

REGIONAL TOWN OF CAP-ACADIE

Municipal Plan

By-law No. CA-17

DRAFT

06-03-2025

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BY-LAW NO CA-17**A BY-LAW TO ADOPT THE CAP-ACADIE MUNICIPAL DEVELOPMENT PLAN**

In accordance with the powers vested in it by the *Community Planning Act* of New Brunswick, Chapter C-92, R.S.N.B. (2017), the Council of the Regional Town of Cap-Acadie, duly assembled enacts as follows:

1. This by-law may be cited as the “Cap-Acadie Municipal Plan”.
2. The land area identified on the map in Schedule A is designated for the purposes of adopting a Municipal Development and includes the areas to which this by-law applies.
3. This by-law, entitled the Municipal By-law of the Town of Cap-Acadie, was prepared in 2023 and 2024 by the Council of the Regional Town of Cap-Acadie, in collaboration with the public, the Cap-Acadie Planning Committee, and the Southeast Regional Service Commission. The land area identified on the map in Schedule A is designated for the purposes of adopting a Municipal Development Plan By-law and includes the areas to which this by-law applies.
4. By-law No. A-005, adopting the *Plan rural du Village de Cap-Pelé*, enacted pursuant to the *Community Planning Act*, registered on May 2, 2019, and all amendments thereto, is hereby repealed.
5. By-law No. 09-1, adopting the *Plan rural de la Communauté rurale de Beaubassin-est*, enacted pursuant to the *Community Planning Act*, registered on June 22, 2009, and all amendments thereto, is hereby repealed, except for the following by-laws:
6. A portion of regulation No. 12-TAN-048-00, adopting the Ministerial Regulation for the Trantrammar Planning Area, enacted pursuant to the *Community Planning Act*, registered on February 9, 2012, and all amendments thereto, is hereby repealed.
7. The Municipal Development Plan for the Regional Town of Cap-Acadie has been passed.
8. This by-law comes into force on the date it is filed in the Westmorland County Registry Office.

FIRST READING (by title): _____

SECOND READING (by title): _____

READING IN ITS ENTIRETY: _____

(Procedure in accordance to Section 15(3) of the *Local Governance Act*)

THIRD READING AND ADOPTION: _____

Serge Leger, Mayor

Carole Friolet-Landry, Clerk

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1.0 LAND ACKNOWLEDGEMENT

Cap-Acadie is located on the traditional, unceded territory of the Mi'kmaq people.

This territory is subject to the Peace and Friendship Treaties, first signed by the Wabanaki peoples and the British Crown in 1726. These treaties did not entail the surrender of land and resources; rather, they recognized Wabanaki title and established the framework for an ongoing relationship between nations.

We reaffirm our commitment and responsibility to strengthening relationships between nations and deepening our understanding of local Indigenous peoples and their cultures.

2.0 INTRODUCTION

The Cap-Acadie Municipal Plan is the official land-use planning document adopted by the Municipal Council. This document outlines the land-use planning policies and proposals that Council intends to prioritize in guiding planning of the Municipality's development.

For lands incorporated into the Town of Cap-Acadie, this document replaces the following by-laws: the Tantramar Planning Area Rural Plan By-law (12-TAN-048-00), the Beaubassin-Est Rural Community Rural Plan By-law (09-1), and the Village of Cap-Pelé Rural Plan By-law (A-005).

The implementation of this Plan is governed by the *Community Planning Act* of the Province of New Brunswick. Its policies are based on the findings of a community study commissioned by the Municipal Council and entrusted to the Planning Committee, along with input from Council, members of the public, and local stakeholders. The community study provides data on the economy, environment, population, land use, community facilities, infrastructure and municipal services.

This Plan serves as a guide for the Municipality's development over the next ten years. Its primary objective is to establish planning priorities that stimulate the sustainable growth of all available resources within the Municipality's territory. This growth will benefit all Cap-Acadie residents by improving the quality of their living environment. This Plan is essential to ensuring that growth addresses challenges such as climate change, urban sprawl and housing issues while adhering to the principles of sustainable development.

As a forward-looking document, this Plan provides a clear picture of the Municipality's vision for its future development. The Municipal Council has established a series of objectives aimed at ensuring well-planned, coherent growth across its territory.

To achieve these objectives, Council has developed a set of policies and proposals. These serve to inform decision-making regarding land-use planning, socio-economic growth, and environmental protection, all in alignment with the Plan's objectives.

A municipal plan is not an end in itself; rather, it is a tool that enables the community to define its direction and engage residents to participate in decision-making processes regarding their environment's development. This Plan is subject to review to adapt, change, and maintain its relevance.

3.0 INTERPRETATIVE PROVISIONS

(i) Title:

(a) This document may be cited as the *Plan municipal de Cap-Acadie*.

(ii) Scope:

(a) The provisions of this document apply to the entire territory within the administrative boundaries of the Municipality of Cap-Acadie, as prescribed by the *Local Governance Act* and shown on the map in Appendix A, attached hereto.

(iii) Interpretation:

(a) The use of verbs in the present tense includes the future tense, and vice versa; the singular includes the plural, and vice versa, unless the wording clearly indicates otherwise.

4.0 DEVELOPMENT OBJECTIVES

This section describes the broad objectives considered in planning the future development of the Municipality. These objectives are also reflected in the policies and proposals outlined in the Plan. They are derived from discussions between Council and local stakeholders, an analysis of the available literature (various studies), and extensive site visits. Finally, it is important to note that these objectives have been adopted by Council and will guide its decision-making. Decisions must align with the development philosophy set out in the land-use objectives for the years following the adoption of this planning document. Council's objectives are as follows:

- (i) Encourage residential development in and around existing community and residential cores, making efficient use of infrastructure;
- (ii) Strengthen the Municipality's role in the tourism industry;
- (iii) Direct commercial development towards specialized services intended for both residents and tourists;
- (iv) Implement a strategy for the expansion and clustering of light industries;
- (v) Encourage development in areas already served by the municipal sanitary sewer system;
- (vi) Protect the environment from harmful development;
- (vii) Promote climate change adaptation measures; and
- (viii) Support the revitalization of village nodes.

5.0 POLICIES AND PROPOSALS

The following sections outline the guiding policies for overall land use. These policies reflect the Municipal Council's intentions to achieve the objectives of the Plan and address the needs of the community. They apply both to the broad land-use categories, such as residential and commercial, and to specific land-use designations. Their goal is to ensure harmonious, balanced development across various urban functions. The accompanying proposals set out the means by which these policies may be implemented.

6.0 HOUSING POLICIES

Coastal areas have been primary sites of residential development, a trend that has accelerated in recent decades. However, this development places many homes at risk of climate change, including rising sea levels, storm surges, and more severe hurricanes. Paradoxically, despite these dangers, demand for coastal land continues to increase, creating short-term value for developments in these areas. The Municipality must respond by restricting new developments near the coast to promote a model of sustainable development that takes long-term costs into account.

Like other southeastern municipalities, Cap-Acadie has experienced a trend toward urban sprawl, with low-density development along its rural roads linking village nodes. This expansion complicates the sustainable delivery of services, including emergency response, and significantly increases infrastructure maintenance costs, particularly for roads and culverts. In contrast, the Cap-Pelé village node is characterized by higher-density development, including semi-detached and multi-family dwellings. This approach is preferable, as it concentrates development, allowing for more efficient use of existing community services.

To continue providing quality services to its residents, the Municipality must support its long-established residential developments while integrating other land uses that help reduce the cost of municipal services. To maximize the capacity of existing infrastructure, the Municipality should focus on densifying serviced areas capable of supporting a larger population. In addition, it is essential to take advantage of the region's unique geographical and physical characteristics to attract new households to Cap-Acadie.

Population growth, particularly due to immigration, has led to specific housing needs, such as affordable rental housing. At the same time, an aging population requires a development model that facilitates aging in place. Concentrating new housing near village nodes will enable residents to benefit from existing services while contributing to the vitality of these centres.

The Plan must also encourage the construction of housing that attracts and retains a younger population to support demographic diversity and maintain a generational balance in the community. This includes housing options tailored to young families and individuals starting their careers, while also ensuring affordable housing across all life stages. The Municipality must prioritize accessible and affordable housing opportunities that address the changing needs of the population while promoting long-term social and economic stability.

Council must support the development of climate-resilient housing by incorporating sustainable building practises and eco-friendly solutions to mitigate risks associated with extreme weather events and rising sea levels. Furthermore, the Plan must ensure that affordable housing is accessible to all social groups, including marginalized populations, newcomers, and low-income earners, to foster an inclusive and equitable community.

The Municipality must also consider the housing needs of the local workforce, particularly in key sectors such as fishing, tourism, and services, ensuring access to affordable housing near workplaces. Finally, the Municipality must engage the community in the housing planning process to ensure that new developments align with residents' actual needs and contribute to a socially inclusive environment.

POLICIES

It is a policy of Council to increase the number of housing units within its territory.

It is a policy of Council to promote and support affordable housing.

It is a policy of Council to promote a variety of housing types to meet residents' needs, considering demographic changes and specific requirements (e.g., seniors, newcomers, young families). This will enable community members to remain in Cap-Acadie throughout their lives.

It is a policy of Council to ensure the optimal and sustainable use of land designated for residential development within village nodes, maximizing the efficiency of municipal infrastructure and minimizing resource waste.

It is a policy of Council to promote residential density in areas served by municipal infrastructure.

It is a policy of Council to encourage residential development near services, particularly within village nodes, to foster a mix of uses and the creation of human-scale neighbourhoods, where residents can enjoy a more accessible and vibrant environment.

It is a policy of Council to promote residential development near existing parks and green spaces to enhance access to recreational areas and improve residents' quality of life.

PROPOSALS

It is proposed that municipal by-laws be adapted to allow for the development of buildings and structures that specifically meet the needs of individuals with special needs (e.g., access ramps in yards and designated parking spaces for people with reduced mobility).

It is proposed that special attention be paid to groups with specific housing needs (e.g., seniors, people with disabilities, and groups requiring subsidized housing).

It is proposed to limit residential sprawl outside village nodes by reducing permitted density and regulating subdivision methods.

It is proposed that residential development outside village nodes be low-density.

It is proposed to encourage the redevelopment of brownfield sites within village nodes for residential development, in order to prevent sprawl and optimize the use of existing infrastructure.

It is proposed to allow attached secondary dwellings.

It is proposed that multi-family dwellings with five or more units be permitted, subject to terms and conditions that may be imposed by the Committee, which will consider:

(i) access to off-street parking and parking lot design;

(ii) site drainage;

(iii) building height;

(iv) setbacks; and

(v) availability of drinking water and municipal services.

It is proposed to establish a mechanism to encourage developers to build within village nodes.

It is proposed to establish a mechanism to encourage developers to build affordable housing.

It is proposed that residential development maintain an appropriate distance from uses that produce disturbances.

7.0 BUSINESS POLICIES AND ECONOMIC DEVELOPMENT

Cap-Acadie's businesses, which cannot compete with those of larger regional centres such as Moncton and Dieppe, must focus on offering a diverse range of services and products tailored to the needs of both local residents and tourists. This sector remains a key driver of employment for the Municipality. It is essential to support businesses by adapting to evolving trends to ensure balanced development in Cap-Acadie.

The distribution of commercial development follows two contrasting trends. The first, which is less desirable, is the scattered establishment of home-based businesses and industries along rural roads. The second, which aligns with the policies of this Plan, is the emergence of concentrated commercial areas, including retail establishments, restaurants, and service stations. While the Municipality aims to expand its commercial base, new commercial uses should ideally be located in village nodes or near existing businesses. Since commercial uses vary significantly in nature and impact on surrounding land, they will be directed towards two types of commercial concentrations to promote a harmonious clustering of various commercial uses.

Businesses located in village nodes should adopt a traditional commercial street layout, with ground floors dedicated to commercial uses accessible by various modes of transportation. Due to their proximity to other land uses, businesses in these nodes should be limited to those that produce minimal land-use conflicts.

Along major roads and intersections, there are clusters of auto-oriented businesses. For such uses likely to create more conflicts such as increased traffic, noise, building size and lighting, it is preferable to locate them outside village nodes. Acadie Road, between the intersection of Route 950 and Trois Ruisseaux Road, as well as the section of Route 950 between Highway 15 and Acadie Road, are identified as corridors that can accommodate a greater number of large-scale commercial uses while considering the proximity to existing residential areas.

As a predominantly rural municipality, this Plan aims to encourage commercial uses that enhance the area's landscape heritage. It is also designed to be more flexible towards artisanal businesses to support the development of agrotourism. Agrotourism, which includes vineyards, cheese dairies, pick-your-own farms, and other businesses combining artisanal agriculture, product sales, and tourist excursions, represents an opportunity for Cap-Acadie residents to benefit from the growth of this sector. The coastal region of Cap-Acadie already has the assets to develop this potential, including a strong tourism base and ideal conditions for grape cultivation. Beyond generating direct income for local farmers through high-value-added products, agrotourism has lasting benefits: it promotes local products and helps build a regional identity that attracts new tourists.

Domes, tents and outdoor glamping accommodations, a rapidly expanding form of ecotourism, are also beginning to emerge in the region. These uses fall under the category of residential tourism, where small businesses provide Cap-Acadie residents with opportunities to generate additional income from their land while minimizing impacts on neighbouring properties and the natural environment. These activities align with Cap-Acadie's rural character, its forests, waterways, and beaches. This Plan is, therefore, the Municipality's strategic response to commercial trends, spanning from village nodes to its most forested areas.

POLICIES

It is a policy of Council to encourage dynamic, close-knit, and complete communities in village nodes.

It is a policy of Council to encourage the competition of all economic development projects in the commercial and tourism sectors while ensuring they do not negatively impact residents' quality of life.

It is a policy of Council to encourage the continued growth of commercial development in the Municipality, particularly within village nodes and along Acadie Road.

It is a policy of Council to direct high-conflict businesses to locations where similar uses are already concentrated.

It is a policy of Council to encourage artisanal businesses in rural areas.

It is a policy of Council to recognize existing campgrounds in commercial zones and allow their continued operation if they were active prior to the adoption this Municipal Development Plan.

It is a policy of Council that parking requirements be tailored to market demand and assessed on a case-by-case basis according to their relevance to the intended use.

It is a policy of Council to minimize the impact of rezoning on neighbouring residential properties by considering the following factors:

- (i) access to off-street parking and parking lot design;
- (ii) traffic generation;
- (iii) noise;
- (iv) site drainage;
- (v) landscaping and buffer zones between residential uses; and
- (vi) any other factor deemed necessary by Council.

It is a policy of Council that new large-scale commercial uses be separated from residential areas by appropriate visual screening.

It is a policy of Council to capitalize on natural assets by encouraging the development of leisure-based businesses and opportunities.

It is a policy of Council to recognize and strengthen concentrations of intensive commercial uses within specialized commercial nodes.

PROPOSALS

It is proposed to allow home-based businesses with a limited physical footprint throughout the Municipality.

It is proposed to allow home-based professional activities across the Municipality to provide citizens with the opportunity to operate a small business.

It is proposed to allow shared parking arrangements for multiple uses, even if the parking is located on a different property.

It is proposed that if home-based professional activities wish to expand beyond the permitted area, they should relocate to a designated lot to encourage the concentration of specialized businesses in the form of nodes.

It is a policy of Council to encourage the development of tourism-related activities that support the continued growth of the Municipality's leisure infrastructure or tourism appeal.

8.0 INDUSTRIAL AND FISHING POLICIES

The industrial sector plays a crucial role in the local economy. A significant part of the industrial base is directly or indirectly linked to the fishing industry, which supports numerous industries. In addition to the many seafood processing plants, Cap-Pelé's downtown area is home to a number of industries derived from fishing operations, such as manufacturing and transportation. Outside Cap-Pelé, industrial uses are dispersed throughout the Municipality, often located adjacent to residential uses. Due mostly to past rezonings under former rural plans, many of the light industrial uses throughout the Municipality are zoned as General Commercial.

Council wishes to expand the industrial base while ensuring that growth is balanced with the quality of life of nearby residents. Strategies to minimize conflicts between industrial and residential uses, such as visual screening, should be considered for any new industrial zones.

Clustering light industries within an industrial park would be highly beneficial. This consolidation would reduce land-use conflicts and generate clustered economies among various industries. It would resolve land-use conflicts in residential areas, and address the inefficiencies associated with expanding home-based industries. This approach would also promote resilience by ensuring that fixed capital remains a stable foundation for economic activity, regardless of external challenges faced by a business. A light industrial cluster is emerging at the intersection of Point-à-Nicet Road and Highway 15. To preserve land for future development and support existing industries, it would be desirable to formalize this area and its surroundings as a light industrial park with a public access road.

Cap-Acadie's identity is centered around fishing, which remains a vital part of its economic base. The fishing industry relies on several facilities to bring its products to market, including ports, seafood processing plants, and transportation and repair services. While only a small percentage of the Municipality's residents engage in fishing, other non-port businesses, such as transportation and manufacturing, are largely dependent on the sector. To prevent essential fishing-related facilities from being repurposed for other uses, the Municipality should preserve the existing lands designated for port uses by establishing a designated zone that limits uses to those directly related to the fishing industry.

Harbour zoning is expected to be flexible enough to allow on-site commercial and tourism uses, supporting a fishing industry that can diversify while promoting local heritage. Fishing tourism includes tourist activities led by professional fishers both at sea and on land, such as gastronomy, merchandise sales, and guided sea excursions. If supported by appropriate policies, these activities could create synergies with other types of rural tourism. Studies of fishing communities indicate that the fishing industry is responsible for a significant number of tourism-related visits. Evidence suggests that strengthening Cap-Acadie's identity as a fishing community is an asset, particularly by through secondary uses such as gastronomy and tourism.

POLICIES

It is a policy of Council to recognize the fishing industry as both an economic and heritage foundation for the Municipality. It is committed to maintaining and promoting a diverse range of activities related to this sector.

It is a policy of Council to provide an appropriate framework for new fishing operations to promote local productivity and the diversification of operations, without compromising the quality of life of local residents.

It is a policy of Council to acknowledge the existing locations of fishing industries within the Municipality.

It is a policy of Council is to recognize the benefits of industrial clustering to prevent land-use conflicts and enhance the region's competitiveness.

It is a policy of Council to be conscientious of the location of different types of industries and the operational conditions that must be met.

It is a policy of Council to designate specific areas within its territory to guide the creation of new industries.

It is a policy of Council to encourage industries to expand or relocate outside village nodes and away from residential properties .

It is a policy of Council to acknowledge that some industrial uses are located near residential uses, and may require future expansion. To minimize the impact of rezoning on neighbouring residential properties, Council will consider the following factors:

- (i) access to off-street parking and parking lot design;
- (ii) traffic generation;
- (iii) noise;
- (iv) site drainage;
- (v) landscaping and buffer zones between residential uses; and
- (vi) any other aspect deemed necessary by Council.

It is a policy of Council that light industrial parks should be located along public access roads to encourage industry clustering while preserving the Municipality's rural character.

PROPOSALS

It is proposed to designate an area near Pointe-à-Nicet, close to industrial facilities, as a light industrial park.

It is proposed to zone all existing fishing-related uses within the port area.

It is proposed to establish visual screening between new industrial and residential uses.

It is proposed to require screening around uses involving outdoor storage in order to minimize aesthetic impacts.

It is proposed to allow light, low-impact, home-based industries with a limited physical footprint throughout the Municipality.

It is proposed that if home-based industries wish to expand beyond the permitted size, they should relocate to a designated area.

It is proposed to accommodate secondary uses that promote local heritage on fishing sites, provided they do not interfere with operations.

It is proposed to allocate sufficient land for these types of activities while ensuring they do not negatively impact residents' quality of life or the environment.

It is proposed to monitor the impact of new land management policies on fishing.

9.0 POLICIES RELATED TO INSTITUTIONAL USE

The Municipality's population is aging, and Council recognizes that this demographic shift will lead to an increased demand for services for seniors, such as nursing homes, as well as services that attract young families, such as daycare facilities. These demographic changes underscore the need for land management focused on accessibility.

Many services are concentrated within Cap-Pelé's village hub, including a seniors' home, library, church, recreational facilities, and town hall. This concentration allows for easy access while optimizing the use of existing municipal infrastructure.

The Grand-Barachois village node also hosts several institutional services, including a school, a community centre, cultural centres, a park, and a church. These facilities play a key role in the vitality and social cohesion of the community by providing spaces for education, culture, recreation, and community participation.

Other village nodes host institutional services depending on their size. To enhance accessibility for an aging population, it is desirable for the majority of institutional services to be concentrated within village nodes, to create synergies between different uses.

Council recognizes the importance of maintaining and strengthening these services to meet the needs of both current and future residents. It is therefore important to support and adapt the development of institutional infrastructure in response to demographic and social trends. Improvements and expansions to existing facilities should be considered to ensure adequate access to educational, social, and cultural services.

Regarding daycare services, the Municipality aims to offer flexibility to enable daycare centres to be established in most areas, including rural areas.

POLICIES

It is a policy of Council to recognize that certain institutional uses may be appropriate outside village nodes.

It is a policy of Council to consider the accessibility of institutional uses for an aging population.

It is a policy of Council to encourage the protection, maintenance, and improvement of existing institutions and facilities.

It is a policy of Council to recognize the importance of providing residents with a high-quality and diverse range of recreational facilities and programs to foster a healthy and thriving community environment.

It is a policy of Council to ensure the appropriate placement of cultural and educational institutions.

It is a policy of Council to encourage the location of institutional uses within village nodes.

It is a policy of Council to promote the proximity of residential areas and institutional uses.

It is a policy of Council to allow flexibility in the location of daycare centres.

It is a policy of Council to allocate adequate space for cemeteries and crematoriums.

It is a policy of Council to locate fire and police service facilities near or within village nodes.

It is a policy of Council that, where daycares are permitted, they must consider the scale of surrounding activities and adapt to it, in order to ensure their harmonious integration into the urban fabric and prevent any negative impact on neighboring uses.

PROPOSALS

It is proposed to allow institutional facilities within village nodes.

It is proposed to locate new schools within village nodes.

It is proposed to locate new nursing homes within village nodes.

10.0 POLICIES RELATED TO AGRICULTURE, FORESTRY AND NATURAL RESOURCES

The Municipality's economy is largely based on primary sector products, such as agriculture and forestry. Residents are permitted to use the wooded sections of their land, and several sawmills operate throughout the Municipality. These forestry uses should be preserved in rural areas.

According to the agricultural census, farm density in the Municipality is moderate compared to other regions of New Brunswick. The main agricultural operations include cattle farming, hay production and greenhouse crops. There is potential to expand both the capacity and diversity of agricultural operations. Cap-Acadie's coastal areas are among the best in the province for grape cultivation; however, these lands are also under increasing pressure from residential development. While there is potential for agricultural development, particularly for high-value crops and artisanal products, such prime farmland is scarce and must be protected.

The Municipality's identity is strongly linked to these rural activities, making it essential to support them by ensuring that high-density residential and commercial areas are kept separate.

Resource extraction uses, such as sand pits and quarries, will be assessed on a case-by-case basis based on rezoning applications. Site rehabilitation following the cessation of extraction, including slope grading to an acceptable degree, will be required to prevent landslides and erosion.

POLICIES

It is a policy of Council to maintain and promote a diverse range of agricultural and forestry operations within its territory.

It is a policy of Council to protect land resources dedicated to agricultural use.

It is a policy of Council to explore provisions that discourage the use of land classified as high-potential agricultural land for non-agricultural development.

It is a policy of Council to limit urban sprawl on land suitable for agriculture to preserve its agricultural function and ensure sustainable land management.

It is a policy of Council to encourage operations related to natural resources while preserving land suitable for future development, without compromising residents' quality of life.

It is a policy of Council to diversify land uses related to the extraction of natural resources.

It is a policy of Council to classify sand pits and quarries as intensive resource extraction operations and to zone them accordingly.

PROPOSALS

It is proposed to establish an adequate framework for resource development operations to promote local productivity and operational diversification, while protecting residents' quality of life. This would include the introduction of an annual permit system and specific standards for resource extraction sites.

It is proposed that operations related to natural resource extraction be required to have a site plan, rehabilitation plan, drainage plan, and mitigation plan to ensure they do not negatively impact the quality of life of current and future residents.

It is proposed to allocate sufficient land for these types of activities while ensuring they do not harm residents' quality of life or the environment.

It is proposed that lands under the FLIP program be zoned agricultural.

11.0 POLICIES RELATED TO PARKS AND GREEN SPACES

Parks and green spaces are essential assets for the Municipality. They provide recreational services for both residents and tourists, while contributing to the protection of the natural heritage. These two objectives must be pursued simultaneously in each green space, while recognizing that the design of each park is based on specific priorities. Some parks are dedicated to various sporting activities, while others, such as nature reserves, serve distinct ecological functions. It is important to acknowledge that the region requires specialized parks for different functions, ensuring accessibility for all age groups.

Most recreational parks are located in or near village nodes, where they play a key role in the well-being of residents. The Municipality should support the development of these green spaces while considering their connectivity. The ongoing development of the regional Shoreline Trail project is an excellent means of achieving both objectives, providing recreational space while improving connectivity for residents. Other recreational infrastructure initiatives aimed at linking coastal communities also seek to preserve access to beaches.

Beyond their recreational role, green spaces are essential for achieving many other objectives, such as environmental protection and climate change adaptation. Recognizing their value is crucial to promoting the well-being of both residents and the environment in Cap-Acadie.

POLICIES

It is a policy of Council to recognize the importance of parks and green spaces in contributing to the vitality of the Municipality and its residents by planning for their development, maintenance, and conservation.

It is a policy of Council to preserve the natural and cultural heritage associated with parks and green spaces.

It is a policy of Council to preserve access to beaches as both a heritage site and a public asset.

It is a policy of Council to pay particular attention to the types of activities that encourage year-round use of parks, ensuring their accessibility and usability for the community.

It is a policy of Council to diversify the range of parks and green spaces available.

It is a policy of Council to consider how new developments integrate with the existing and planned network of parks and green spaces.

It is a policy of Council to be committed to improving the accessibility of existing parks and green spaces.

It is a policy of Council to improve the connectivity of pedestrian and cycling trails within the Municipality, creating an active transportation network for residents and tourists.

It is a policy of Council to encourage the maintenance and improvement of pedestrian and cycling networks to strengthen connections between institutional facilities, residential areas, and commercial zones.

It is a policy of Council to consider the impact of new developments on beach access, ensuring that they promote and do not hinder accessibility.

It is a policy of Council to develop a directory of parks and green spaces in Cap-Acadie to monitor usage trends and develop predictive models.

It is a policy of Council to encourage developers to consider trail connectivity in developments located along existing or planned trail corridors, as outlined in the *Regional Recreation Master Plan*.

It is a policy of Council to consult the Planning Review and Adjustment Committee, when evaluating land for public purposes, to consider the following factors:

- (i) the availability and capacity of nearby facilities;
- (ii) the quantity, nature, and demand for recreational infrastructure;
- (iii) the suitability of the site for the proposed recreational use;
- (iv) the accessibility of the site;
- (v) the potential for expanding nearby parks and/or creating links between trails and/or points of interest;
- (vi) the conservation of natural or unique features; and
- (vii) any other relevant factors deemed necessary by Council.

It is a policy of Council to recognize the value of integrating facilities that facilitate the transition from motorized transportation (personal or public) to active transportation, in order to simplify access.

PROPOSALS

It is proposed to work with regional partners to implement the relevant recommendations of the *Recreation Master Plan*, particularly regarding regional trails.

It is proposed to develop a mechanism in the subdivision by-law to require that a percentage of the land subject to subdivision be transferred to the Municipality for public use.

It is proposed to create access to a coastal nature reserve.

It is proposed to develop a network of trails connecting communities to each other and to central natural assets, encouraging active

transportation, healthy lifestyles, and opportunities for tourism development.

It is proposed to evaluate the feasibility of developing a trail linking community nodes with key locations in the Municipality, including Aboiteau's beaches, Grand-Barachois, Cap-Bimet, and Petit Cap.

It is proposed to develop a variety of accessible parks catering to all age groups.

12.0 POLICIES RELATING TO THE ENVIRONMENT AND CLIMATE CHANGE

Climate change is a global issue with local repercussions, particularly for a coastal municipality like Cap-Acadie. Given its coastline, the Municipality recognizes the vulnerability of its coastal areas to rising sea levels. The coastal environment, including dunes, marshes, intertidal zones, and rocky platforms, plays an essential role in providing ecosystem services. These natural areas act as buffer zones, mitigating the impact of storm surges and flooding while providing essential habitats for biodiversity. They also serve as significant recreational and tourism assets. However, these environments are threatened by human activities, particularly development, as well as the effects of climate change, such as stronger storms and accelerated coastal erosion.

Natural coastal erosion is exacerbated by rising sea levels, which are linked to global warming and greenhouse gas emissions. This retreat of the coastline jeopardizes sensitive ecosystems and presents major challenges for landowners and governments in terms of land-use planning. The Municipality's aim is to regulate development to reduce climate change-related risks and to better protect the environment, public safety, and the local economy.

Inland areas are not immune to these changes. The increase in extreme rainfall events and rising groundwater levels are intensifying the risk of flooding, particularly in low-lying areas and near watercourses. Urbanization and soil sealing reduce the land's natural ability to absorb water, further exacerbating these risks. To strengthen the Municipality's resilience to these challenges, it will be essential to preserve wetlands, integrate green infrastructure, and improve drainage systems.

Finally, extreme temperatures, particularly heat waves, create another growing challenge. They have a disproportionate impact on aging populations and buildings that are not adapted for future climatic conditions. Trees play a key role in mitigating these effects by providing shade, lowering ambient temperatures, and reducing energy consumption linked to air conditioning. Increasing tree planting near buildings and sidewalks will enhance comfort for transportation users in hot weather while also improving residents' quality of life.

POLICIES

It is a policy of Council to recognize that the effects of climate change are real and will continue to present a significant risk to the Municipality's coastline.

It is a policy of Council to recognize that coastal wetlands, dunes, and beaches are shifting as a result of rising sea levels.

It is a policy of Council to recognize the role that ecosystems can play in mitigating and adapting to climate change.

It is a policy of Council to recognize the role that greenery plays in reducing the intensity of heat waves.

It is a policy of Council to protect development in areas at risk from climate change throughout the Municipality by implementing measures to help residents adapt.

It is a policy of Council to adopt best practises for climate change adaptation in the design and planning phases of public building and infrastructure development.

It is a policy of Council to use the latest scientific climate data when setting standards for predicted sea-level rise, flood exposure, and damage to drinking water sources and natural environment.

It is a policy of Council to prevent the creation of streets in areas at risk from climate change.

It is a policy of Council to ensure that residents are educated about the effects of climate change and how to adapt.

It is a policy of Council to avoid new public infrastructure in or near wetlands and watercourses.

It is a policy of Council to regularly monitor and update adaptation measures to align with the current best management practises.

It is a policy of Council to recognize that some existing lots are located in areas at risk from climate change and to limit development in these areas to small-scale, low-density projects.

It is a policy of Council to acknowledge that some existing lots and buildings are located in climate-risk areas and to allow for appropriate expansions or climate-adaptive developments.

It is a policy of Council to work with nature by preserving natural environments that can provide an equivalent to municipal infrastructure, such as green infrastructure.

It is a policy of Council to allow existing buildings located within the required watercourses and wetlands setback may be expanded, rebuilt, repaired, or renovated, provided that the requirements are not further compromised and that the development does not further encroach on the setback.

It is a policy of Council to consider variances for wetland and watercourse setbacks, in consultation with provincial agencies, where no alternative development options exist on an existing lot, provided that the request is deemed reasonable and demonstrates how the environmental impact of the proposed development will be mitigated.

It is a policy of Council to protect areas vulnerable to development, including but not limited to, coastal environments at risk of coastal squeeze, wetlands, and watercourses.

It is a policy of Council to establish inland flood risk zones and implement the proposed adaptation measures based on a projected 100-year flood model at the time of the Plan's adoption, to reduce climate change impacts on land-use planning.

It is a policy of Council to explore the implementation of standards for green infrastructure as a replacement for conventional infrastructure.

PROPOSALS

It is proposed to create a coastal residential zone for existing lots in areas at risk from climate change and to limit the residential density permitted in this zone.

It is proposed to raise public awareness of the risks and challenges associated with development near flood-prone areas.

It is proposed to establish mechanisms in the Zoning By-law to guide development away from sites vulnerable to climate change while ensuring that this redirection does not prevent landowners from using their property.

It is proposed to develop a climate change adaptation plan to identify at-risk municipal infrastructure and analyze adaptation options.

It is proposed to require that new developments be adapted to sea-level rise, erosion, and other effects of climate change.

It is proposed to encourage green infrastructure as an adaptation measure against flooding and heat waves.

It is proposed to encourage developments that facilitate alternative modes of transportation as a means of mitigating climate change.

It is proposed that a drainage system be required for new developments in the Sea-Level Rise and Inland Flood zones, where the adaptation method consists of embankments to prevent damage to neighbouring properties.

It is proposed to allow adapted expansions of existing buildings in the Sea-Level Rise and Inland Flood zones. However, a modest non-adapted expansion of an existing building in the Sea-Level Rise zone is permitted to help owners adjust to the regulations.

It is proposed to prohibit all development in the Sea-Level Rise and Inland Flood zones if a portion of the property can be located outside these zones.

It is proposed to prohibit new non-adapted developments in the Sea-Level Rise zone.

It is proposed to establish at-risk zones due to sea-level rise and to implement the proposed adaptation measures in anticipation of a storm that currently occurs once every 100 years, in order to mitigate the effects of climate change on coastal development.

It is proposed to impose setbacks from watercourses and wetlands based on the most up-to-date and precise mapping available at the time of application.

13.0 HISTORIC SITES AND HERITAGE BUILDINGS

Historical and architectural resources contribute greatly to fostering a sense of community belonging. The region's place names reflect its rich history, recalling the connection between First Nations and the communities that arrived from across the Atlantic. This Plan aims to recognize historic village nodes and their distinct characteristics to build complete communities.

POLICIES

It is a policy of Council to recognize the importance of local architectural and historical heritage.

It is a policy of Council to recognize historic community nodes and their importance to the social and cultural life of the Municipality.

It is a policy of Council to recognize the importance of the role of architectural heritage in community development.

PROPOSALS

It is proposed to highlight areas, sites and landscapes that reflect the Municipality's history, culture, and architecture, by improving their accessibility.

It is proposed that Council explore the establishment of a mechanism to recognize and support the preservation of architectural and historical heritage.

It is proposed that Council consider developing a mechanism for the creation of trails that highlight historic First Nations portage and paddling routes as part of the regional trail network.

14.0 MUNICIPAL INFRASTRUCTURE POLICIES

Municipal infrastructure is of vital importance to the efficient functioning of a municipality. This includes transportation networks (roads and cycling paths), sanitary sewer systems, solid waste management, and more. To maximize cost-effectiveness, development should be concentrated around existing infrastructure.

The Municipality does not have a drinking water distribution system, and residents rely on private wells. Private wells will remain the primary water source for the foreseeable future. Development should only proceed where the water supply is sufficient and at a scale that does not compromise water availability for neighbouring properties.

The Municipality will need to study and, eventually, develop a public drinking water supply system in the community nodes of Cap-Pelé and Grand-Barachois.

POLICIES

It is a policy of Council to promote improvements to public spaces and complete streets.

It is a policy of Council to promote development in areas serviced by the sanitary sewer system to achieve a return on municipal infrastructure investments.

It is a policy of Council to protect public drinking water sources.

It is a policy of Council to safeguard its water supply sources from pollution, by prohibiting unsuitable developments and ensuring that any developmental disturbances are mitigated to an acceptable and safe standard.

It is a policy of Council to explore mechanisms for reserving and protecting one or more areas with high potential to become a public water source.

It is a policy of Council to be committed to improving the wastewater treatment system within the Municipality.

It is a policy of Council to require subdivision developers to include pedestrian walkways between lots when developments involve long streets or are located near parks, the river, the coast, or institutional and commercial areas, in accordance with the provisions of the Subdivision By-law.

It is a policy of Council to be committed to improving cycle paths and pedestrian networks by ensuring appropriate signage and maintaining the continuity of spaces reserved for pedestrians.

It is a policy of Council to reject new public roads in areas at risk due to climate change.

PROPOSALS

It is proposed to require a short-, medium-, and long-term cost-benefit analysis for the creation of new streets in areas designated as rural. This analysis must demonstrate that anticipated property tax revenues will, at a minimum, cover the costs associated with street maintenance and management for the Municipality. In addition, the following factors must be considered:

- (i) impact on drinking water supply
- (ii) proximity to existing resource-based uses
- (iii) proximity to municipal boundaries
- (iv) provision of a community amenity space
- (v) drainage
- (vi) road network connectivity
- (vii) other relevant considerations

It is proposed to encourage the development of new public streets in areas designated as village nodes, as well as industrial and resource development areas, provided the following factors are considered:

- (i) impact on drinking water supply
- (ii) proximity to existing resource-based uses
- (iii) proximity to municipal boundaries
- (iv) provision of a community amenity space
- (v) drainage
- (vi) road network connectivity
- (vii) other relevant considerations

It is proposed that the Municipality analyze the feasibility and necessity of installing a public drinking water system in the village nodes of Cap-Pelé and Grand-Barachois.

It is proposed to require water supply impact studies, as recommended by the Department of Environment and Local Government, for any development requiring such an assessment.

It is proposed to classify water bottling activities as resource-intensive and zone them accordingly.

15.0 POLICIES RELATED TO SIGNAGE

Signs serve as both a means of advertising for local businesses and a contributor to the identity and appeal of a community. The messages conveyed through signage play a vital role in shaping the character of a place. The materials and styles used influence how different segments of the population perceive their surroundings, either reinforcing a widely recognized image of the area or promoting a desired community lifestyle. Council aims to authorize signs in appropriate locations while ensuring public safety and preventing visual pollution.

POLICIES

It is a policy of Council to ensure that signage is safe, effective, and of high architectural quality.

PROPOSALS

It is proposed that no sign shall pose a hazard or distraction to traffic, obstruct the field of vision of pedestrians or motorists, be mistaken for a safety device, or create an obstruction for municipal maintenance vehicles.

It is proposed that the Municipality collaborate with business owners to establish architectural and aesthetic criteria for signage.

It is proposed to encourage retailers to prioritize the quality of signage over quantity.

It is proposed to encourage retailers to limit the size of accessory signs.

It is proposed to raise public awareness of the importance of bilingual signage in both of the Province's official languages, with a predominance of French, in order to promote the Acadian character of the community.

It is proposed that the placement and design of all public signage be coordinated to ensure visual harmony.

16.0 INTEGRATED DEVELOPMENT

Integrated developments refer to development requests that include multiple uses and cannot be accommodated within a single zone described in this Plan. Council may review these developments through the rezoning process.

POLICY

It is a policy of Council to ensure that all land use, as well as the siting, erection, alteration, or use of buildings, comply exclusively with the specific proposals outlined in a resolution adopted or an agreement entered into by Council under Section 59 of the Act within this type of sector.

PROPOSALS

It is proposed to allow integrated development projects only when the scope of the proposed project cannot be accommodated within any other zone and aligns with the objectives of the Plan while addressing community needs.

It is proposed to support integrated development projects where the proposed uses are similar to or compatible with one another and with surrounding areas.

17.0 DEVELOPMENT PROJECTS

Development projects are highly complex and can have a significant impact on the community. Council may address such cases in accordance with Section 101 of the *Act*.

POLICY

It is a policy of Council to ensure that all land use and building siting, erection, alteration, and use comply exclusively with the specific proposals determined under Section 101 of the *Act* within this type of area.

PROPOSAL

It is proposed that development project areas be reserved exclusively for large-scale projects, provided that the proposed project cannot be accommodated within any other sector and aligns with the objectives of the Plan while meeting community needs, as determined by the Municipal Council of Cap-Acadie.

18.0 POLICIES RELATED TO LAND USE

1.1 DESIGNATION AND FUTURE LAND USE MAP

In accordance with the *Community Planning Act*, the Land Use Map (Appendix X) must divide the Municipality into specific land-use designations. These designations align with the general policies of the Plan. The Plan must also outline specific policies and proposals for planning and development within each designation. Additionally, in accordance with the *Community Planning Act*, the Zoning By-law of the Regional Town of Cap-Acadie must be revised to include the Zoning Map of the Town of Cap-Acadie, which will divide the Municipality into zones in accordance with the Plan.

1.2 DESIGNATION

It is a policy of the Regional Town of Cap-Acadie to be divided into four (4) land-use designations, as shown on the Future Land Use Map of the Regional Town of Cap-Acadie (Appendix X).

- (i) village nodes;
- (ii) rural;
- (iii) industrial and resource development; and
- (iv) environmental protection.

19.0 DESIGNATION OF VILLAGE NODES

Cap-Acadie is characterized by a cluster of historic village nodes, featuring a mix of institutional, commercial, industrial, and residential uses. These historic communities contribute to the region's unique character and serve as focal points for major commercial, industrial, institutional and cultural activities. The Municipal Plan aims to highlight local identities and recognize the importance of each community, whether those with regional influence, such as Cap-Pelé and Grand-Barachois, or those that shape the municipal territory, such as Cormier Village, Shemogue, Robichaud, Boudreau-Ouest, Saint-André, and Haut-Aboujagane.

Encouraging opportunities in village nodes promotes diversity, affordability, and accessibility, allowing residents to grow up and age in place while also offering economic and institutional development opportunities. In addition, revitalizing and maintaining essential services within these nodes would stimulate interest in their cultural and traditional aspects. Concentrating new infrastructure in and around village nodes will help build a responsible future by directing development in an efficient and cost-effective manner. Strengthening these village centres will create new development opportunities that respect local identities while addressing the current and future needs of Cap-Acadie residents.

POLICIES

It is a policy of Council to prioritize village nodes as primary areas for residential growth and mixed-use development with higher density.

It is a policy of Council to recognize Grand-Barachois, Cap-Pelé, Shemogue, Cormier Village, Boudreau-Ouest, Haute Aboujagane, Robichaud, and Saint-André as village nodes.

It is a policy of Council to designate Grand-Barachois and Cap-Pelé as the primary village nodes, as they are the most developed and offer the most services. A development strategy will be implemented to prioritize the development of these two areas, focusing efforts on residential growth and services. Other village nodes, such as Shemogue, Cormier Village, Robichaud, Boudreau-Ouest, Haute Aboujagane, and Saint-André, will be considered complementary nodes on a smaller scale, following the same overall vision of sustainable and integrated development.

It is a policy of Council to promote the placement of uses within the Community Centre zone at the heart of each village node of Cap-Acadie to increase the vibrancy of community life.

It is a policy of Council to concentrate new institutional and commercial services within village nodes.

It is a policy of Council to consider rezoning and expanding village nodes if a proposed project is adjacent to a node and aligns with the vision of the Municipal Plan.

It is a policy of Council to encourage the multi-functional use of land and facilities located within village nodes to promote and maximize their optimal utilization.

It is a policy of Council to ensure coordinated development within the area between Route 933, Route 133, and Job Road, excluding any existing development right-of-way along streets, in cooperation with Cap-Acadie's local planning partners. Developers, in collaboration with the Municipality and the committee, will be required to provide a secondary plan to guide the overall development of this area in accordance with the objectives of the Plan.

It is a policy of Council to recognize settlement patterns around the historic bell towers of former communities within Cap-Acadie's territory.

PROPOSALS

It is proposed to delineate the boundaries of village nodes.

It is proposed to allow a higher-density of residential use within village nodes.

It is proposed to allow a mix of residential, commercial, and institutional uses within village nodes.

20.0 RURAL DESIGNATION

Low-density areas account for over 90% of the Municipality's total land area. Many residents consider the rural lifestyle offered by Cap-Acadie a major asset to the region. These areas provide opportunities for resource extraction, agriculture, aquaculture, fishing, hunting, and the artisanal processing of land and sea products, among other activities.

Rural areas are essential to the local economy and play an active role in preserving traditional activities. Additionally, they attract passing visitors, and expanding tourism in these areas can help make tourism less seasonal and less exclusively focused on the beach. Moreover, rural areas contribute to Cap-Acadie's attractiveness as a place to settle, and they contribute significantly to the well-being of Cap-Acadie's residents while complementing village nodes.

Nonetheless, in the past, low-density areas may have been seen as blank slates, leading to the influx of a nearly suburban mix of commercial, industrial, and residential activities. This phenomenon has fragmented the landscape and undermined its attractiveness and economic development by mixing non-complementary uses, such as building new homes next to quarries or smokehouses. Furthermore, this low-density development model complicates the efficient delivery of services, such as emergency response, and significantly increases the cost of maintaining infrastructure, such as roads and culverts. For these reasons, the creation of new streets is generally undesirable in these areas. The Plan aims to prioritize activities that optimize the best use of low-density while complementing development in community and residential nodes.

The overall goals of the rural designation are to provide a mix of residential options along existing streets, reflecting the diversity of current and future needs. It also aims to encourage flexibility in the housing stock while providing residents with opportunities that reflect their rural lifestyle.

POLICIES

It is a policy of Council to increase lot size requirements in rural areas when they are outside the Infill zone or located along a new public street.

It is a policy of Council to encourage development along maintained public streets to maximize the use of existing public infrastructure.

It is a policy of Council to discourage the development of new public streets in rural areas to preserve their rural character.

It is a policy of Council to allow a range of recreational and tourism-related uses in rural areas.

It is a policy of Council to promote a variety of activities that complement agriculture, aquaculture, hunting, and fishing in rural areas.

It is a policy of Council to maintain low housing density in rural areas.

It is a policy of Council to allow home-based business activities in rural areas, with standards in place to mitigate their impact on the neighbourhood.

It is a policy of Council to encourage residential developments to be located away from resource-based activities, including agriculture, to reduce potential conflicts related to noise, odours and environmental impacts.

It is a policy of Council to encourage tourism development that aligns with efforts to protect environmentally sensitive areas.

It is a policy of Council to recognize the existing locations of commercial and institutional uses in areas designated as rural.

PROPOSALS

It is proposed to create an infill overlay zone on existing public streets outside community nodes to limit urban sprawl.

It is proposed to limit main mixed uses and residential density outside village nodes.

It is proposed to create an infill overlay zone adjacent to existing public roads, allowing the creation of new lots adapted to meet the required public service levels and provincial standards without the need for new infrastructure.

It is proposed to establish subdivision standards to discourage inefficient land use patterns in rural areas not serviced by a sanitary sewer system.

It is proposed to allow accessory dwellings alongside residential uses in order to encourage affordable housing options, allow seniors to live near their families while maintaining independence, and provide homeowners with a modest source of income.

It is proposed that tourist accommodations be permitted in rural areas, subject to the following conditions:

- i. impact on the natural environment;
- ii. impact on rural landscapes;
- iii. impact on neighbouring properties in terms of noise and traffic;
- iv. public safety.

21.0 ENVIRONMENTAL PROTECTION DESIGNATION

The natural environment provides many services to the Municipality, including ecological services such as stormwater retention and filtration, as well as recreational and aesthetic benefits. Recent mapping has identified the Municipality's floodplains and wetlands, which must be protected from development to preserve the natural environment. Any development in these areas must be planned in consultation with the Department of Environment and local authorities.

These green spaces provide ecosystem services, including recreation and disaster mitigation. They are also essential habitats for many species that play a key role in maintaining ecosystems. Barachois, in particular, is home to a variety of specialized species. Despite their importance, coastal environments remain under pressure from development. To protect these ecosystems, their environmental role and public access for enjoyment, it is in the Municipality's interest to designate a nature reserve along the coast, where natural heritage remains intact.

Cap-Acadie's beaches and dunes are true treasures of the Atlantic provinces, particularly the beaches and salt marshes of Cap-Bimet, which are among the most likely to endure in the long term. The Plan's objective is to manage environmental zones in a way that helps the region adapt to erosion risks caused by wind activity, rising sea levels, reduced sediment transport in rivers, and coastal urbanization.

A healthy coastal environment is one that can shift and adapt to changing conditions. However, when constrained by riprap and exposed to ocean currents, the coastal environment could become more vulnerable. Therefore, it is essential to preserve buffer zones to protect both beaches and salt marshes. These areas play a key role in sediment retention and movement, particularly sand, helping to sustain beach preservation over the long term.

POLICIES

It is a policy of Council to limit development in the Environmental Conservation zone to low-impact uses, such as passive recreation (e.g., hiking, birdwatching) and conservation-related activities.

It is a policy of Council that the designation recognizes Cap-Bimet as an area worthy of protection against coastal squeeze and erosion due to its vulnerability and ecological importance.

It is a policy of Council to designate environmentally sensitive areas affected by coastal squeeze and to limit permanent structures and buildings to allow the natural migration of the coastal environment.

PROPOSALS

It is proposed to allow only passive recreational uses and accessory buildings and structures as-of-right in vulnerable environments.

It is proposed to study and map changes in the vulnerable coastal environment, as well as its evolution, to allow natural beach retreat and avoid coastal squeeze.

22.0 INDUSTRIAL AND RESOURCE DEVELOPMENT DESIGNATION

Historically, industries have been scattered across the region, without a clear focus. In particular, fish processing industries were established along the coast, integrating into an existing residential context. This pattern has been recognized, and these uses will be permitted to continue.

The region has also seen significant resource extraction, particularly from quarries and sandpits. These operations must be carefully regulated to minimize their impact on neighbouring properties and the environment. Resource extraction should be permitted where materials are available, prioritizing sites that minimize disturbances. Special attention must be given to these uses for environmental preservation for future generations. In addition, a site rehabilitation strategy should be implemented to ensure that sites reaching the end of their operation are reintegrated into the urban or natural landscape.

While industrial development is encouraged, it must be better planned moving forward. Identifying a business park will provide strategic guidance for new locations. Cap-Acadie's vision is not to host large heavy industrial parks, but rather to encourage the development of light industries compatible with the local living environment.

The Plan aims to recognize that, despite their environmental impact, these industries contribute to the Municipality's development and long-term stability, particularly through the creation of local jobs. The objective is to establish a framework for existing uses and their evolution, and to encourage synergies between uses and spaces.

POLICIES

It is a policy of Council to designate sufficient space for the development of light industry, particularly industries linked to fishing and resource extraction, to meet the demands of the local economy.

It is a policy of Council to prioritize the concentration of light industrial uses in areas where they are already concentrated.

It is a policy of Council to support light industrial development in strategically located areas near traffic corridors and village nodes, while recognizing that certain commercial and institutional uses could also benefit from these lands.

It is a policy of Council to enable activities associated with the fishing industry to continue, particularly along the coast, as they are a cornerstone of local identity.

It is a policy of Council to support the development of activities related to existing resource extraction and to allow their integration with industrial uses that have significant impacts on their immediate environment, such as resource-related uses.

It is a policy of Council to acknowledge that new activities with significant environmental impact affect, among other things, noise, air, and water quality, and that they are incompatible with residential and conservation uses. As such, these uses must be examined on a case-by-case basis within the framework of a specific zoning change proposal.

PROPOSALS

It is proposed to encourage and direct future light industrial growth towards areas where it is already concentrated, particularly near the Pointe-à-Nicet highway interchanges. This area offers connectivity to road transportation, access designed for higher traffic loads, and proximity to the Municipality's central community nodes.

It is proposed to protect existing uses linked to the fishing industry by designating them as industrial and resource development.

It is proposed to encourage the expansion of port-related activities, particularly when they provide opportunities for diversification, especially in support of tourism.

It is proposed to designate resource extraction operations and related existing uses as part of the industry and resource development category, ensuring their long-term viability.

It is proposed to consider rezoning lands with high potential for resource extraction operations.

23.0 General Policy

1.3 Municipal Planning

It is hereby established that the *Municipal Plan for the Regional Town of Cap-Acadie* is the primary policy document providing the framework for encouraging, regulating and coordinating future growth and development of the Town. The policies and proposals of this Plan will be implemented through the powers of Council in accordance with the *Community Planning Act*.

It is recognized that a strong planning program should be encouraged and maintained through the Southeast Regional Service Commission.

It is further recognized that public participation should be encouraged, and communication improved as part of the planning process.

1.4 Zoning

It is established that the Municipality must amend the *Town of Cap-Acadie Zoning By-law* in parallel with the adoption of the *Municipal Plan of the Town of Cap-Acadie*, in accordance with the *Community Planning Act* and in conformity with the *Municipal Plan*.

It is further established that, when considering future amendments to the *Town of Cap-Acadie Zoning By-law*, Council and the Planning Review and Adjustment Committee must evaluate the following factors:

- a) the proposal aligns with the intent of this Plan; and
- b) the proposal is neither premature nor inappropriate, based on the following reasons:
 - i) the Town's financial capacity to absorb the public costs associated with development;
 - ii) the adequacy and availability of municipal services; and
 - iii) the environment will not be adversely affected in such a way that is deemed unacceptable by Council and other levels of government.

Notwithstanding any other policy in the Plan, it is established that Council may consider integrated development applications in accordance with Section 58 of the *Community Planning Act* for projects involving a combination of land uses in separate buildings on a single property, where no available zoning designation can accommodate such a combination of uses.

1.5 Building Regulations

It is established that it is the responsibility of Council to review and, if necessary, amend *Building By-law* to update relevant information and ensure compliance with this Plan, in accordance with the *Community Planning Act*.

1.6 Subdivision Regulations

It is established that it is the responsibility of Council to review and, if necessary, amend the *Subdivision By-law* to update relevant information and ensure compliance with this Plan, in accordance with the *Community Planning Act*.

1.7 Amendments and Revisions to the Municipal Plan

It is established that amendments to this Plan are permitted under the *Community Planning Act*.

It is further established that amendments to the policies of this Plan or the *Future Land Use Map* are required in the following circumstances:

- a) when a policy requires amended; or
- b) when a request to amend the Zoning By-law is not authorized by this Plan, and studies show that the Plan's policies require amended. More specifically, Council may consider a review to determine whether land-use designations remain appropriate in the following cases:
 - i) when public municipal sewer and/or water services are extended to serve previously unserved lands;
 - ii) when a new public sewer and/or water service area is created;
 - iii) when major public works are undertaken, including but not limited to the construction or creation of a new limited-access highway, the construction of an additional river crossing, or the creation of a new regional park;
 - iv) when Council determines that a valid reason exists to consider a change based on the results of a major study, including but not limited to the *Recreation Master Plan*.

It is recognized that certain land uses require public consultation and Council approval on a site-specific basis and therefore cannot be pre-zoned. This Plan provides that certain land uses will only be considered through amendments to the *Zoning By-law* or, in certain cases, through the imposition of terms and conditions. Such amendments and conditions will only be considered if they align with the policies and proposals included in this Plan.

It is established that, when considering amendments to the *Zoning By-law* and/or the imposition of terms and conditions, Council and/or the Planning Review and Adjustment Committee, may evaluate the following criteria, in addition to all other criteria defined in this Plan's policies and proposals:

- a) whether the proposal is consistent with the intent of this Plan and complies with the requirements of all other municipal by-laws and legislation;
- b) whether the proposal meets all necessary public health and safety considerations, and that the site design meets all fire protection and access requirements;
- c) whether the proposed site is suitable based on factors such as slope, soil, and ecological conditions; the presence of watercourses, wetlands or peat bogs; susceptibility to flooding; and any other relevant environmental issues;
- d) whether the proposal is neither premature nor inappropriate based on the following:
 - i) the Town's financial capacity to absorb all development-related costs;
 - ii) the adequacy of centralized or on-site sewer and water services;
 - iii) stormwater drainage measures;
 - iv) the suitability or proximity of schools, recreational facilities, or other community amenities;
 - v) the adequacy of the road network leading to or near the development;
 - vi) the implementation of appropriate controls on the proposed development to reduce conflicts with adjacent or nearby land uses due to:
 - (A) type of use;
 - (B) the height, volume and lot coverage of any proposed building;
 - (C) traffic generation, site access, and parking;
 - (D) open storage;
 - (E) signage;

(F) any other relevant planning considerations.

It is established that Council will carry out regular revisions of the *Municipal Plan* in accordance with the *Community Planning Act*.

1.8 Five-Year Capital Budget

It is established that, in addition to regulating private development, Council may initiate its own programs to encourage development in specific areas, improve or protect the environment, or provide a wider range of public services, as well as institutional and recreational facilities. The purpose of this Plan, as outlined in policy, is to assist in the establishment of such programs. It is Council's intention to incorporate the policies and provisions of this Plan into the *Capital Budget* and *Five-Year Capital Plan* wherever possible, with the aim of integrating planning, investment programming, and budgeting over time.

It is established that under the *Regional Service Delivery Act*, Council shall adopt a Five-Year Capital Budget (see Appendix "C"). This budget will be reviewed annually.