

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
Statements of Public Interest – Environment	Conservation zone referred to as CON	Zone renamed and standardized as CS (Conservation)	Terminology correction	Aligns zone naming with zoning tables and definitions
Watercourse Setbacks (Policy ENV-4 / s.6.12)	15 m setback from watercourses	30 m setback from watercourses	Policy strengthening	More restrictive environmental protection; affects developable area
Watercourse Buffers – General Provisions	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
Garden Suites – Floor Area	Max 110 m²	Max 112 m²	Technical correction	Harmonized with accessory building limits
Secondary & Garden Suites – Servicing	Servicing referenced generally	Explicit requirement for provincial approval prior to Development Approval	Clarification	Strengthens enforceability and approval sequencing
Multi-unit Residential – Height	Up to 36 m / 6 storeys permitted	Reduced to 15 m / 4 storeys	Height reduction	Significantly reduces building scale to something more appropriate for a rural community
Multi-unit Residential – Traffic	TIS referenced generally	Mandatory Traffic Impact Statement for ≥3 units	Clarification	Removes discretion; clearer trigger
Livestock & Agricultural Separation	Basic setbacks stated	Animal Unit Equivalent (AUE) table expanded and clarified	Detail added	Improves enforcement clarity
Definitions – Mobile Home	“Mobile home” defined	Definition removed	Cleanup / modernization	Aligns with current terminology (mini home / dwelling unit)

Definitions – Home-Based Businesses	Definitions	Expanded Class 1 to include maple syrup collection	Expansion	Improves clarity on permitted activities
Sidewalks	Used term - Sidewalks	Sidewalks were changed to Pedestrian walkways	Editorial	
Wind Turbines	Provisions	Wind turbine provisions revised to restrict permissions to small-scale, accessory wind energy systems and to remove non-operational turbines	Use restriction / policy clarification	maintains rural character while allowing small, accessory renewable energy systems
Definitions – Greenhouse	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
Greenhouse setback	Amended the typo	Changed from 600 m to 6 m	Editorial	Improves clarity on permitted activities
Changes Post Public Hearing				
Water and Sewage Policy	Language implied future municipal servicing	Removed municipal commitment; private systems only, proponent-initiated	Policy clarification	No obligation on Council to provide water or sewer services
Electric Fences	Electrified fences prohibited	All electric fence-specific regulation removed	Deregulation	Aligns with rural/agricultural practice; removes unnecessary restriction
Backyard Chickens – Quantity	Up to 10 chickens permitted	More than 10 subject to Commission terms & conditions	Control added	Addresses public concern while allowing flexibility
Roosters	Implicitly unclear	Clarified: roosters only permitted as part of agricultural operations in Section 6.9 (Livestock)	Clarification	Prevents nuisance issues in residential contexts
Water and Sewage Policy	Background and land-use policies referenced long-term	Background (Section 2) revised and Proposals in Sections 3.2 (Residential), 3.4 (Commercial), and 3.5	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	(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.		fund, or construct municipal water or sewer services
Light and Light-Nuisance Regulation	Light and light-nuisance provisions included in the Plan	All light and light-nuisance provisions removed from the Plan	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
Spa (Commercial recreation – Nordic / wellness)	Not explicitly listed	Explicitly listed as “Spa” in RU, CC, HC, PI, I, YL	New use	Removes ambiguity; major clarity improvement
Commercial recreation establishment	Listed but narrower	Expanded definition + clearer zoning	Expansion	Aligns with spa, fitness, wellness uses
Shipping container (accessory)	Prohibited except Industrial	Permitted in all zones with screening	Substantive change	Practical impact for rural properties
Hunting camp / recreation camp	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
Changes Post Public Hearing				
Hobby farms	Permitted; limited clarity	Expanded permissions to Residential Zones (except in the R1 Zone i.e. not permitted in Single-unit Residential Zone) + roadside stands explicitly allowed	Expansion	Supports small-scale rural food production
Roadside stands (hobby farms)	Not addressed	Permitted as accessory use with size & use limits	New accessory use	Enables local food sales without creating retail stores
Backyard chickens	Permitted up to 10 hens	>10 hens subject to Commission approval	Controlled expansion	Balances rural living with neighbourhood concerns
Solar panel	Ground Mounted Height limited to 3.0 m	Height limit increased from 3.0 m to 4.5 m to reflect current solar technology and mounting systems	Expanded	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
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 reciprocate NB Provincial Subdivision Regulation 80-159, s.6 , 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			
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