

Town of Woodstock

**Municipal Plan
July 2008**

By-Law No. Z-300

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APPENDIX A 5-YEAR CAPITAL PLAN

**TOWN OF WOODSTOCK MUNICIPAL PLAN
BY-LAW NO. Z-300**

ENACTMENT:

WHEREAS Section 72 of the *Community Planning Act* requires that a Municipal Plan and Zoning By-Law be reviewed every five years,

AND WHEREAS measures have been undertaken to perform said review and a By-Law amendment has been proposed,

THEREFORE BE IT ENACTED by the Council of the Town of Woodstock under the authority vested in it by the *Community Planning Act* R.S.N.B. 1973 C-12, as follows:

1.0 GENERAL PROVISIONS

1.1 Title

This by-law may be referred to as the “Town of Woodstock Municipal Plan”.

1.2 Area of Coverage

The statements of policy set up in this Municipal Plan By-Law apply to the Town of Woodstock municipal boundaries as outlined in Regulation 85-6 under the *Municipalities Act*.

1.3 Purpose

The Municipal Plan By-Law has been prepared under Sections 23 to 27 of the *Community Planning Act*. The Plan provides policies to guide future land use and development within the Town and to provide guidance to Town Council in long-term planning within the Town. This document will provide supporting principles for the implementation of land use regulation within the Town through by-laws such as the Zoning, Subdivision, and Building By-Laws.

In accordance with the *Community Planning Act*, this Municipal Plan should be reviewed every five years. Over the timeframe that this Municipal Plan is in effect, periodic amendments may be required and these must be undertaken in accordance with the provisions for public consultation as outlined in the *Community Planning Act*.

Adoption of the Municipal Plan shall not commit the Municipality or the Province to undertake any proposal that is suggested or outlined in the Plan, but shall prevent the undertaking of any development in any manner inconsistent or at variance with:

- (a) in the case of the Municipality, any policy or proposal so outlined or suggested, or
- (b) in the case of the Province or a person, any policy or proposal so outlined or suggested.

1.4 Organization

The Municipal Plan is organized into sections as follows:

- Section 1.0 General Provisions
- Section 2.0 Land Use
- Section 3.0 Residential
- Section 4.0 Commercial
- Section 5.0 Industrial
- Section 6.0 Institutional

| | |
|--------------|--|
| Section 7.0 | Recreation |
| Section 8.0 | Environmental |
| Section 9.0 | Rural |
| Section 10.0 | Transportation |
| Section 11.0 | Municipal Infrastructure and Utilities |
| Section 12.0 | Protective Services |
| Section 13.0 | Culture and Heritage |
| Section 14.0 | Planning Administration and Implementation |
| Section 15.0 | Repeal and Transition |

Each section outlines the goals, objectives, and policies pertaining to the specific aspect. Where applicable, the intent of the policies is illustrated on the accompanying Future Land Use Map.

1.5 Community Vision

A vision was proposed in the Background Report that builds on the small town feel of Woodstock, its family-oriented nature and its role as the service centre of the Valley.

“The Town of Woodstock strives to be a safe, healthy, growing, family-oriented community, proud of its heritage and acting as the service centre for the Carleton Region.”

1.6 Future Land Use Map

The Town of Woodstock Generalized Future Land Use Map, attached hereto as Schedule “A” and amendments thereto form part of the By-Law.

2.0 LAND USE

Land use management policies allow the Town of Woodstock to guide the location and quality of development in Town.

2.1 Goal

To promote a pattern of growth and land use which will encourage orderly, efficient, responsible and equitable development.

2.2 Objectives

- 1) To enable land uses to develop in a compatible manner while allowing sufficient land to be available for future growth.
- 2) To make provision for future roadway networks and infrastructure servicing as the basic framework around which the community will grow.
- 3) To encourage the provision of community facilities and services to all areas and residents of the community.

2.3 Policies

2.3.1 Land Use Designations

Policy

- 1) It shall be a policy of Council to manage land use in accordance with the land use plan designated on the Future Land Use Map.

The specific policies applicable to each of these land use designations will be described in the appropriate sections, which follow.

- 2) It shall be a policy of Council to provide for more specific delineation of land use in the Zoning By-Law, which is consistent with the Generalized Future Land Use Designations.

2.3.2 Non-Conforming Uses

Policy

- 1) In conformance with Section 40 of the *Community Planning Act*, it shall be a policy of Council that any land use existing at the time this Plan is approved, that does not conform to the land use designations shown on the Generalized Future Land Use Map, and which is subsequently zoned as non-conforming in the Zoning By-Law, will be permitted to continue. However, if a building or structure containing such a use is damaged to the extent of at least half of the whole (exclusive of foundation) or if it is discontinued for a consecutive period of 10 months, then any reuse must conform to the plan and Zoning By-Law unless permitted by the Planning Advisory Committee.
- 2) It shall be a policy of Council to encourage the relocation of non-conforming uses to appropriately designated and planned sites.

2.3.3 Reservation of Lands for Public Use

Policy

- 1) It shall be a policy of Council that, wherever the reservation of private land for public use is mentioned in this Plan, it shall be with the understanding that it will be the intention of Council to

acquire such land through outright purchase, through public dedication or through negotiation and agreements with the owners of such lands. In the interim, such designated land shall be zoned in a category, which provides protection of the affected land for its long term intended use (as recommended in this Plan).

2.3.4 Efficient, Compatible Development

Policy

- 1) It shall be a policy of Council to encourage general growth and development that is cost effective, compatible with existing development, and incorporates sound environmental planning principles by:
 - (a) concentrating new growth in areas that are adequately serviced and properly planned;
 - (b) encouraging development in areas which would be contiguous to, or infilling between, existing built-up areas;
 - (c) requiring commercial, industrial and institutional uses to be physically separated from residential areas by means of adequate separation distances or by incorporating suitable buffer areas;
 - (d) discouraging development in physically unsuitable or environmentally sensitive areas; and
 - (e) restricting development in unserviced areas.
- 2) It shall be a policy of Council to actively encourage alternative subdivision designs which seek to create sustainable communities such as open space design, conservation design, cluster design, the fused grid and other designs that focus on conservation of the natural environment and a more efficient use of land.

2.3.5 Boundary Expansion

Since adoption of the 1986 Municipal Plan, expansion of the Town's boundaries has been an on-going issue. Since that time, the Town has annexed lands along Connell Road between the Trans Canada Highway and the high school.

In 2005, the Town applied to the Province to annex additional lands north of the Town with support from the landowners. However, this application is still before the Provincial Government. The Town also conducted a preliminary cost-benefit analysis regarding this application assuming the area north of the existing Town boundary, east of the Trans Canada Highway, and to the south and west of the existing properties along the Jacksonville Road would be annexed. Based on this analysis, the net cost to the Town would be approximately \$80,000 and if the capital costs were spread over two years, the financial implications of the annexation would be close to a break-even position.

Policy

- 1) It shall be a policy of Council to continue with its current application to annex lands north of the existing Town Boundary over the short term and continue discussions with Provincial Representatives. These discussions should also focus on other potential areas for boundary expansion.
- 2) The Town should also seek to work with other municipal organizations to ensure that appropriate Provincial Policies exist that allow New Brunswick municipalities to thrive and grow in a sustainable manner.

3.0 RESIDENTIAL

Existing residential development in the Town is located on both sides of the Meduxnekeag River, with residential development in the central portions of the Town following a traditional gridiron pattern and providing a mix of residential land uses and building types. Areas in the northern part of the municipality that were developed more recently follow a curvilinear roadway network. Over the future planning horizon, an important consideration regarding future residential development is the availability of appropriately zoned residential land within Woodstock.

Dwelling types within the Town include single, two-unit and multiple unit dwellings in the central portions of Town north of the Downtown and on the south side of the Meduxnekeag River. Other residential areas on the periphery of Woodstock have been developed in a more-suburban form of residential development consisting of single-family dwellings. Three areas of mobile home development are located within Town limits, with one area is located east of Osprey Court and two areas located adjacent to the Industrial Park.

3.1 Goal

To provide a range of housing options within Woodstock that meet the needs of the community.

3.2 Objectives

- 1) To promote a mix of housing types and additional forms of housing in new developments.
- 2) To encourage affordable housing (dwellings affordable to households of low, moderate and middle incomes. For housing to be affordable, shelter costs should not exceed 30% of gross annual income of a household.)
- 3) To promote infilling and new residential development in areas of Woodstock where water and sewer services exist.
- 4) To consider forms of higher density housing in acceptable locations.
- 5) To preserve the character of existing neighbourhoods.
- 6) To provide areas for the as-of-right development of alternate housing forms such as row houses, semi-detached dwellings and multiple unit buildings.
- 7) To provide design criteria to address the impacts of multiple unit buildings on adjacent land uses.
- 8) To promote alternative

3.3 Policies

- 1) It shall be the intention of Council to recognize and foster the mixed residential environments of the established residential areas in the Downtown Core and on the south side of the Meduxnekeag River. Within these areas a higher density of residential use has been permitted including two-unit and multiple unit dwellings. Within this area, it shall be the intention of Council to establish an R-2 zone that permits single and two-family dwellings, and multiple unit dwellings containing a maximum of 12 units as permitted main uses. Daycare, boarding and rooming houses would be a conditional use within the R-2 zone.
- 2) Within the R-2 zone, multiple unit dwellings, up to a maximum of 40 units, would be a conditional use subject to terms and conditions imposed by Council addressing:
 - Siting of the proposed structure with respect to buildings on adjacent lots,
 - Location of driveways and the design and location of off-street parking areas
 - Adequate site grading to minimize the impacts of stormwater runoff on adjacent properties and streets.
 - Proposed landscaping and provision of amenity space;

- Building design elements including:
 - building height,
 - setback,
 - roof type and pitch
 - Impacts on adjacent municipal services.
 - National Building Code requirements in respect to the proposed building and/or proposed building effects on adjacent properties
- 3) It shall be the intention of Council to recognize and foster existing low-density residential areas outside of the central portion of the Town. Within these areas, the predominant building form is single-detached dwellings. In recognition of this, it is the intention of Council to establish an R-1 zone that permits single and family dwellings as permitted main uses.
- 4) To provide for the as-of-right development of alternate housing forms such as row houses, semi-detached and multiple unit buildings, it shall be the intention of Council to create a mixed-use residential zone (RM) permitting single, two-unit, and semi-detached dwellings as-of-right. Within this zone, boarding and rooming houses shall be a conditional use.
- 5) Within the mixed-use residential zone (RM) Town Council may consider the development of alternative housing forms such as: townhouses, multiple-unit residential buildings, and multiple-structure, clustered developments, through an amendment to the Zoning By-Law under Section 39 of the Community Planning Act. In support of the zoning by-law amendment, the developer shall prepare a generalized area development plan outlining a development of a minimum size of (five acres) showing:
- The location, type, density and form of the proposed residential units
 - The layout of the proposed roadway network
 - The location of the proposed parking areas and access routes
 - The location of any required lands for public purposes
 - Any required site landscaping or buffering of adjacent uses
- 6) Town Council may consider amendments to the Zoning By-Law to permit development of moderate density residential uses, in excess of 12 units within the R-3 zone. In considering these amendments Council shall have regard for:
- relationship of the proposed building and site layout to the abutting properties
 - relationship of the proposed development to the streetscape
 - location of access points to the site and the proposed parking layout
 - adequacy of municipal infrastructure
 - proposed site landscaping and buffering
 - the massing and height of the proposed building with respect to adjacent properties
 - traffic impacts generation
 - building height
 - any other matter Council considers relevant..
- 7) It shall be the intention of Town Council to provide for the continued existence of mobile home developments, which are in existence at the time of adoption of this Plan, by creating and applying a Mobile Home Zone to these developments. It shall not be the intention of Town Council to prezone land for future manufactured housing developments.

Town Council may consider amendments to the Zoning By-law, which will permit development of new mini, modular and mobile home parks within the Residential Designation. In considering such amendments Council shall have regard for:

- Access to the development from the adjacent municipal street network
- Impacts of the development on the Town's roadway and infrastructure systems and the ability of these systems to support the development

- Conformance of the proposed development to the Town's Mobile Home Park By-law
- 8) It shall be a policy of Council that any applications received for residential subdivisions shall be reviewed for compliance with the requirements of the Subdivision By-Law. Furthermore, Council shall encourage the following community design principles in new residential subdivisions:
- Provision of trails, sidewalks and walkways to promote active transportation and provide well-connected neighbourhoods.
 - A diversity of housing types to meet the needs of the Community.
 - A variety of lot and house designs within developments.
 - Roadway design that limits vehicle speeds and considers non-motorized roadway users such as cyclists and pedestrians.
- 9) It shall be a policy of Council to encourage the construction of affordable housing and a mix of housing densities in the Town through the following:
- Encouraging a mix of housing types and densities in locations with convenient access to services including commercial areas, schools, recreational areas and institutional facilities.
 - Co-operating with the Federal and Provincial Governments and housing authorities to facilitate affordable housing.
 - Where appropriate, examining the utilization of alternative infrastructure standards such as:
 - Provision of mountable curbs on local streets
 - Increases in manhole spacing.
 - Reductions in right-of-way and pavement widths.
- 10) It shall be policy of Council to control the location of boarding and rooming houses within the Town. Where permitted, Council shall require that new applications for boarding and rooming houses:
- a) Be located where compatibility with surrounding land uses can be ensured;
 - b) Provide adequate on-site parking and green space.
- 11) Home Occupations shall be permitted in residential zones subject to regulations provided in the Zoning By-Law.
- 12) It shall be a policy of Council to actively encourage alternative subdivision designs which seek to create sustainable communities such as open space design, conservation design, cluster design, the fused grid and other designs that focus on conservation of the natural environment and a more efficient use of land.

4.0 COMMERCIAL

Commercial establishments within the Town of Woodstock, not only serve Town residents, but also residents of the Carleton Region. As a result, many large-scale retail operations are located within the Town, concentrated in the northwestern area of Town along Connell Road. Retail establishments are also located along Houlton Road and Main Street on the south side of the Meduxnekeag River. Commercial and office uses are located in the Downtown core, along Main Street between the Meduxnekeag River and Prince Albert Street.

4.1 Goal

To provide for a range of commercial land uses in appropriate locations in Woodstock to meet the needs of Town residents and the build on the Town's role as a service centre to Carleton County.

4.2 Objectives

- 1) To support continued development and investment in the Downtown Core.
- 2) To provide suitable locations for larger scale commercial development that serves both Town residents and Carleton County as a whole.
- 3) To encourage additional commercial development on the south side of the Meduxnekeag River to support existing and future residential development in this area.
- 4) To encourage consideration of building aesthetics and landscaping in both new commercial development and redevelopment projects.

4.3 Policies

- 1) It shall be the intention of Council to further encourage commercial development within Downtown Woodstock through establishing the Central Commercial designation as shown on the Municipal Plan Map. Within this area buildings for public assembly for social, cultural, recreational and cultural activities, financial institutions, government buildings, hotels, and motels, office uses, restaurants, personal service uses, retail stores, service stations, theatres and buildings for commercial entertainment shall be permitted. Residential uses shall also be permitted in multiple storey buildings above the first storey.
- 2) Council shall seek to facilitate a well designed and aesthetically pleasing downtown and shall work with the local business community in this regard and provide assistance, when necessary, for beautification projects such as streetscape, landscaping, site furnishing, and building façade improvements.
- 3) Council shall designate lands at the entry points to the Town as Highway Commercial. Within this designation, the focus of development will be commercial uses, which serve the traveling public and commercial uses requiring larger scale buildings and developments such as regional scale retail developments. Permitted uses within the Highway Commercial zone shall include: automotive service stations, automotive sales agencies and related activities, automobile repair facilities, places of amusement assembly and recreation, restaurants and theatres, tourist accommodations and related facilities, building supply outlets and retail establishments.
- 4) It shall also be the intent of Council to encourage appropriate access points to commercial developments to allow for safe vehicular movements into and out of the development sites while preserving efficient traffic operations on adjacent roadways. Site landscaping of the commercial developments shall also be encouraged by council.
- 5) To allow for retail and service establishments serving surrounding residential areas, Council shall

establish the Suburban Commercial Designation as shown on the Municipal Plan Map. Within this designation, it shall be the intention of Council to establish a suburban commercial zone within which Town Council shall permit general retail uses including, but not limited to, service and personal service shops, limited medical, dental and other professional services, retail, insurance and financial services, automobile sales, service and repair outlets, nurseries, restaurants including drive-in and takeout restaurants, premises licensed for the sale of alcohol, residential uses, as well as uses supportive of the surrounding residential environments.

- 6) Notwithstanding the above, it shall be the intention of Council to consider any development within the Suburban Commercial Zone with a gross floor area exceeding 1,500 square meters, and additions thereto, subject to imposition of terms and conditions regarding:
- estimated traffic generation of the proposed development and its impact on the adjacent roadway network
 - site design of the proposed development including parking layout, pedestrian access, truck access for deliveries, internal traffic circulation, and driveway location and design.
 - landscaping of the site
 - other matters that Council considers relevant.

5.0 INDUSTRIAL

The main focus of industrial development in Woodstock has been the Town's Industrial Park, which includes a range of industrial uses. Additional industrial development has occurred in the unserved area of Town which includes a pre-manufactured housing operation off of Houlton Road and trucking and distribution businesses located west of the Trans Canada Highway / Beardsley Road interchange.

5.1 Goal

To encourage additional industrial development within the Town to create employment and expand the local and regional economy.

5.2 Objectives

- 1) To designate lands for an expansion to the existing industrial park.
- 2) To provide for additional industrial development within the Town.
- 3) To seek to minimize the potential for land use conflicts between residential and industrial land uses in the vicinity of the industrial park.

5.3 Policies

- 1) Industrial uses will be permitted on lands designated Industrial as shown on the Municipal Plan Map. Within this area, it shall be the intent of Council to establish an Industrial zone allowing the following permitted uses: contractor's establishment including storage yard, non-polluting light industry, machine shops, restaurants, sales or service establishments, transportation and trucking depot, and warehousing. Associated office uses shall also be permitted in the industrial zone.
- 2) The Town has developed an industrial park on the south side of the Meduxnekeag River, which includes a range of industrial uses. Over the longer term, the need exists to provide additional land for industrial development within the Town.

It shall be the intention of Town Council to recognize the potential opportunities for economic development offered by the expansion of the existing Industrial Park. In this regard, Council shall seek to expand the industrial park over the longer term to provide for growth and development of the region's economy. The Generalized Future Land Use Map provides additional lands to be developed for industrial uses over the longer term.

- 3) Residential land uses are located around the edge of the existing industrial park, which presents the potential for conflicts between residential land uses and existing and future industrial uses. To minimize the potential for additional impacts on existing industrial uses that undergo an expansion, it shall be an the intention of council to require that industrial uses employ buffering as a means of reducing impacts on adjacent residential uses.
- 4) Since adoption of the 1986 Municipal Plan, an area of unserved industrial development has been developed west of the Trans Canada Highway / Beardsley Road interchange. It shall be a Policy of Council to establish a Rural Industrial zone to permit continued operation of industrial development in this area of the Municipality.

It shall be a policy of council that the designation of additional lands for Rural Industrial development will be discouraged.

- 5) It shall not be the intention of Town Council to prezone any lands for the development of pit and

quarry uses but Council may consider the development of such uses by amendment to the zoning by-law for lands within the Industrial designation.

In considering such amendments, Town Council shall have regard for:

- (a) separation from existing developments;
- (b) prohibition of related truck traffic on local streets;
- (c) hours of operation;
- (d) measures for control of dust and protection of the environment and of ground water;
- (e) plans for phasing of the pit's development and its rehabilitation to a useable state in conformity with the existing zone;
- (f) provision of negotiable security adequate to insure rehabilitation of the site;
- (g) provision for monitoring the site with respect to the effects on the environment, ground water and any remedial measures to be taken when deemed necessary by the New Brunswick Department of Environment and Local Government including temporary or permanent discontinuance of the use; and
- (h) public safety.

6.0 INSTITUTIONAL

Institutional land uses within the Town include schools, churches the hospital cemeteries, the New Brunswick Community College, and senior citizens housing. Lands for institutional use are often designated through amendments to the Municipal Plan and Zoning By-Law as government departments, agencies and other groups such as churches have specific criteria for site location.

6.1 Goal

To provide areas for community facilities and public buildings within the Town.

6.2 Objectives

- 1) To provide for additional development of institutional buildings within Woodstock.
- 2) To encourage community use of Town, school, and New Brunswick Community College facilities along with church halls.
- 3) To encourage the provision of public and private health service providers in the community.

6.3 Policies

6.3.1 Institutional Designation

Policies

- 1) Council's policy is to ensure residents of the town are provided with adequate community and institutional facilities and that institutional facilities are located within easy access to most Town residents.
- 2) The Future Land Use Map designates schools, medical facilities, churches, and Town Hall as Institutional. No specific areas have been designated for future institutional uses since various municipal and government departments and private interest groups have their own unique criteria for locating facilities within the community. It shall, therefore, be a policy of Council that institutional uses will be permitted in the Residential designation as an amendment to the Zoning By-Law and subject to the following conditions:
 - (a) that adequate provision for any required pedestrian access has been incorporated;
 - (b) that an adequate buffer as required by the Zoning By-Law has been provided adjacent to any neighbouring residential uses; and
 - (c) that off street parking has been provided in accordance with the Zoning By-Law.
- 3) It shall be a policy of Council that institutional uses will be permitted in the Commercial designation subject to the criteria as outlined above in Policy (1).

6.3.2 Community Use of Public Buildings

Policy

- 1) It shall be a policy of Council to encourage and facilitate the continued use of Town facilities, school facilities and the New Brunswick Community College for after-hours community use. Council shall also encourage community use of local church halls subject to any conditions imposed by the owners.
- 2) Council recognizes the importance of the New Brunswick Community College and shall ensure it continues to play a role in the community.

6.3.3 Health Care

Policy

- 1) It shall be the intention of Council to support the provision of quality health care services for residents of Woodstock.

6.3.4 Cemeteries

Policy

- 1) It shall be a policy of Council to permit cemeteries associated with religious institutions as a permitted use in the Institutional zone.

7.0 RECREATION

As the Town continues to grow and develop as a regional service centre, easy access to recreation facilities will become a great attraction. The Town is already well serviced with large recreation areas, the Civic Centre, small local parks and access to the natural environment. Based on the community consultations, recreation services provided by the Town are an important component of the community, however, more, well-designed parkland is desirable. A potential means of incorporating this could be increasing the Lands for Public Purposes requirements of the Subdivision By-Law.

7.1 Goal

To provide a full range of recreation facilities and programs that are well integrated into both individual neighbourhoods and the overall community.

7.2 Objectives

- 1) To provide neighbourhood recreation facilities throughout the Town to serve as many residents as possible.
- 2) To provide recreation services and facilities for all age groups in the community.
- 3) To provide and protect open spaces for the enjoyment of all residents and promote health and wellness by providing opportunities for active lifestyles.

7.3 Policies

- 1) It shall be the intention of Council to consider changing the Lands for Public Purposes requirements in the Subdivision By-law.
- 2) In acquiring Lands for Public Purposes through the subdivision approval process, it shall be the intention of Council to have regard for the following:
 - (a) the existence of other nearby facilities and the potential for integration with existing parkland;
 - (b) quantity and nature of local recreation demand;
 - (c) the suitability of the Proposed Lands for Public Purposes for its intended use;
 - (d) accessibility;
 - (e) compatibility with and impacts on existing and proposed land uses;
 - (f) traffic generation and parking considerations;
 - (g) maintenance considerations;
 - (h) safety and security; and
 - (i) the ecological, economic and social values of protecting riparian areas, rivers and other areas deemed to be environmentally significant.
- 2) The community has expressed a desire for a large-scale recreation facilities (i.e. additional rink surface and outdoor sports facility). The addition of such facilities will help Woodstock promote itself as a centre for sporting events in Carleton County.

It shall be the intention of council to consider identifying lands around the Civic Centre for a future large-scale recreation facility.

- 3) Given the changing demographics within New Brunswick and the Town, Council may wish to undertake a recreation needs assessment survey to identify those recreational assets and services, which are not only beneficial to Town residents but also marketable to Carleton County.

It shall be the intention of Council to undertake a Recreation Needs Assessment study to identify facilities, which are beneficial to Town residents and also marketable to the wider Carleton County.

- 4) As residents age and turn away from active, sporting-based recreation, passive recreation is becoming

more popular. Walking trails provide a great opportunity for all sectors of the population to get outdoors and enjoy the natural environment surrounding Woodstock. Future trails should be developed to link 'areas of interest' throughout the Town.

It shall be the intention of Council to develop a trail network, which connects points of interest throughout the Town.

- 5) It shall be the intention of Council to establish a Park and Recreational Zone to allow for recreational uses within the Town including parks, playgrounds, golf courses, sports fields and public open space.
- 6) It shall be the intention of Council, when acquiring Lands for Public Purposes through the subdivision process, to acquire lands that lie within 30 meters of a watercourse or wetland plus an additional area beyond this 30-meter buffer to allow for the development of recreational features such as trails.
- 7) It shall be the first priority of Council, where the potential exists to acquire Lands for Public Purposes along a watercourse or natural area, to acquire the lands rather than accepting the alternative of cash-in-lieu of land.

8.0 ENVIRONMENT

In New Brunswick, environmental regulations are the responsibility of the Province and pertain to development-related issues such as setbacks from wetlands and watercourses. While environmental protection is within the Province's legislative realm, Municipal Plan policies are provided which include initiatives such as designating land to protect the natural environment.

8.1 Goal

To encourage sustainable development by providing a pleasant and safe living and working environment while protecting and enhancing the natural environment.

8.2 Objectives

- 1) To preserve and enhance the natural and built environment.

8.3 Policies

- 1) Given the low elevations and their importance to the natural environment, lands along the Meduxnekeag and Saint John River systems and associated islands within these rivers and surrounding islands within should be excluded from all forms of habitable development. A 'Restricted Area' designation has been added to the Generalized Future Land Use Map to assist in protecting these lands. These lands should also be zoned as 'Open Space' on the Zoning Map. In undeveloped areas this zone would also extend 30m back from the edge of the watercourse, to be in line with Provincial setback regulations.
- 2) It shall be the intention of Council to designate all undeveloped lands within 30m of the edge of the Meduxnekeag and Saint John Rivers as Open Space and restrict development in these areas.
- 3) The Town also realizes that there may be unique opportunities where it may make sense for a development to proceed if proper environmental protection techniques are employed. Advancement in technology and building techniques may allow these developments to proceed with no impact on the actual watercourse. Council recognizes that it will be the responsibility of the developer to prove their development is acceptable, and it is the full discretion of Council on whether or not permission is granted to proceed.
- 4) Council shall endeavor to ensure that land uses within and abutting designated open spaces and other environmentally sensitive areas are compatible with and have minimal impacts on the natural environment.
- 5) Council shall endeavor to secure land within environmentally sensitive areas:
 - (a) through appropriate zoning mechanisms;
 - (b) as a condition of approval for development agreements and;
 - (c) through land acquisitions, where appropriate.
- 6) In the interest of maintaining surface water quality and minimizing impacts that development could have on watercourses and wetlands, it shall be the intention of Council to require the issuance of a Watercourse and Wetland Alteration Permit from the Department of Environment prior to the issuance of a development approval or building permit for any development within 30 meters of a provincially designated watercourse or wetland.

9.0 RURAL

Lands designated as Rural have development limited to agricultural uses, stables, single-family dwellings, and recreational uses. These lands act as Woodstock's land bank for future development, therefore Council may redesignate and rezone portions of this land to allow development to proceed as desired by Council.

9.1 Goal

To permit agricultural and passive recreation activities to be carried on with minimal impact on existing uses and the environment.

9.2 Objectives

- 1) To protect and preserve lands currently being used for agricultural uses.
- 2) To minimize impacts between rural and urban uses.
- 3) To preserve lands for future development.

9.3 Policies

- 1) In areas designated Rural on the Future Land Use Map, it shall be a policy of Council to permit agricultural uses, single-family dwellings, and recreational development through the establishment of the Rural or Greenbelt zone.
- 2) It shall be the intention of Council to consider re-designating and rezoning lands from Rural to other zones to permit development where it is deemed appropriate by Council and where Municipal services can support it.
- 3) It shall be the intent of Council to allow the pit and quarry operations existing at the time of adoption of this Municipal Plan, on parcels identified as PID 10124055 and PID 10169001, to continue.

10.0 TRANSPORTATION

A municipality's roadway network is an important determinant in the community development pattern as it provides a means of transportation and a corridor for the provision of municipal infrastructure. Through the review and consultation process in preparing the Municipal Plan review, no major traffic circulation issues were identified. The Town has undertaken a program of improving Provincial Designated Highways within Woodstock that has resulted in improvements to arterial roadways.

Non-motorized travel such as pedestrian and bicycle trips is emerging as an important component of the transportation system in many communities across Canada. Through the course of conducting consultations for the Municipal Plan Review, improved pedestrian facilities was raised as an issue. Pedestrian and non-motorized modes of transportation are ideal forms of transportation for small towns such as Woodstock. For this reason, streets, sidewalks, trails and land uses should be designed to promote this healthy mode of transportation.

10.1 Goal

To provide a safe and efficient transportation system in Woodstock for motorized and non-motorized travel.

10.2 Objectives

- 1) To upgrade and maintain existing roadways to provide for acceptable surface condition, drainage, and traffic control.
- 2) To provide standards for the construction of future public roadways in conjunction with new developments.
- 3) To provide non-motorized travel infrastructure within the Town.

10.3 Policies

10.3.1 Roadway System

Policy

- 1) It shall be the intention of Council to support ongoing improvements to existing roadways within the Town under the Designated Highway Program and capital works program.
- 2) A hierarchy of roads exists within the Town. The hierarchy is composed of local, collector and arterial roads. Each type of road has a function to play in the overall street network in the municipality.

Local Roads: The major function of these roads is to provide direct access to individual properties. These roads generally accommodate low volumes of traffic and carry the traffic short distances and connect with other local and collector roads.

Collector Roads: These roads have the dual function of providing access to adjoining properties and moving traffic between local and arterial roads.

Arterial Roads: The primary purpose of these roads is to move a large volume of traffic at medium to high speeds. They typically connect with other arterial roads, collector roads and freeways, with access to adjacent development being limited.

It shall be the intention of Council to designate the following arterial and collector roadways within the Town:

Arterial Roads: Houlton Road, Main Street, Deakin Drive and Connell Road

Collector Roads: Broadway Street, Kirkpatrick Street, Elm Street and Charles Street

- 3) It shall be the intention of Council to review the road design characteristics utilized within the Town and make changes for consistency with Transportation Association of Canada Guidelines where possible. The following guidelines presented in Table 10.0 are suggested.

| Table 10.0 – Roadway Design Characteristics | | | | | | |
|--|---|-----------------------------------|--|-----------------------------------|--|--|
| | Locals | | Collectors | | Arterials | |
| | Residential | Industrial / Commercial | Residential | Industrial / Commercial | Minor | Major |
| traffic service function | traffic movement secondary consideration | | traffic movement and land access of equal importance | | traffic movement major consideration | traffic movement primary consideration |
| land service / access | land access primary function | | | | some access control | rigid access control |
| traffic volume (veh/day) (typical) | <1000 | <3000 | <8000 | 1000-12000 | 5000-12000 | 10000-30000 |
| flow characteristics | interrupted flow | | interrupted flow | | uninterrupted flow except at signals and crosswalks | |
| design speed (km/h) | 30 - 50 | | 50 -80 | | 50 -70 | 60-100 |
| average running speeds (km/h) (off-peak) | 20 - 40 | | 30 - 70 | | 40 - 60 | 50 - 90 |
| vehicle type | passenger and service vehicles | all types | passenger and service vehicles | all types | all types | all types up to 20% trucks |
| desirable connections | public lanes, locals, collectors | | locals, collectors, arterials | | collectors, arterials, expressways, freeways | |
| accommodation of cyclists | no restrictions or special facilities | | no restrictions or special facilities | | lane widening or separate facilities desirable | |
| accommodation of pedestrians | sidewalks normally on one or both sides | sidewalks provided where required | sidewalks provided both sides | sidewalks provided where required | sidewalks may be provided, separation from traffic lanes preferred | |
| parking (typically) | no restrictions or restrictions one side only | | few restrictions other than peak hour | | peak hour restrictions | prohibited or peak hour restrictions |
| minimum intersection spacing (m) | 60 | | 60 | | 200 | 400 |
| typical right-of-way width (m) | 15 - 22 | | 20 - 24 | | 20 ¹ - 45 ² | |

Source: Geometric Design Guide for Canadian Roads. Transportation Association of Canada, 1999.

1. Arterial right of way widths of 20 meters are applicable to retrofit conditions only.
2. Wider rights-of-way are often required to accommodate facilities such as bicycle lanes and landscaping.

- 4) The construction of Deakin Drive has provided an direct roadway linkage between the Connell Street area and the northern section of Main Street. In recognition of the important role of this roadway in the Town’s transportation network, it shall be the intention of Council to limit driveway access to Deakin Drive through a review of new developments with access management principles such as:

- Restrictions on driveway accessed from low-density residential development.
- Provision of driveway access from roadways accessing Deakin Drive.
- Consolidation of driveway accesses between developments where practical.

Council shall also examine enacting a Controlled Access By-law for Deakin Drive.

10.3.2 Pedestrian and Non-motorized Transportation

Policy

- 1) It shall be the intention of Council to provide improvements to existing pedestrian and non-motorized facilities through the capital works program.
- 2) It shall be the intention of Council to promote opportunities to link points of interest within the Town with appropriately designed multi-use trail system.

10.3.3 Parking and Off-Street Loading Facilities

Policy

- 1) Council shall implement the Parking Plan for the Downtown area developed by BDA Limited in 2004. In doing so Council shall work with the Downtown Business community, the BIA and private landowners.
- 2) Where possible, Council shall encourage active transportation initiatives that reduce demand on parking facilities such as walking and cycling to work.
- 3) Council shall encourage the provision of off-street loading facilities in order to avoid impacts on traffic movements on municipal streets.
- 4) Council shall establish appropriate parking standards for development in the zoning by-law.

11.0 MUNICIPAL INFRASTRUCTURE AND UTILITIES

The majority of lands within the Town are serviced by municipal water and sanitary sewer systems. Water supply for the Town is provided via two wells, located on an island in the Saint John River. Treatment and storage are also provided with three storage tanks providing a total of 3.86 million liters (850,000 imperial gallons) of treated water storage. Ongoing maintenance of the distribution system includes water main upgrading through the Town's Capital Works Program.

The Town's new wastewater treatment provides capacity for existing demand and future growth within the community. Over the planning horizon, the only major system improvement is the implementation of a SCADA (Supervisory Control And Data Acquisition) system to provide remote monitoring of lift station operations.

A current priority of Woodstock's capital works planning is the separation of combined sanitary and storm sewer systems.

11.1 Goal

To provide safe, efficient and economical municipal infrastructure services for residents of the Town.

11.2 Objectives

- 1) To provide an acceptable water supply and distribution and sanitary sewer collection and treatment to Town residents.
- 2) To provide storm sewer system upgrades in conjunction with roadway upgrades and other capital works projects.
- 3) To work with electrical and communications utilities to provide adequate services while minimizing impacts of their facilities the on adjacent land uses and the visual environment.

11.3 Policies

11.3.1 Water Supply and Distribution

Policy

- 1) It shall be a policy of Council to examine additional water supply options for the Town given the vulnerability of the Town's current single water source.
- 2) It shall be a policy of Council to undertake continued improvements to the Town's water storage and distribution system. Where possible improvements to the water distribution system should be coordinated with other capital works projects such as roadway or sanitary sewer upgrades.
- 3) In approving new developments it shall be a policy of council to review the impacts of proposed developments on the water supply and distribution system with regards to required system improvements such as additional storage and booster facilities or water main upgrades to support these developments.

11.3.2 Sanitary Sewer Collection and Treatment

Policy

- 1) It shall be a policy of Council to undertake continued improvements to the Town's sanitary sewer collection system and coordinate improvements with other capital works projects such as roadway or water distribution system upgrades where possible.

- 2) In reviewing proposed developments, it shall be a policy of council to review the impacts of proposed developments on the sanitary sewer collection and treatment system with regards to required system improvements such as collection main or lift station upgrades to support these developments.

11.3.3 Storm Sewer System

Policy

- 1) It shall be the intention of Council to continue the program of separating combined storm and sanitary sewer systems within the Town.
- 2) Upon completion of the snow disposal report, it shall be the intention of Council to manage snow disposal and monitor the effects of snow storage facilities on adjacent land uses. In selecting a site for a future snow storage and disposal facility Council shall have regard for:
 - impacts on existing land uses in the area
 - the impact of truck traffic on local streets;
 - the control of drainage from the site and environmental protection; and
 - any required monitoring of the site that may be deemed necessary by the New Brunswick Department of Environment.
- 3) It shall be the intention of Council to protect the water quality in water courses that receive storm water runoff from storm sewer outfalls or from private developments through the use of appropriate techniques such as retention and detention ponds, and grassed swales and that the increase in runoff resulting from development is minimized.
- 4) Council shall also ensure that all necessary Provincial approvals, including setback regulations from watercourses and watercourse alteration permits have been obtained prior to the issuance of any municipal permits.
- 5) It shall be the intention of Council to implement, where feasible, the construction of best management practices for the primary treatment of stormwater at new storm sewer outfalls constructed within the Town. This shall involve the use of measures such as sediment ponds and vegetated areas to reduce sedimentation in receiving watercourses.

11.3.4 Electrical and Communications Utilities

Policy

- 1) It shall be a policy of Council to permit communication and utility uses in all zones.
- 2) It shall be the intention of Council to work with electrical and communications utilities regarding the provision of their services while minimizing impacts of their facilities on adjacent land uses and the visual environment.

11.3.5 Municipal Utility Uses

Policy

- 1) It shall be a policy of council to permit municipal utility uses in all zones.

11.3.6 Solid Waste

Policy

- 1) It shall be a policy of Council to ensure adequate representation on the Valley Solid Waste Commission to represent the views of the Town and ensure adequate service is maintained.

- 2) It shall be a policy of Council to support the Valley Solid Waste Commission with regards to waste reduction and diversion initiatives with a goal to increase participation rates and the volume of materials being recycled.

12.0 PROTECTIVE SERVICES

The Town of Woodstock provides protective services through its own Police Force and Fire Department. Unlike many similar sized municipalities in the Province, the Town does not contract with the RCMP.

12.1 Goal

To provide efficient police and fire services for the protection of life and property.

12.2 Objectives

- 1) To support operation of Town's Police Force and Fire Department.

12.3 Policies

Policy

- 1) Council shall continue to monitor the provision of police and fire services to ensure adequate protection is provided to the Town and surrounding coverage areas.
- 2) It shall be a policy of Council to provide sufficient capital funding for the replacement of fire and police department equipment.

13.0 CULTURE AND HERITAGE

Woodstock is New Brunswick's oldest Town and is filled with culturally important places and buildings. Town Council understands these features help to make Woodstock the place that it is and therefore encourages the maintenance and preservation of architecturally and historically significant buildings. The Building Design Guidelines prepared in 2003 shall be considered when working with any of the culturally significant buildings.

13.1 Goal

To protect cultural and historic resources within Woodstock.

13.2 Objective

- 1) To promote the preservation of existing structures and buildings of historical significance.

13.3 Policy

- 1) It shall be the intention of Council to encourage the maintenance and preservation of architecturally and historically significant buildings.
- 2) It shall be the intention of Council to promote the re-use of historical buildings within the Town.

14.0 PLANNING ADMINISTRATION AND IMPLEMENTATION

Over the time that this Municipal Plan and associated development control by-laws are in effect, there may be a need to amend the Plan and associated By-Laws. Should this occur, the amendment process would have to be conducted in accordance with the *Community Planning Act*.

In addition, Section 72 of the *Community Planning Act* requires that a municipality conduct a Plan Review at least every five years to assess the need for amendments to the Municipal Plan and associated development by-laws.

The *Community Planning Act*, requires that a municipal plan provide a five-year capital budget for the municipality. Over the planning horizon of this Municipal Plan, anticipated capital projects to be undertaken by the Town are of a nature that involve ongoing improvements to the existing infrastructure and municipal facilities.

14.1 Goal

To require that all future development is carried out within the general intent of the policies of the Municipal Plan.

14.2 Objectives

- 1) To adopt and enforce appropriate By-Laws to implement the Municipal Plan.
- 2) To provide staff to administer the Plan and its implementing By-Laws.
- 3) To encourage private development within the scope of the Plan.
- 4) To encourage the participation of the public in the implementation of the Plan.

14.3 Policies

- 1) So that all future development is carried out within the general intent of the policies of this Plan, it shall be the policy of Council to implement the Municipal Development Plan by means of powers conferred upon Council and the Planning Advisory Committee by the Municipal Development Plan By-law, the *Community Planning Act*, the *Municipalities Act* and such other provincial statutes as may be applicable.
- 2) It shall be the intention of Council to require amendments to the policies of this Plan or to the Generalized Future Land Use Map under the following circumstances:
 - (a) where any policy is to be changed; or
 - (b) where there is a request for an amendment to the zoning by-law, which is not permitted by this Plan and subsequent studies show that the policies of the Plan should be amended.
- 3) It shall be a policy of Council to provide adequate personnel to administer the Plan and its implementing By-Laws.

15.0 REPEAL AND TRANSITION

- 1) By-Law No. 77, Town of Woodstock Municipal Plan By-Law, enacted on October 27, 1986 and all amendments, are hereby repealed except for: By-Law 77-261, By-Law 77-243, By-Law 77-246, By-Law 77-233, By-Law 77-258, and By-Law 77-261.
- 2) The repeal of By-Law No. 77, Town of Woodstock Municipal Plan By-Law, shall not affect any penalty, forfeiture or liability, incurred before such repeal or any proceedings for enforcing the same completed or are pending at the time of repeal; nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any matter or thing whatsoever completed, existing, or pending at the time of repeal.

READ FIRST TIME: May 26, 2008

READ SECOND TIME: May 26, 2008

READ THIRD TIME AND ENACTED: July 28, 2008

Arthur Slipp,
Mayor

Barbara Wishart, Clerk
Director of Administrative Services

**APPENDIX A
5-YEAR CAPITAL PLAN**

2008

| | | |
|-----------------|--------------------|------------------|
| Buildings: | Civic Centre | \$ 65,000 |
| | Town Hall | \$ 75,000 |
| | Library | \$ 25,000 |
| | Public Works | \$ 25,000 |
| Equipment: | Heavy Truck (Plow) | \$130,000 |
| Roads & Streets | | \$595,000 |
| Recreation | | \$40,000 |
| Total: | | \$955,000 |

2009

| | | |
|-----------------|--------------|-----------------------------|
| Buildings: | Town Hall | \$200,000 (Capital or Debt) |
| | Civic Centre | \$ 65,000 |
| | Library | \$ 40,000 |
| Equipment | | \$262,000 |
| Roads & Streets | | \$383,250 |
| Recreation | | \$ 75,000 |
| Total: | | \$1,025,250 |

2010

| | | |
|-----------------|--------------|-----------------------------|
| Buildings: | Town Hall | \$200,000 (Capital or Debt) |
| | Civic Centre | \$106,000 |
| | Library | \$ 50,000 |
| Equipment | | \$290,000 |
| Roads & Streets | | \$376,000 |
| Recreation | | \$ 75,000 |
| Total: | | \$1,097,000 |

2011

| | | |
|-----------------|--------------|-----------------------------|
| Buildings: | Town Hall | \$200,000 (Capital or Debt) |
| | Civic Centre | \$150,000 |
| | Library | \$ 60,000 |
| Equipment | | \$287,000 |
| Roads & Streets | | \$441,000 |
| Recreation | | \$ 75,000 |
| Total: | | \$1,213,000 |

2012

| | | |
|-----------------|--------------|--------------------|
| Buildings: | Town Hall | \$200,000 |
| | Civic Centre | \$170,000 |
| | Library | \$ 70,000 |
| Equipment | | \$165,000 |
| Roads & Streets | | \$556,000 |
| Recreation | | \$100,000 |
| Total: | | \$1,261,000 |

Grand Total 2008-2012: \$5,461,250