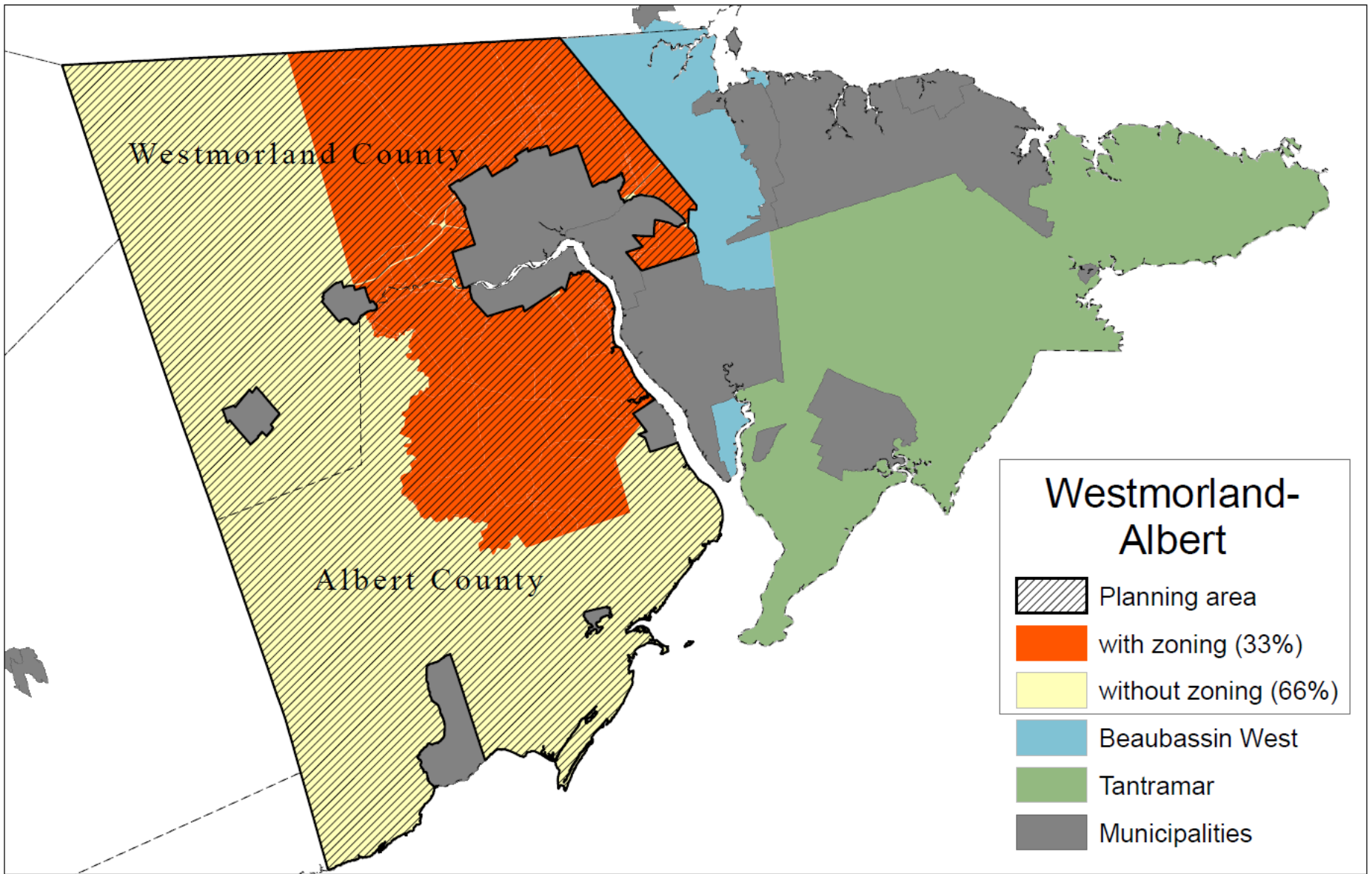




Westmorland-Albert Rural Plan

# Public Open House

Fall 2018



18 land use plans in effect throughout Southeast

# What is a Rural Plan?

A provincial regulation under the *Community Planning Act* is made of 3 parts:

## 1 Statements of policy

(residential, commercial, industrial, environment, coastal, heritage) = *WHAT to accomplish*

## 2 Regulations

(lot sizes, set backs, permitted uses, etc.) = *HOW to accomplish it*

## 3 Zoning map

# Consultation

## COMMUNITY SESSIONS

- Stakeholder groups (LSDs, farmers, pit owners, interest groups, etc. 2016-2018)
- Public sessions (spring 2018)
- Public Open Houses (fall 2018)
- Public Hearing (spring 2019)

## PUBLIC NOTIFICATIONS

- Updates on SERSC website
- E-Mail list of stakeholders





# Key Challenges

## LARGE PLANNING AREA

- Currently no regulation in much of the area

## RURAL SPRAWL

- Cost of infrastructure (roads)
- Conflict between residential and natural resource uses

## AGRICULTURE

- Loss of productive land
- Encroaching development
- Excessive red tape for value-added

## NATURAL ENVIRONMENT

- Climate change
- Protection of natural areas and water supplies

# Goals of the Westmorland-Albert Rural Plan

1. Up-to-date plan to regulate development;
2. Resource development in rural New Brunswick is key economic driver;
3. Control where intensive commercial and industrial development are situated to reduce potential conflict;
4. Protect natural environment from unconstrained development;
5. Adaptation strategy to climate change impacts;
6. Lessen impacts of development on public infrastructure;
7. Focus residential growth in existing residential nodes;
8. Development and growth of nature-based recreation and tourism opportunities.



# Draft Policies

**Residential Policies** seek to optimize existing infrastructure, discourage sprawl-like development, reduce potential conflicts between resource use and residential uses; and adapt to risk of climate change impacts.

**Institutional Policies** ensure that “community-type” uses are permitted throughout the planning area.

**Agriculture and Food Security Policies** define agricultural lands, create ways to deter non-farm development from encroaching on productive lands, and encourage backyard food production and road-side stands.



# Draft Policies

**Commercial Policies** differentiate between “light” commercial uses which will be permitted widely and control the location of “intensive” commercial developments by considering impacts on surrounding lands.

**Industrial Policies** ensure that industrial developments go through a public process to control their location and reduce potential conflicts with neighbouring uses.

**Renewable Energy Policies** encourage renewable energy sources (wind, solar, etc.) throughout the planning area.

**Policies for Water and Conservation** are meant to protect municipal wellfields, provincially significant wetlands and watersheds and reduce flood risk by controlling development on lands near wetlands and watercourses.



# Draft Policies

**Recreation and Tourism Policies** encourage a range of recreation and tourism uses throughout the area, but control establishment of campgrounds based on terms and conditions.

**Natural Resources Policies** recognize that resource-based uses are the intended primary use of the land throughout the region, which should employ best management practices to minimize environmental impact.

**Heritage and Historic Policies** recognize that the region is traditional Mi'gmaq territory, prevent desecration of sites of archaeological and/or historical value, and encourage the redevelopment, transition or modification of existing heritage buildings.



# Proposed Zones

## Rural Area (RA) Zone

Permits traditional rural land uses as a way to encourage local economy building. This is the “default” zone that will predominate the plan area.

## Residential (R) Zone

Identifies areas in the region which are predominantly residential in nature and prevents uses which might create a nuisance. Areas to be zoned R include existing large subdivision developments which predominantly surround Moncton, Riverview and Dieppe.



# Proposed Zones

## Commercial-Industrial (CI) Zone

Identifies lands for intensive commercial-type land uses that are not resource dependent, and may create a nuisance for neighbours. New proposals for intensive commercial or industrial developments will need to rezone to CI.

## Conservation (CONS) Zone

Protects wetlands and conservation areas, and safeguards new development from potential risk associated with developing next to water. Includes provincially significant wetlands.

## Water Protection (WP) Zone

Identifies regulated wellfields and watersheds, including Turtle Creek and the water supplies of Hillsborough and Riverside-Albert. This zone permits all uses allowed in the RA zone subject to provincial regulation.

# Proposed Zones

## Agriculture (A) Zone

Zones lands assessed as “Agriculture” and/or registered under the Farm Land Identification Program (FLIP) to maintain the primarily agricultural use of the land over the long-term.

## Intensive Resource Development (IRD) Zone

Recognizes legitimate intensive use of resources in the unincorporated region while ensuring that high standards of environmental accountability are in place.

# Proposed Zones

## Sea Level Rise (SLR) Overlay Zone

Overlay zone is meant to prevent deterioration of the coast; prevent serious damage to environment or personal property;

permits only developments that adapt to effects of SLR and storm surge; and establishes minimum requirements



# General Provisions

- Lot sizes along an existing public road – 1 acre minimum
- Lot sizes along a new public road (outside the R zone) – 5 acre minimum
- Size of dwelling units (provincial reg)
- Height of buildings only restricted in R – Residential zone
- Fences for swimming pools
- Parking (provincial reg)
- Signage (provincial reg)



# General Provisions

Home Occupations – permitted within a house in most zones. Home industries (small operations located in accessory buildings) not permitted in Residential (R) zone.

Light commercial – a use not likely to have an impact (e.g., restaurants, retail, personal service shops, event venues, offices)

Permitted in the Rural Area with out a rezoning.

# Pit Provisions

- Annual permit
- Master plan showing setbacks from:
  - Watercourses and wetlands – 30m
  - Property limits – 10m
  - Road – 100m
  - Existing dwelling – 150m
- Safety barriers and warnings at all entrances
- Slopes maintained at 35% or less



# Agriculture

Agriculture Zone

= FLIP and/or land assessed as Agriculture by SNB

New dwellings set back minimum of 15m from property line adjacent to property with an existing agricultural use or one that is zoned Agriculture.

New livestock facilities must be assessed by the provincial Registrar for Livestock Operations for setbacks. If exempt, minimum of 20m setback from lot line.



# General Provisions

Camps – must be setback minimum of 150m from public road

Campgrounds – new or expansions - subject to terms and conditions including: accesses; buffers between campground and neighbouring properties; meeting requirements for public health and safety; provide proof of EIA approval or exemption.

Salvage Yards – permitted in certain zones with requirements for fencing and setbacks of the operation.

# General Provisions

Development near wetlands and watercourses:

- 30m minimum setback of a wetland or watercourse.
- Passive recreation uses permitted within 30m subject to a WAWA
- If mapping is inaccurate, a development permit may be permitted subject to all other zoning provisions.



# Rural Plan Review Process

- Collect background information on the region.
- Review issues, applications, and existing plan.
- Talk to stakeholders
- Conduct Public Open Houses
- Draft the New Rural Plan
- **Bring Draft document back to the communities**
- Advertise and hold Public Hearing (spring 2019)
- Plan sent to Dept. of Environment & Local Government
- Ministerial approval
- Rural Plan is registered at Registry Office and becomes law.

## Who are the stakeholders?

- LSD committees
- Agricultural producers
- Pit owners
- Citizen groups
- Conservation groups
- Indigenous groups
- General public

# Contact Info

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