-Use Map) including retail, office, entertainment, institutional, recreational, and upper floor residential uses.

It is our policy to work with our public sector partners to establish the Town Centre area as ideal for administrative growth and for the location of government offices.

It is our policy to ensure that all industrial uses have adequate measures in place to prevent or mitigate pollution that could threaten the quality and quantity of surface and ground water resources, and the quality of the air (including noise).

It is our policy to minimize the land-use conflicts that may be present, or arise, between existing industrial areas and their non-industrial neighbours.

It is our policy to support the creation and operation of home-based businesses in residential districts on the condition that they are clearly secondary to the residential use of a property and do not create land-use conflicts.

It is our policy to set out in the Zoning By-law the terms and conditions on which home-based businesses will be allowed in residential districts.

2.1 ECONOMIC DEVELOPMENT CONTINUED

Proposals

It is proposed to facilitate regular meetings with the local business community to remain knowledgeable of their needs.

It is proposed to prepare a local business directory to promote a “buy local” mentality.

It is proposed to develop a comprehensive tourism development strategy.

It is proposed to develop zoning provisions and streamline processes to facilitate the development of new businesses, including home-based businesses.

It is proposed to collaborate with the provincial Department of Transportation and Infrastructure to provide appropriate signage and upgraded streets to make Nackawic more accessible to visitors and to encourage tourism.

It is proposed to promote a welcoming attitude towards potential new residents, including those from the region and immigrants.

It is proposed that Town officials will work with local and regional partners and the Provincial Government, to develop an increased level of cooperation and participation to enhance the level and diversity of economic activity in Nackawic.

It is proposed to ensure that economic development is focused on those parts of the community where it will provide long-term benefit as well as result in optimal use of our physical and financial resources.

It is proposed to further strengthen the role of tourism as an important element of Nackawic’s economy.

It is proposed that highway commercial be established to support measured highway commercial growth in Nackawic without diminishing the key commercial and institutional role played by the Commercial Core.

It is proposed to work with the private sector to market industrial lands and ensure that industrial lands do not detract from Nackawic’s character and appeal.

2.2 GENERAL LAND USE AND DEVELOPMENT

The creation of the Regional Service Commission model enabled the Town of Nackawic to obtain the services of the Regional Service Commission 11 (RSC11) Planning and Development Division, for building inspection, subdivision approval, development control and planning. The RSC11 Planning Review and Adjustment Committee serves as the Planning Advisory Committee for the Town. Through these relationships, development will be guided by by-Laws adopted by the Town and administered by Regional Service Commission 11. Identifying general development priorities such as compatibility, accessibility, safety, and character, and implementing those policies and proposals within the Zoning By-Law helps ensure harmony between new developments and their surroundings.

Objectives

To ensure accessibility of all of Nackawic's facilities and activities.

To provide a safe, secure environment for all community members and visitors.

Policies

It is our policy to identify areas of concern with regards to traffic and pedestrian safety and work with the Department of Transportation and Infrastructure to make improvements.

It is our policy to continue to require that sidewalks be provided on at least one side of all local and collector streets in Town.

It is our policy to encourage future development in areas contiguous to existing built-up areas and within the range of existing trunk services.

It is our policy to ensure that developers provide adequate barrier-free parking.

It is our policy to preserve the built form and density of Nackawic's existing neighbourhoods, and to ensure that new development is harmonious with its surroundings.

It is our policy to ensure that the footprint, height, massing, and setbacks of new residential, commercial, and institutional development in existing neighbourhoods is consistent and complementary to its surroundings.

It is our policy to continue the beautification of Nackawic as a means of attracting people, and thus new business development.

Proposals

It is proposed to work with partners, such as the Department of Transportation and Infrastructure and the Department of Education, to get children going to school across the 105 in a safe manner.

It is proposed that Council will establish regular dialogue with representatives of the Anglophone West School District, the provincial government, and the business community in order to keep abreast of current concerns and needs, and to seek mutually beneficial resolution of these issues.

2.3 RECREATION AND CULTURE

The Town's riverfront walking trail is frequently mentioned as a favourite place by residents and visitors alike. The value and appeal held by these areas and other public spaces should not be understated. Appealing public spaces support general wellness of all segments of the population by providing a place to play, exercise, relax and gather.

It is necessary to work with Town staff to develop a Recreation Master Plan that will evaluate the current and anticipated future use of recreation assets and needs of the community. The Recreation Master Plan will serve to identify current and potential user groups locally and regionally, and can be revisited as needs change. It is important that the municipality optimizes the allocation of its limited resources to ensure that assets are prioritized to continue to provide excellent value to the community. The Regional Service Commission now provides a formal forum to discuss user's fee arrangements with outside user groups.

Desirable recreation facilities and open spaces not only contribute to the quality of life of current residents, but may also serve to attract tourists, new residents and businesses to the area. It is also important to ensure that any future development abutting a park or open space does not detract from the ability of park users to enjoy the space.

As populations age, it is important that accessibility provisions are in place in order to accommodate senior residents.

Objective

To provide ample recreational facilities and open spaces that improve the quality of life and wellness of residents and serve as assets to attract new residents and businesses to the area.

Policies

It is our policy to require, as a condition of subdivision approval pursuant to the Subdivision By-law, the conveyance of up to 8% of the land in a subdivision or, up to 8% of the value of the subdivided land.

It is our policy to operate the Recreation Department as efficiently as possible, but without full cost recovery for facility use and services, recognizing that it provides an essential service to the residents of Nackawic and surrounding areas.

It is our policy to work with public and private sector partners to develop and expand Nackawic's recreational assets.

It is our policy to develop and actively market Nackawic's recreational assets as part of a broad-based economic marketing strategy.

It is our policy to continue the development of the waterfront for public use as a means of increasing the attractiveness of our community.

It is our policy to provide increased volunteer development opportunities to adequately train and support volunteers.

It is our policy to continue the close working relationship which exists with the Anglophone West School District to provide access to the facilities/properties of local schools for educational, recreational, and leisure use by all members of our community.

It is our policy to allocate funds raised through cash-in-lieu payments from subdivision agreements for on-going waterfront and/or public recreation development.

Policies Continued

It is our policy to work with community groups to devise strategies for the most efficient use of our recreation facilities as well as the delivery of recreation programs and services.

It is our policy to recognize the economic spin-offs to the private sector which result from sport events and tournaments held in Nackawic, and work with stakeholders to solicit appropriate events as well as make municipal properties available in support of these events.

It is our policy to maintain, enhance, and extend a municipal greenspace connector system that will encourage walking and cycling throughout all parts of the municipality.

It is our policy to work with public and private sector partners to encourage and support art and cultural exhibitions, expositions, festivals, and celebrations.

It is our policy to encourage the installation of art in public places and those private places that are used by the public.

It is our policy to encourage the participation of our young people and seniors in the development of Recreation Master Plan for Nackawic.

It is our policy to work with our Wellness Committee to facilitate the development and delivery of local health initiatives.

Proposals

It is proposed to extend the walking trails on publicly held lands along the waterfront.

It is proposed to examine the development of a community garden in vicinity of the Town Centre.

It is proposed to develop an inventory map of recreational assets.

It is proposed to consider impacts on recreational activities when new developments are considered.

It is proposed to create separate classifications for “public recreation” and “private recreation” activities in order to recognize their distinctive features as well as to support the continued growth of recreation-based activities in diversifying Nackawic’s economic base.

It is proposed that the Council will work with the residents of Nackawic, Anglophone West School District, and our public and private sector partners to provide the recreation facilities and services necessary to meet the community’s needs.

It is proposed that the Town of Nackawic will provide a diversity of public places throughout the municipality where residents and visitors can relax, celebrate, and enjoy distinct urban and natural environments.

It is proposed to have a Recreational Master Plan prepared to identify changes in recreation and leisure needs, assess recreation facilities and programs, and plan for the Town’s future recreation needs.

2.4 HERITAGE

From a built heritage perspective, the Town of Nackawic is relatively new. The municipality was created for two principal reasons: (1) to allow families that had been displaced as a result of developing the Mactaquac Headpond to resettle in the area, and (2) to provide residences for employees of the Mill, which opened in 1970. The history of the creation and development of the Town is unique, as the first and only industrial town in New Brunswick, and the Town should look to find ways to promote and share this history with residents and visitors.

Objective

To identify and promote heritage resources.

Policies

It is our policy to encourage compatible development in the vicinity of valuable heritage resources such as historic buildings, structures and landscapes.

It is our policy to identify opportunities for sharing the history of the Town of Nackawic with residents and visitors.

It is our policy to ensure that any proposals for new development shall be designed so as to help conserve significant landscapes, vistas, ridgelines, or other natural features of aesthetic importance.

Proposals

It is proposed to investigate and prepare an inventory of historic sites and heritage resources.

It is proposed to develop interpretive signage in the Town Centre that can share the history of the Town with residents and visitors.

It is proposed to give consideration to continuing the historic practice of naming new town streets after lieutenant governors, when new public streets are proposed.

2.5 ENVIRONMENT

We must consider and minimize the stresses on the environment both locally and globally. Climate change may be a global issue but impacts will also be felt locally, and mitigation will have to happen both on local and global levels. It is important to encourage the green economy and green industries for their ability to be sustainable. We must also recognize the importance of natural wetlands in mitigating flood damage as a result of climate change, which may bring increased precipitation.

On a local level, it is important to recognize the importance of the health of the environment. We must ensure that, while we wish to be “open for business”, we know that we must protect our drinking water and natural amenities, which are fundamental to the quality of life we enjoy and wish to promote.

Objectives

To ensure that all development projects minimize impacts to the environment and preserve ecologically significant and sensitive land.

To organize future community land-uses to enable people to walk or cycle to their destinations.

To promote strategies to conserve energy within the community.

To collaborate with the provincial government to ensure compliance with regulations, such as the Clean Water, Clean Air and Clean Environment Act and subsequent regulations, such as the Watercourse and Wetland Alteration Regulation and the Wellfield Protection Program.

Policies

It is our policy to encourage smart and efficient development.

It is our policy to promote the development of green industries to take advantage of a growing sector of the economy and encourage environmental sustainability.

It is our policy to promote landscaping that uses indigenous vegetation, which requires less water, pesticides, fertilizers and energy to maintain.

It is our policy to maintain and, where practical, enhance natural watercourses and wetlands to provide efficient drainage and stormwater management while also providing habitat for wildlife.

It is our policy to promote “infill” housing on vacant land within existing residential areas.

It is our policy to encourage the development industry to facilitate energy and water conservation through innovative building and subdivision design and siting, landscaping, and provision of infrastructure.

2.5 ENVIRONMENT CONTINUED

Proposals

It is proposed to provide information to home builders on sustainable site design guidelines to increase energy efficiency.

It is proposed to identify and protect sensitive areas, such as wetlands, watercourse and steep slopes.

It is proposed to promote a desirable civic image and identity, visual environment, and recreational opportunities in Nackawic by protecting the continuous linear characteristics of open space corridors and view corridors to the waterfront, and by enhancing greenway and trail linkages within the Town.

It is proposed to make the waterfront more accessible to the public, to facilitate development of strategically situated waterfront properties for a wide variety of uses, and to protect important views to and from the St. John River and the Nackawic Stream.

2.6 INSTITUTIONAL

Institutional land uses add to the wellness of the community. Prioritizing access to institutional uses and recognizing the needs of users is important.

Objectives

To provide for institutional land uses such as public buildings, schools, day cares, places of worship, cemeteries, and senior citizen and nursing homes, which serve the needs of residents and help attract new residents.

Policies

It is our policy to consider proximity to users when locating new institutional land uses.

It is our policy to allow small-scale institutional development that serves the local needs of the neighbourhood, subject to all other applicable land-use and development regulations.

It is our policy to meet with representatives of Anglophone West School District, the provincial government, and the business community on a regular basis to address, and seek mutual resolution to, outstanding education issues.

It is our policy to work with representatives of local utilities, Anglophone West School District and the provincial government to identify ways and means of developing a municipal information technology network that will facilitate the provision of distance education, internal and external communication, and business development requirements.

It is our policy to support community organizations that are committed to the development of training and employment opportunities for our residents.

It is our policy to work with the senior levels of government to find innovative and effective solutions to health care delivery.

It is our policy to encourage appropriate partnerships with the private sector in developing facilities that will enhance the health and wellness of our residents and visitors.

It is our policy to continue to engage in regular dialogue with the RCMP to ensure that the level of police service meets the needs of Nackawic's residents.

It is our policy to engage in regular dialogue with members of our Fire Department, Ambulance Service, and Emergency Response team to identify issues and needs, as well as ways and means of addressing and supporting these issues and needs.

It is our policy to regularly update and practice our Emergency Measures Plan with our local Emergency Measures Organization (EMO).

2.6 INSTITUTIONAL CONTINUED

Proposals

It is proposed to consider the compatibility of land uses around institutional areas and recognize where the mixing of land uses is appropriate and advantageous.

It is proposed to work with the senior levels of government to better address the growing health care needs of Nackawic's seniors.

It is proposed to work with our Wellness Committee, the medical community, and the private sector to pursue initiatives in local health care development.

It is proposed to seek to provide the most effective protective and response services that can be supported by our financial resources.

Is it proposed to seek the involvement of our residents, businesses, and schools in crime and safety issues.

2.7 INFRASTRUCTURE AND SERVICES

It is vitally important to protect our water supply and ensure development occurs in accordance with wellfield protection. It is also important that we encourage development to locate where it will help maximize the Town's investment in municipal services.

Objectives

To maintain the optimal operation of waste-water treatment and collection systems in the Town of Nackawic.

To ensure the adequate provision of infrastructure to promote development.

Policies

It is our policy that all public works programs undertaken by the municipality should conform to this Municipal Plan.

It is our policy to use existing underground services to its fullest practical capacity before public funds are expended to extend new water and wastewater lines into areas that are essentially undeveloped.

It is our policy to secure and protect the quality and quantity of Nackawic's potable water supply.

It is our policy to ensure development complies with the requirements of the Wellfield Protection Regulation of the Clean Water Act.

It is our policy to work with public and private sector partners to ensure there is appropriate municipal infrastructure in place to facilitate the optimal use of information technology in Nackawic.

Proposal

It is proposed that the Town of Nackawic will undertake all reasonable measures to protect its municipal drinking water supply, and will work with provincial and federal authorities as well as the private sector, to ensure that the municipality continues to have a plentiful supply of potable water.

2.8 HOUSING

Housing needs change over time as the Town and demographic trends evolve. It is important that we anticipate and respond to the housing needs of seniors, as current demographic trends show that the Town is aging. It is also important to provide a variety of housing for different incomes and needs. If there are spin-offs from new business, industry or resource development, we may find there is a greater need for housing options other than the typical single family dwelling. Developers need to be attuned to changes in the market, and the Town needs its policy provisions to be nimble to react to these changes.

Objectives

To ensure housing availability for a wide variety of individual needs and preferences and allocate sufficient land within the Town for a diversity of housing types.

To ensure that future residential development occurs in suitable and convenient locations where municipal infrastructure (e.g. roads, water, sewerage) can be readily provided.

Policies

It is our policy to encourage more residential development in Nackawic by working with developers and land-owners to provide a greater selection of residential building lots within the Town, and promoting the community as a desirable place to live.

It is our policy to encourage alternative forms of housing including: mixed-use developments (e.g. commercial on the first floor with apartments or condos on upper floors), town-homes, garden suites, nursing home, and seniors citizen's complexes.

It is our policy to continue publicizing the diversification of Nackawic's economy to help remove the perception that Nackawic is a single industry town with a high-risk housing market.

It is our policy to make provisions for multiple-family dwellings in new neighbourhoods and in the vicinity of the Commercial Core, and to work with developers to identify appropriate locations for various forms of seniors housing.

It is our policy to provide for multiple-unit residential accommodation, but to discourage the development of high-rise apartments.

It is our policy to work with our public and private sector partners to enhance the range of housing options available to those who have particular social, economic, or physical requirements.

It is our policy to expand our housing stock, especially the variety of housing available to seniors – as a means of strengthening our economic base and helping to stabilize our population.

It is our policy to work with the public and private sector to support housing initiatives that are responsive to the needs of seniors.



Proposals

It is proposed that when the Town divests in land holdings, that it does so strategically and does not only consider the highest bidders, but whether the proposed development is in accordance with the Town's vision for the property.

It is proposed to develop a questionnaire for persons aged 50+ to determine where they are considering to live upon retirement and to determine how best to encourage them to stay in Nackawic.

It is proposed that the Town of Nackawic will work with public and private sector partners to create an attractive physical environment and positive investment climate in which the housing requirements of all residents – and especially those of senior citizens – can be met, and to provide clear direction as to where new residential development should take place.

It is proposed that Council will work with the senior levels of government and other partners to develop a strategy to provide more housing options for Nackawic's seniors.

PART 3: ADMINISTRATION AND PLAN IMPLEMENTATION

3.0 BY-LAWS

Upon its enactment by the Council as a by-law, this Municipal Plan constitutes a legal document which shall be implemented through the adoption of various implementation by-laws, as required. These include a Zoning By-law, a Subdivision By-law, a Building By-law, a Mobile Home Parks and Sites By-law, and other by-laws as Council deems appropriate. All implementation by-laws shall conform to this Municipal Plan. The Zoning By-law is the main tool that implements the Plan. If there are inconsistencies between the provisions of the Plan and the Zoning By-law, the provisions of the Plan shall govern.

3.1 CAPITAL BUDGET

For this plan to be effective, capital expenditures and public works programs must be consistent with the policies and proposals set out in the plan. A Five-Year Budget of Capital Expenditures, detailing the Town's plans for capital improvements during the 2016 - 2021 period is contained in Schedule "A" to the Plan. Under Section 23(6) of the Community Planning Act, this budget must be revised every year to apply to the next five-year period.

3.2 AMENDING THE PLAN

This plan can be amended to suit the changing needs of the community. The Community Planning Act requires that a Municipal Plan be reviewed every 10 years. However, it can be amended at any time as long as the requirements of the Community Planning Act are met. These include requirements that residents of the Town be given notice that the Plan is to be amended, and that Council hear objections to any proposed amendment. An amendment to the Plan (including the Generalized Future Land Use Map) is required where any policy or proposal in the Plan is to be changed, or where a proposed Section 39 amendment to the Zoning By-law would be inconsistent with the Plan.

SCHEDULE A: GENERALIZED FUTURE LAND USE

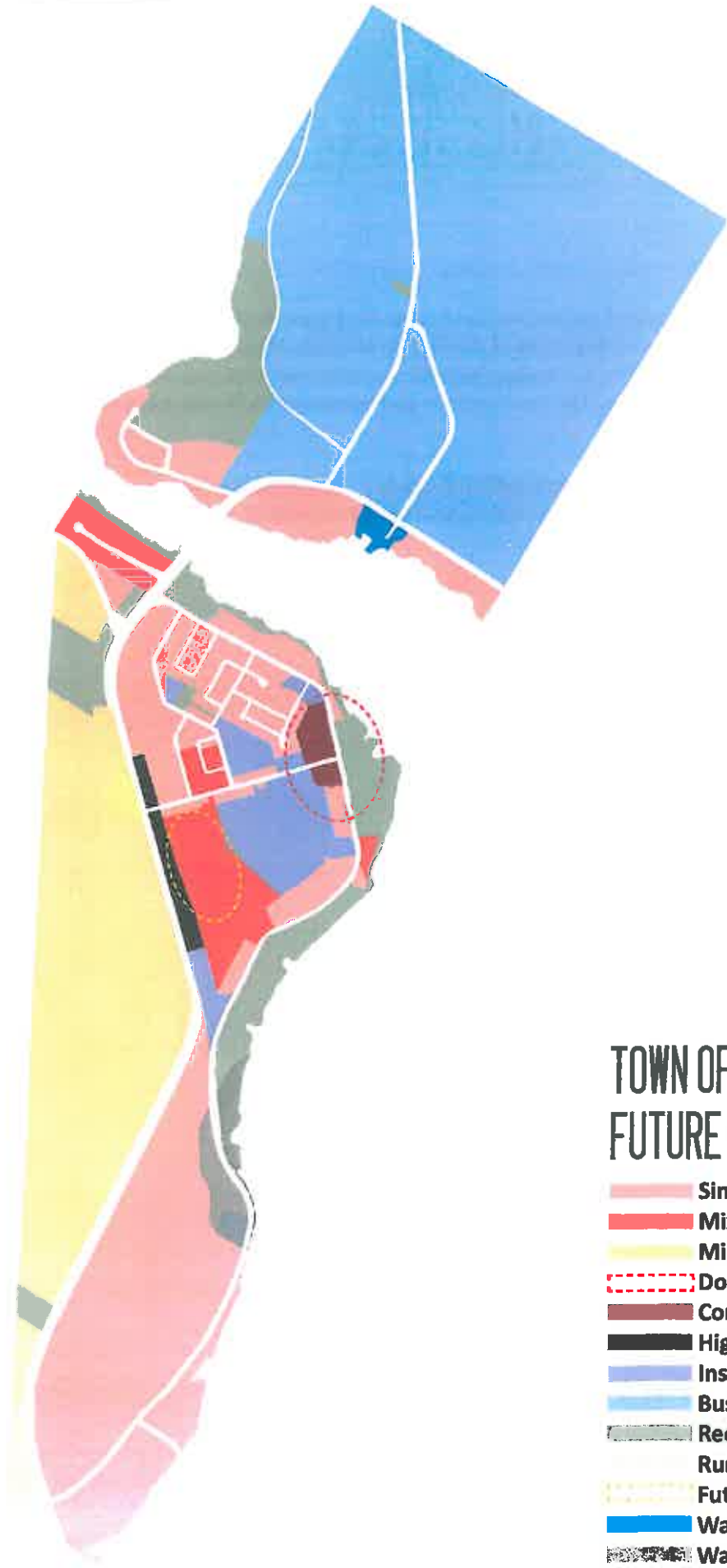
FUTURE LAND USE

The following section is intended to further illustrate the intent of the Municipal Plan. It is meant to be general and convey the main goals and vision for each area. Going forward, there may be times when individual properties are rezoned via changes to the Zoning By-Law, it is only when these changes reflect a departure from policies or the overall direction and vision contained in the Future Land-Use Map, that would require an amendment to the Future Land Use Map or Municipal Plan.

There may also be properties within these areas with a different zoning. As this is meant to be general in nature, and not as specific as a zoning map in a zoning by-law, this should not be looked as a conflict. The intent of this section is to portray the general intent of each area.

TOWN OF NACKAWIC FUTURE LAND USE MAP

- Single Family Residential
- Mixed Density Residential
- Mini Home Park
- Downtown Core Area
- Commercial Core
- Highway Commercial
- Institutional
- Business Park
- Recreation
- Rural
- Future Development Potential
- Water Treatment
- Water Supply



GENERALIZED FUTURE LAND USE

Single Family Residential: In this area, the predominant use will be Single Family Residential, but will not include mini or mobile homes. There should be provisions for bachelor or basement apartments, provided all requirements are met. With appropriate controls, secondary uses such as home-based businesses, with low traffic needs, may be permitted. In addition, some other compatible uses may be permitted, such as a park, a local-scale institutional use, a special care home or a small home-based day care. A large day care centre or other types of uses with high traffic and noise would not be appropriate.

Mixed Density Residential: This area will include similar uses to the Single Family Residential area, with some allowances for single and multiple family dwellings to be mixed. It will also allow for complimentary uses, subject to appropriate controls.

Mini Home Park: This area shall consist of single family detached, mobile homes, and mini homes, situated in a Mobile Home Park established pursuant to the Town of Nackawic's Mobile Home Parks and Sites By-law.

Downtown Core Area: This area encompasses a mixture of businesses, institutions, recreational lands and facilities, and is essentially the community focal point. With the Big Axe, water views, marina, park and trail, shops and businesses, Town Hall, and service clubs - this is where residents gather for community festivals and where visitors spend time. This should be an area where activity is encouraged. There is opportunity for adding signage to allow for interpretation of the natural environment, and for way-finding signage to highlight nearby businesses.

Commercial Core: This area should include the buying and selling of goods and services, specialty retail, offices, hotels and motels, entertainment centres, and cultural, institutional, and recreational uses. Residential uses above businesses would also be appropriate here.

Highway Commercial: This area should accommodate automotive, office, entertainment, hotel and motel, and other service uses, which rely on automobile or truck traffic, or that otherwise cannot be located within the "Core Area". Complementary uses shall also be permitted.

Business Park: This area should include the existing industrial park and provide lands for any future expansion of the park. Other industries such as the AV Nackawic Mill, institutional uses, and highway commercial businesses are also located here. Having a ready-made, appropriate area to accommodate business is an advantage for the Town, and provides opportunity to accommodate new commercial and industrial businesses. Green industries should be encouraged.

Recreation: This area includes both public and for-profit recreational areas. There is a desire to see the existing trail connect all the way to the bridge.

Rural: This area is not connected to the Town's underground municipal services. The predominant land use in this area shall be agriculture, forestry, conservation, or recreational uses, as well as single family residential development. Mini-homes are permitted here.

Institutional: This area consists of public uses such as public buildings, schools, places of worships, etc.

Future Development Potential: There is a large piece of municipally owned property that provides an opportunity for future development. The municipality should seek a developer with a plan that meets several goals for this lot: accommodate residential demand near the schools, appeal to seniors, and include some affordable housing. The portion along the 105 could also be used as highway commercial.

SCHEDULE B: MUNICIPAL CAPITAL EXPENDITURE PLAN

Town of Nackawic Municipal Capital Expenditure Plan						
Expenditure	2016	2017	2018	2019	2020	2021
Fire and Rescue						
Fire Hall Expansion	\$350,000.00					
Public Works						
Backhoe	\$100,000.00					
Loader					\$375,000.00	
3/4 Ton				\$27,000.00		
Winter tires loader		\$8,000.00				
Recreation						
Resurface Tennis Court	\$25,000.00					
Zero Turn Tractor		\$25,000.00				
Condensor Unit rink			\$65,000.00			
Compressor rebuild X 2			\$6,000.00	\$6,000.00		
Zamboni						\$106,000.00
Beach volleyball court		\$4,000.00				
Water Sewer						
Water main at bridge			\$230,000.00			
Eng. Fees		\$25,000.00				
Roads & Streets						
Pugsley reline	\$43,000.00					
Harding reline		\$100,000.00				
Snowball revamp		\$400,000.00				
Pave McLaren				\$35,000.00		
Camera to underground	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	
Eng street plan		\$25,000.00				
Old Bridge curb			\$60,000.00			
Pinder Road storm		\$4,800.00				
Town Hall						
Computers				\$3,000.00	\$3,000.00	
Furniture			\$3,500.00			\$3,500.00
TOTALS	\$520,500.00	\$594,300.00	\$367,000.00	\$73,500.00	\$380,500.00	\$109,500.00

CERTIFICATION

This is to certify that By-Law 71-2016, "The Town of Nackawic Municipal Plan" has been enacted by the Council of the Town of Nackawic; and that said By-Law was:

Read for the first time by title on March 7th, 2016,

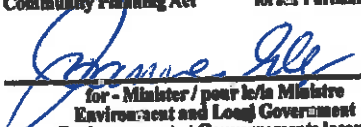

Read for the second time by title on March 7th, 2016,

Read for the third time in entirety and by title on April 4th, 2016,

And that said readings have been carried out in accordance with the provisions of Section 12 of the Municipalities Act R.S.N.B 1973 C.M. 22, and the amendments thereto.


Nancy Cronkhite,
Mayor


Kathryn Clark,
Clerk

APPROVED pursuant to S. 69 Community Planning Act	APPROUVÉ En application de l'article 69 loi sur l'urbanisme
	
for - Minister / pour le/la Ministre Environnement and Local Government Environnement et Gouvernements locaux	
	
Date	

