

**Summary Table – Changes Between current Draft presented at Open House and Draft Prepared with Public Input**

Section	Draft Before Open House	Draft Revisions	Type of Change	Practical Effect
<b>Statements of Public Interest – Environment</b>	Conservation zone referred to as <b>CON</b>	Zone renamed and standardized as <b>CS (Conservation)</b>	Terminology correction	Aligns zone naming with zoning tables and definitions
<b>Watercourse Setbacks (Policy ENV-4 / s.6.12)</b>	15 m setback from watercourses	<b>30 m setback</b> from watercourses	Policy strengthening	More restrictive environmental protection; affects developable area
<b>Watercourse Buffers – General Provisions</b>	Single 15 m buffer standard	30 m buffer clarified and consistently applied across Plan and Zoning	Consistency + strengthening	Removes ambiguity between policy and zoning standards
<b>Garden Suites – Floor Area</b>	Max <b>110 m<sup>2</sup></b>	Max <b>112 m<sup>2</sup></b>	Technical correction	Harmonized with accessory building limits
<b>Secondary &amp; Garden Suites – Servicing</b>	Servicing referenced generally	<b>Explicit requirement for provincial approval prior to Development Approval</b>	Clarification	Strengthens enforceability and approval sequencing
<b>Multi-unit Residential – Height</b>	Up to <b>36 m / 6 storeys</b> permitted	Reduced to <b>15 m / 4 storeys</b>	Height reduction	Significantly reduces building scale to something more appropriate for a rural community
<b>Multi-unit Residential – Traffic</b>	TIS referenced generally	<b>Mandatory Traffic Impact Statement for ≥3 units</b>	Clarification	Removes discretion; clearer trigger
<b>Livestock &amp; Agricultural Separation</b>	Basic setbacks stated	<b>Animal Unit Equivalent (AUE) table expanded and clarified</b>	Detail added	Improves enforcement clarity
<b>Definitions – Mobile Home</b>	“Mobile home” defined	<b>Definition removed</b>	Cleanup / modernization	Aligns with current terminology (mini home / dwelling unit)

<b>Definitions – Home-Based Businesses</b>	Definitions	<b>Expanded Class 1 to include maple syrup collection</b>	Expansion	Improves clarity on permitted activities
<b>Sidewalks</b>	Used term - Sidewalks	<b>Sidewalks were changed to Pedestrian walkways</b>	Editorial	
<b>Wind Turbines</b>	Provisions	<b>Wind turbine provisions revised to restrict permissions to small-scale, accessory wind energy systems and to remove non-operational turbines</b>	Use restriction / policy clarification	maintains rural character while allowing small, accessory renewable energy systems
<b>Definitions – Greenhouse</b>	Broad definition; could include small-scale or accessory structures	Definition refined to apply specifically to commercial greenhouse operations	Clarification / narrowing	Reduces ambiguity and prevents unintended application to small or residential accessory greenhouses
<b>Greenhouse setback</b>	Amended the typo	Changed from 600 m to 6 m	Editorial	Improves clarity on permitted activities

### Changes Post Public Hearing

<b>Water and Sewage Policy</b>	Language implied future municipal servicing	<b>Removed municipal commitment; private systems only, proponent-initiated</b>	Policy clarification	No obligation on Council to provide water or sewer services
<b>Electric Fences</b>	Electrified fences prohibited	<b>All electric fence-specific regulation removed</b>	Deregulation	Aligns with rural/agricultural practice; removes unnecessary restriction
<b>Backyard Chickens – Quantity</b>	Up to 10 chickens permitted	<b>More than 10 subject to Commission terms &amp; conditions</b>	Control added	Addresses public concern while allowing flexibility
<b>Roosters</b>	Implicitly unclear	<b>Clarified: roosters only permitted as part of agricultural operations in Section 6.9 (Livestock)</b>	Clarification	Prevents nuisance issues in residential contexts
<b>Water and Sewage Policy</b>	Background and land-use policies referenced long-term	<b>Background (Section 2) revised and Proposals in Sections 3.2 (Residential), 3.4 (Commercial), and 3.5</b>	Policy clarification / risk reduction	Removes any implied commitment by Council to plan,

	assessment of piped municipal water and wastewater servicing, implying potential future municipal service provision	<b>(Industrial) amended to remove any reference to municipally provided services. Language now clarifies that Council has no obligation to provide water or wastewater services, and that any alternative servicing may only be considered where privately initiated by a proponent and subject to provincial and municipal approvals.</b>		fund, or construct municipal water or sewer services
<b>Light and Light-Nuisance Regulation</b>	Light and light-nuisance provisions included in the Plan	<b>All light and light-nuisance provisions removed from the Plan</b>	Regulatory relocation	Allows lighting to be more appropriately regulated through a standalone municipal by-law, providing flexibility and clearer enforcement

### Uses Added or Expanded

Use	Draft Before Open House	Draft Revisions	Change Type	Notes / Effect
<b>Spa (Commercial recreation – Nordic / wellness)</b>	Not explicitly listed	Explicitly listed as “Spa” in RU, CC, HC, PI, I, YL	New use	Removes ambiguity; major clarity improvement
<b>Commercial recreation establishment</b>	Listed but narrower	Expanded definition + clearer zoning	Expansion	Aligns with spa, fitness, wellness uses
<b>Shipping container (accessory)</b>	Prohibited except Industrial	Permitted in all zones with screening	Substantive change	Practical impact for rural properties
<b>Hunting camp / recreation camp</b>	Permitted in RU, CK, PI, RX	Permitted in RU, CK, PI, RX, YL, CS (conditional)	Expanded + clarified	Hunting camp / recreation camp

Forestry	Permitted in RU, CK, PI, RX	Permitted in RU, CK, PI, RX, YL, CS	Expanded	Forestry
Automobile repair and Automotive sales or rental establishment	Permitted in HC, I	Permitted in CC, HC and I	Expanded	Commercial uses
<b>Changes Post Public Hearing</b>				
Hobby farms	Permitted; limited clarity	<b>Expanded permissions to Residential Zones (except in the R1 Zone i.e. not permitted in Single-unit Residential Zone) + roadside stands explicitly allowed</b>	Expansion	Supports small-scale rural food production
Roadside stands (hobby farms)	Not addressed	<b>Permitted as accessory use with size &amp; use limits</b>	New accessory use	Enables local food sales without creating retail stores
Backyard chickens	Permitted up to 10 hens	<b>&gt;10 hens subject to Commission approval</b>	Controlled expansion	Balances rural living with neighbourhood concerns
Solar panel	Ground Mounted Height limited to 3.0 m	<b>Height limit increased from 3.0 m to 4.5 m to reflect current solar technology and mounting systems</b>	Expanded	<b>Provides greater design flexibility for modern panel configurations, improves site efficiency and energy generation potential, and reduces the need for variances while maintaining visual compatibility in rural areas</b>
Subdivision – Lot Requirements (Table 5)	Lot frontage, depth, and area standards varied by land use and did not fully align with provincial minimums for serviced and	Lot requirements revised to <b>reciprocate NB Provincial Subdivision Regulation 80-159, s.6</b> , with minimum frontage, depth, and area standards set strictly by servicing scenario (public water & sewer, public sewer only, or no public sewer)	Regulatory alignment / technical correction	Ensures subdivision standards are provincially compliant, legally defensible, and consistently applied regardless of land use

	unserviced lots			
--	--------------------	--	--	--