

Town of Hartland

Municipal Plan

By-Law No. B-45



**MUNICIPAL PLAN
Town of Hartland
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APPENDIX A: 5-YEAR CAPITAL PLAN

**TOWN OF HARTLAND MUNICIPAL PLAN
BY-LAW NO. B-45**

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 Hartland under the authority vested in it by the *Community Planning Act* R.S.N.B. 1973 C-12, as follows:

- (1) By-law No. B-45 entitled *A BY-LAW TO ADOPT THE TOWN OF HARTLAND MUNICIPAL PLAN* is hereby adopted.
- (2) This by-law may be cited as the *Municipal Plan*.
- (3) The legislative provisions and schedules below form an integral part of this by-law

1.0 INTRODUCTION

1.1 Title

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

1.2 Context

In December 2007, the Town of Hartland began the process of reviewing its Municipal Plan and associated development by-laws. With this plan, the Town will establish a vision to help realize its development potential and become an increasingly important community within Carleton County. Hartland has always been known for its beautiful scenery, friendly atmosphere and local industries. Recent developments such as the Hartland Community School and the Upper River Valley Hospital, located just outside of Town boundaries, have increased Hartland’s potential to attract new residents.

The major issue facing Hartland is a shortage of developable land. This shortage of land prevents people interested in moving to the Town from doing so. If Hartland hopes to increase its population then it will need to take proactive measures to allow for future growth. As discussed in the Background Study, such options could involve either the facilitating of or purchasing and developing land within Town limits, some of which is registered under the Farmland Identification Program (FLIP), or amalgamating with at least one of the surrounding Local Service Districts (LSDs).

The issue with land registered under FLIP is that property taxes are deferred upon registration. Once the land is converted to a non-agricultural use then these deferred taxes must be paid in full. This makes it extremely expensive to purchase land and it would be unlikely the cost-benefit of developing this land would be advantageous to any developer. The problem with amalgamating with any of the surrounding LSDs is that people generally do not like being incorporated into Municipalities as it means they will have to pay Municipal taxes. Presently a number of LSDs are coming together in an attempt to form a Rural Municipality. This would seriously hinder Hartland’s ability to amalgamate at a later date.

The revised Municipal Plan and Zoning By-Law will provide the Town with the structure and policy to achieve its growth and development goals. While revised planning documents are an excellent start to

achieving these goals, a great deal of work will be required to provide the Town with the additional land necessary to facilitate growth.

1.3 Area of Coverage

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

1.4 Purpose

The Municipal Plan By-Law has been prepared under Sections 23 through 27 of the *Community Planning Act*. The Plan is the preeminent document guiding growth and development within the Town of Hartland. It establishes policies to guide future land use and development while providing guidance to Town Council in long-term planning for the Town. This document will provide supporting principles for the implementation of land use regulations 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.

1.5 Organization

The Municipal Plan is organized into sections as follows:

Section 1.0	Introduction
Section 2.0	Land Use
Section 3.0	Growth
Section 4.0	Residential
Section 5.0	Commercial
Section 6.0	Industrial
Section 7.0	Community Use
Section 8.0	Recreation
Section 9.0	Natural Environment
Section 10.0	Rural
Section 11.0	Transportation
Section 12.0	Municipal Infrastructure
Section 13.0	Utilities
Section 14.0	Protective Services
Section 15.0	Culture and Heritage
Section 16.0	Planning Administration and Implementation
Section 17.0	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.

1.6 Community Vision

The Municipal Plan must address “Where the Town of Hartland is and where it wants to be in the future”. A vision was proposed in the Background Report that builds on the small town feel of Hartland, its

beautiful scenery, services and development potential. Based on feedback received during the consultation program, the following Vision Statement was developed:

“The Town of Hartland strives to continue being a safe, family-oriented community while realizing its development potential and becoming an increasingly important community within the County”

Other areas of importance include housing, recreation and providing present and future citizens with a high quality of life. National trends indicate a significant aging of the population. This will make it increasingly important for Hartland to provide adequate housing alternatives for seniors, especially given its proximity to the County’s major hospital. Another concern is the need for additional recreation facilities within the Town. At the present time, Town representatives are working diligently towards raising adequate funds to build a new arena and recreation centre. This, in conjunction with improvements to the trail system, could provide year round recreational opportunities that will significantly enable the Town to provide citizens with a diverse and high level of recreation services.

The Town must adopt goals that demonstrate and describe the community’s vision for the future. The following goals form the foundation that will allow Hartland to reach its vision:

- ***Land Use:*** to promote a pattern of growth and land use that will encourage orderly, efficient, environmentally sound and equitable development.
- ***Growth:*** to promote growth and development within Town limits and to explore all opportunities to expand and provide additional lands for development.
- ***Residential:*** to provide a range of housing options within Hartland that meet the needs of a variety of age groups and incomes.
- ***Commercial:*** to increase commercial development in appropriate areas that will decrease the need of citizens to travel elsewhere to purchase a range of goods and services.
- ***Industrial:*** to foster existing industrial development and provide additional lands for industry in locations that do not infringe on the residential nature of the Town.
- ***Community Use:*** to foster existing areas for public buildings, healthcare, community and educational facilities as well as to support additional buildings and facilities where appropriate.
- ***Recreation:*** to provide a full range of recreation facilities and programs that are well integrated into the community and available to a variety of age groups.
- ***Natural Environment:*** to protect and enhance the natural environment and to encourage development that employs measures to minimize impacts on the natural environment.
- ***Rural:*** to permit existing agriculture uses to continue and to preserve land for future development within the Town.
- ***Transportation:*** to provide a safe and efficient transportation system in Hartland for motorized and non-motorized travel.
- ***Municipal Infrastructure:*** to maintain the Town’s water, sanitary sewer, solid waste disposal and storm water management services and work with developers regarding their provision of municipal services in new developments.
- ***Utilities:*** to work with private and public utilities in the provision of services, such as electricity and telecommunications, so the impacts of their facilities on adjacent land uses and the environment are minimized.
- ***Protective Services:*** to provide police and fire services for the protection of life and property.
- ***Culture and Heritage:*** to protect cultural and historic resources within Hartland.
- ***Planning Administration and Implementation:*** to require that all future development be carried out within the general intent of the policies of the Municipal Plan and to monitor the ability of the Plan and associated by-laws in regulating development.

1.7 Future Land Use Map

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

2.0 LAND USE

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

2.1 Goal

- *To promote a pattern of growth and land use that will encourage orderly, efficient, environmentally sound and equitable development.*

2.2 Objectives

- (1) To enable land uses to develop in a compatible manner while ensuring sufficient land is made 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 serve all residents of the community.

2.3 Policies

2.3.1 Land Use Designations

- (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 that follow.
- (2) It shall be a policy of Council to provide for more specific delineation of land uses in the Zoning By-Law that are consistent with the Generalized Future Land Use Designations.

2.3.2 Non-Conforming Uses

- (1) In conformance with the *Community Planning Act*, it shall be a policy of Council that any land use existing at the time this Plan is adopted, that does not conform to the land use designations shown on the Generalized Future Land Use Map, and that 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:
 - (a) damaged to the extent of at least half of the whole (exclusive of foundation); or
 - (b) discontinued for a consecutive period of 10 months,

then any reuse must conform to the Municipal 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 Purpose

It shall be a policy of Council that, wherever the reservation of private lands for public purpose is mentioned in this Plan, it shall be with the understanding that it will be the intention of Council to acquire such land, through public dedication, through negotiation and agreements with the owners of such lands, or through outright purchase. In the interim, such designated land shall be zoned in a category that provides protection of the affected land for its long term intended use (as recommended in this Plan).

2.3.4 Efficient, Compatible Development

It shall be a policy of Council to encourage general growth and development that is efficient, 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 that would be contiguous to, or infilling between, existing built-up areas;
- (c) promoting mixed-use developments which incorporate two or more land uses such as commercial and residential in appropriate areas of the Town such as the Downtown Core area;
- (d) requiring buffer areas and site design to mitigate the impacts of industrial uses and large-scale commercial and institutional uses on residential areas;
- (e) discouraging development in physically unsuitable or environmentally sensitive areas; and
- (f) restricting development in unserved areas.

3.0 GROWTH

At the present time, there is not enough land available to facilitate the development and growth of the Town of Hartland. This obstacle must be overcome if the Town is to realize its growth and development potential. The two options presently available to the Town are to:

- (a) facilitate the development of additional lands within Town limits, or
- (b) to amalgamate with surrounding Local Service Districts, including the Local Service District of Wakefield.

The Local Service District of Wakefield features the new Upper River Valley Hospital and also the access to the new highway. The issue with acquiring additional lands within the Town boundaries is that the majority of undeveloped lands are registered under the Farmland Identification Program (FLIP), and the associated costs of developing these lands for residential purposes may not be feasible for most developers. The following policies allow the Town of Hartland to approach obtaining the necessary lands to facilitate growth.

3.1 Goal

To promote growth and development within Town limits and to explore all opportunities to expand and provide additional lands for future development.

3.2 Objectives

- (1) To provide additional lands for residential development within Town limits.
- (2) To provide additional lands for development on the southwest side of the Saint John River through the amalgamation process.
- (3) To encourage new development within Town limits in areas that can be efficiently serviced.
- (4) To identify appropriate areas that can support serviced development such as residential, commercial, industrial, institutional and other community use facilities.

3.3 Policies

- (1) To proactively explore amalgamation with area Local Service Districts.
- (2) To proactively seek the development of all lands within Town limits that are not registered under FLIP.
- (3) It shall be the intent of Council to encourage an orderly and cost effective approach to development by encouraging development to take place in the following manner:
 - (a) encouraging rehabilitation and revitalization of existing building stock and existing built-up areas;
 - (b) encouraging the in-fill of existing vacant lands within existing development areas;
 - (c) directing new developments within the existing piped serviced areas;
 - (d) directing new developments in the areas most efficiently serviceable; and
 - (e) directing new residential development adjacent to existing development.
- (4) It shall be the intention of Council to encourage Smart Growth approaches such as:
 - (a) creating a range of housing opportunities and choices to provide quality housing for people of all income levels;
 - (b) creating walkable and bikeable neighbourhoods;
 - (c) encouraging community and stakeholder collaboration to allow development to respond to the community's sense of how and where it wants to grow;

- (d) fostering distinctive, attractive communities with a strong sense of place in order to have new developments respond to community values of architectural design and distinctiveness;
 - (e) making development decisions predictable, fair and cost effective;
 - (f) mixing land uses through the integration of mixed land uses, creation of vibrant downtown areas that provide opportunities to live and work, and provide opportunities to retrofit single use commercial and retail developments into walkable, mixed-use communities;
 - (g) preserving open space, natural areas and environmentally sensitive areas;
 - (h) providing a variety of transportation choices; and
 - (i) promoting compact building design and development.
- (5) It shall be the intention of Council to ensure that land designated for specific land-use designations bears a reasonable relationship to market demand within the context of a medium to long range planning horizon.
- (6) It shall be the intention of Council to ensure that when a large area is designated for mixed use, residential, commercial, or industrial use, the adoption of more detailed secondary or sector plans is undertaken. Such secondary level planning would provide details on infrastructure and services expansion priorities and strategies.
- (7) When new development proposals are received either through Subdivision applications or Rezoning applications, it shall be the intention of Council to require developers to pay for any improvements required to off-site services. This will be based on the development benefits arising from the Zoning Development and / or Subdivision Agreement process.
- (8) It shall be the intention of Council to discourage the development of large lot (0.4 hectare (1 acre) or greater) rural residential developments until a time when the Town has acquired sufficient land to support this form of development.

4.0 RESIDENTIAL

Existing residential development in Hartland is contained within a relatively small portion of the Town. As a result of the unavailability of developable land, there has been very little new residential development over the past 10 years with an overall decline in the population. Over the future planning horizon, the most pressing issue facing Hartland is finding additional developable land to facilitate growth.

The primary residential neighbourhood of Hartland, found in the northwest portion of the Town along Hillcrest Avenue and Rockland Road, is quite densely developed. Detached single-family dwellings are the predominant housing type although there are a couple of apartment complexes located in the area. The most recent area of residential development is a small subdivision located just west of the industrial park. This area's proximity to the industrial park and the potential for land-use conflicts results in it not being desirable to promote any additional residential development at this location.

Looking to the future, the Town will need to encourage a variety of housing types including semi-detached units, townhouses, condominiums and apartments. This variety in housing options will provide a range of housing costs for the different income levels in the Town.

Council recognizes the need to encourage responsible development. In recent years, it has become evident that the standard form of subdivision design is not sustainable. Various types of alternative subdivision designs have been utilized throughout North America that focus on preserving significant amounts of open space and are designed according to Smart Growth Principles as outlined in Section 3.0. Many alternative subdivision designs allow for developers to achieve the same density as a standard subdivision while preserving upwards of half of the natural space creating a subdivision that is beneficial to the entire Town.

4.1 Goal

To provide a range of housing options within Hartland that meets the needs of a variety of age groups and incomes.

4.2 Objectives

- (1) To provide a sufficient land base for the provision of low and medium density housing development for the next 5 to 10 years.
- (2) To encourage the provision of a range of housing types in the Town's neighbourhoods to meet a variety of needs in terms of size, type, ownership status and location.
- (3) 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.
- (4) To promote infilling and new residential development in areas of Hartland where water and sewer services exist and capacity is available.
- (5) To consider forms of more compact housing in acceptable locations.
- (6) To provide design criteria to address the impacts of multiple unit buildings on adjacent land uses.
- (7) To foster the stabilization of residential neighbourhoods and ensure that new development and redevelopment maintains and enhances the residential character of existing neighbourhoods.
- (8) To provide areas for the as-of-right development of alternate housing forms such as row houses, townhouses, semi-detached dwellings and multiple unit buildings.
- (9) To ensure that the design and development of residential areas provides for a quality living environment.

- (10) To ensure that future residential development occurs in suitable and convenient locations where adequate servicing, road infrastructure and other municipal services can be readily and efficiently provided.
- (11) To encourage alternative forms of subdivision design that maximizes green space and population density while minimizing the required municipal infrastructure.
- (12) To encourage all new residential developments to incorporate Smart Growth Principles.

4.3 Policies

4.3.1 General

- (1) Council shall designate sufficient residential land on the Generalize Future Land Use Map to accommodate the anticipated demand for residential development in the planning period.
- (2) It shall be the intention of Council to encourage the provision of a variety of housing types, forms and compact development through all residential designations in order to meet the changing needs of the population.
- (3) 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:
 - (a) encouraging a mix of housing types and densities in locations with convenient access to services including commercial areas, schools, recreational areas and institutional facilities;
 - (b) co-operating with the Federal and Provincial Governments and housing authorities to facilitate affordable housing;
 - (c) where appropriate, examining the utilization of alternative infrastructure standards such as:
 - (i) provision of mountable curbs on local streets;
 - (ii) increases in manhole spacing;
 - (iii) reductions in right-of-way and pavement widths;
 - (iv) reduction in yard setback standards; and
 - (v) incorporating energy efficiency and water saving mechanisms.

As a general guideline, the following densities shall apply:

- (a) Low Density: single and two unit dwellings where net density does not generally exceed 25 units/hectare (10 units per acre);
 - (b) Medium Density: may consist of townhouses, stacked townhouses, infill dwellings, apartments and other housing combinations and forms where density generally do not exceed 50 units/hectare (20 units per acre); and
 - (c) High Density: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 50 units/hectare (20 units per acre), but is less than 75 units/hectare (30 units per acre).
- (4) 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:
- (a) provision of trails, sidewalks and walkways to promote active transportation and provide well-connected neighbourhoods;
 - (b) a diversity of housing types to meet the needs of the community;
 - (c) a variety of lot and house designs within developments; and
 - (d) roadway design that limits vehicle speeds and considers non-motorized roadway users such as

cyclists and pedestrians.

- (5) Council shall encourage and support alternative forms of subdivision design such as open space, conservation, cluster and fused grid subdivisions.
- (6) More compact housing developments incorporating mixed land uses will be encouraged by Council. These developments will require input on design and layout to ensure functional, aesthetic design and appropriate scale with the surrounding urban environment.
- (7) Council shall not encourage any additional residential development in the area of the existing industrial park unless the numerous potential land-use conflicts can be mitigated through buffers and other design elements.

4.3.2 Low Density Housing

- (1) It shall be the intention of Council to establish a Residential Designation, as shown on the Generalized Future Land Use Map (Appendix 'B'), to permit traditional single-family dwellings, manufactured or mini-home dwellings, townhouses, rowhouses and apartment buildings within the Town.
- (2) It shall be the intention of Council to recognize and promote low-density residential development in areas outside of the central portion of the Town should land become available. It is the intention of Council to establish an R-1 zone that permits single-family dwellings as permitted main uses. Secondary uses permitted within the R-1 zone will be a bed and breakfast operation, rental suite, home occupation or in-law/granny suite.
- (3) Council shall permit single-family residential homes in other residential zones as stipulated in the Zoning By-law.

4.3.3 Medium and High Density Housing

- (1) Within the Residential Designation, Council shall permit multiple unit residential development and provide alternate forms and densities of residential development in strategic areas of the Town.
- (2) It shall be the intention of Council to recognize and encourage a mixed residential environment in the established residential areas of the Downtown Core and along major streets. Within these areas a higher density of residential uses 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 (Residential Mix) Zone that permits single and two-family dwellings, semi-detached dwellings, mini-homes, and multiple unit dwellings containing a maximum of 4 units as permitted main uses. Neighbourhood daycare centres and mini homes will be a conditional use in the R-2 zone with boarding and rooming houses and residential care facilities being secondary uses within the R-2 zone. Development of multiple unit dwellings having between 5 and 10 units shall be a conditional use in the R-2 zone.
- (3) Council shall establish a Multiple Unit Residential (R-3) Zone to permit the development of multiple unit buildings greater than four (4) units. Permitted uses within this zone include a multiple unit dwelling to a maximum of twenty-four (24) units, a residential care facility, a boarding or rooming house, a senior citizen's housing development, or a townhouse or rowhouse development.
- (4) Town Council may consider amendments to the Zoning By-Law to permit development of higher density residential uses, in excess of 24 within the R-3 zone. In considering these amendments Council shall have regard for:
 - (a) relationship of the proposed building and site layout to the abutting properties;
 - (b) relationship of the proposed development to the streetscape;
 - (a) the potential dominance impact on the surrounding urban environment;
 - (b) the functionality of pedestrian connections through the development;

- (c) location of access points to the site and the proposed parking layout;
 - (d) adequacy of municipal infrastructure;
 - (e) proposed site landscaping and buffering;
 - (f) the massing and height of the proposed building with respect to adjacent properties;
 - (g) traffic impacts; and
 - (h) building height.
- (5) Within the Residential Designation, it shall not be the intention of Council to pre-zone all lands for multiple-unit residential use. However, Council may consider the development of new multiple unit residential use pursuant to 4.3.3(4) by amendment to the zoning by-law. In considering such developments, Council shall have regard for:
- (a) the proximity of the site to collector and arterial roads;
 - (b) the availability and adequacy of water and sewerage services, streets and recreation facilities;
 - (c) the provision of on-site amenity areas, parking and green space;
 - (d) the proximity of the proposed development to services such as commercial shops and institutional uses;
 - (e) the degree to which the architectural features of the proposed buildings are consistent with those of the surrounding buildings;
 - (f) encouraging the location of multiple unit developments ,and
 - (g) incorporation of site design features that adequately address such matters as safe access, buffering and landscaping, site grading and storm water management.
- (6) Council shall encourage the development of new multiple unit residential uses in suitable sites for in-fill development, and proximity to the Downtown Core and other employment or economic nodes.

4.3.4 Alternative Subdivision Design

- (1) Council shall encourage alternative subdivision designs such as open space, conservation, cluster, and fused grid that focus on conservation of the natural environment and higher density housing.
- (2) Council shall regulate all subdivisions including alternative subdivisions through the Subdivision By-law for the Town of Hartland.
- (3) Council shall encourage every subdivision to include the following principles of Smart Growth:
 - (a) provide a mixture of land uses including residential, retail, business and recreational opportunities;
 - (b) build well-designed and compact neighborhoods;
 - (c) provide a variety of transportation choices and develop infrastructure to facilitate active transportation;
 - (d) create diverse housing options for a variety of incomes and age groups;
 - (e) ensure any investments in infrastructure are used efficiently;
 - (f) preserve open spaces, trails and environmentally sensitive areas;
 - (g) utilize smarter, cost-effective infrastructure and technology to develop green buildings; and
 - (h) foster distinctive, attractive communities and subdivisions with a strong sense of place.

4.3.5 Residential Development Near the Hartland Industrial Park

- (1) Council shall establish a boundary to define the extent of any planned industrial park expansion.
- (2) Notwithstanding section 4.3.5(1), Council shall ensure that a buffer in the form of a vegetation belt or other suitable material is established and maintained so as to screen residential areas from industrial activity.

4.3.6 Secondary and Associated Uses

- (1) Home occupations shall be permitted in residential zones subject to regulations provided in the Zoning By-Law.

- (2) It shall be the intention of Council to permit the following secondary uses limited to a main single detached dwelling in designated residential areas: accessory dwelling unit, home occupations, and a bed and breakfast / tourist home provided that all provisions of the Zoning By-law are satisfied.

5.0 COMMERCIAL

Commercial establishments within the Town of Hartland are generally located in either the Downtown Area or the area in the northeastern part of the Town at the NB Route 105 interchange. The Downtown Core, generally defined as the area along Orser Street between Maple Street and Main Street and along Main Street between Maple Street and Prince Street, features a number of small-scale commercial enterprises primarily contained within the Courtyard Complex and surrounding area. The area at the NB Route 105 interchange contains a mix of retail and service uses. During the public consultation stage of the Background Study, many citizens indicated that the Town lacks commercial development. Many people travel to Woodstock to purchase many of their goods and services. Town Council seeks to improve this situation by encouraging a variety of commercial enterprises in both the downtown and the area close to Highway 105.

5.1 Goal

To increase commercial development in appropriate areas that will decrease the need of citizens to travel elsewhere to purchase a range of goods and services.

5.2 Objectives

- (1) To provide for commercial growth and development through the establishment of different commercial nodes and facilities at various levels of intensity.
- (2) To facilitate increased commercial development and investment in the Downtown Core.
- (3) To provide suitable locations for larger scale commercial development that serves both Town residents and Carleton County as a whole.
- (4) To ensure that commercial development is compatible with surrounding land uses and adequately serviced with transportation facilities and services, including parking.
- (5) To encourage consideration of building design, landscaping and other aesthetic qualities in both new commercial development and redevelopment projects.
- (6) To provide for the provision of small commercial enterprises and home based businesses in residential areas.

5.3 Policies

5.3.1 General

- (1) It shall be the intention of Council to encourage the continued growth of commercial development within the Town by establishing a Commercial Designation as shown on the Generalized Future Land Use Map (Appendix B). Within the designation, it shall be the intention of Council to establish a range of zones adequate to ensure the development of a variety of commercial activity at various levels of intensity.
- (2) Council shall encourage commercial development in the Town's two major commercial nodes; south of NB Route 105 or in the Downtown Core.
- (3) Council shall seek to facilitate a well designed and aesthetically pleasing downtown and shall work with the local business community in this regard through providing assistance, if possible, for beautification projects such as streetscape, landscaping, site furnishing, and building façade improvements.
- (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.
- (5) It shall be the intention of Council that areas designated Commercial on the Generalized Future Land Use Map are predominantly used for commercial purposes. Within designated commercial areas, other compatible uses may be permitted including service and higher density residential uses located above

ground floor commercial uses.

- (6) It is the intention of Council to allow for residential dwelling units on upper level floors above ground level commercial uses in all commercial zones in the Zoning By-law.
- (7) In the interest of maintaining site design standards, the expansion or the construction of commercial uses containing more than 4,700 m² (50,591.8 ft²) of gross floor area, shall be considered subject to terms and conditions. In considering the imposition of terms and conditions, it shall be the intention of Council to direct the Planning Advisory Committee to have regard for the following applicable provisions:
 - (a) the impact on abutting residential areas is minimized through the appropriate use of setbacks, landscaping and site layout;
 - (b) the proposal has adequate access to collector or arterial streets of sufficient capacity to accommodate any increase in traffic;
 - (c) the proposal generates minimal lighting impacts on existing residential neighbourhoods and the wider community;
 - (d) the adequate provision for pedestrian access;
 - (e) the provision of adequate parking facilities;
 - (f) the provision of adequate municipal water and sewer services; and
 - (g) the design and aesthetic aspects of the proposed development.

5.3.2 Central Commercial

- (1) It shall be the intention of Council to further encourage commercial development within Downtown Hartland through establishing the Central Commercial Zone within the Commercial designation. Within this area buildings for public assembly for social, cultural, recreational and cultural activities, financial institutions, government buildings, hotels or motels, office uses, restaurants, personal service uses, retail stores, theatres and buildings for commercial entertainment shall be permitted. Residential uses shall also be permitted in multiple storey buildings above the ground floor.
- (2) The Central Commercial Zone shall be used for commercial uses within the Downtown Core and Council shall not consider rezoning areas outside the Downtown Core to Central Commercial.
- (3) To encourage redevelopment of the former Craig Manufacturing site, Council shall zone this site as Central Commercial. Council shall also encourage any redevelopment of this site to include a residential component above any ground floor commercial uses if possible.
- (4) As a result of the proximity of the Downtown Core to the Town's major water supply, no new automobile service stations or petroleum dispensing facilities shall be permitted in this area.

5.3.3 Highway Commercial

- (1) Council shall designate lands at the access points of NB Route 105 as Highway Commercial. Within this designation, the focus of development will be commercial uses that 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, shopping centres, restaurants and theatres, tourist accommodations and related facilities, building supply outlets and other retail establishments. Within the highway commercial zone, Council shall permit shopping centre development as-of-right.

5-3.4 Neighbourhood Commercial

- (1) To allow for retail and service establishments serving surrounding residential areas, Council shall establish the NC (Neighbourhood Commercial) Zone within the Commercial Designation. Within this zone, Town Council shall permit retail uses not exceeding 1500 m², service and personal service shops, nurseries, a restaurant, a retail bakery, a day care centre and religious institutions.
- (2) Notwithstanding the above, it shall be the intention of Council to consider any development within the NC (Neighbourhood Commercial) Zone with a gross floor area exceeding 1,500 m² (16,145.9 ft²), and additions thereto, subject to imposition of terms and conditions regarding:
 - (a) estimated traffic generation of the proposed development and its impact on the adjacent roadway network;
 - (b) site design of the proposed development including parking layout, pedestrian access, truck access for deliveries, internal traffic circulation, and driveway location and design; and
 - (c) landscaping of the site.

5-3.5 Residential Uses above Ground Floor

Residential uses above the second storey shall be a permitted use in the Central Commercial, Highway Commercial, and Neighbourhood Commercial zones provided the residential use is not located on the ground floor, and not more than 50% of the total floor area of the building is used for residential purposes and subject to the appropriate zoning provisions.

5-3.6 Home Occupations

Council shall permit home occupations within residential zones subject to requirements stipulated in the Zoning By-law. Permitted home occupations shall include business or home offices, personal service shops, instructional services, workshops, trades, bed and breakfasts and professional services.

6.0 INDUSTRIAL

The main focus of industrial development in Hartland has been the Town's Industrial Park, which includes a range of industrial uses. At the present time, there is no additional land available for new industrial operations. A priority of Council will be to provide additional lands to enable future industrial operations to locate within the Industrial Park.

6.1 Goal

To foster existing industrial development and provide additional lands for industry in locations that do not infringe on the residential nature of the Town.

6.2 Objectives

- (1) To actively pursue additional industrial land within the Town to provide for an expansion to the existing Industrial Park.
- (2) To designate lands for expansion to the existing industrial park when they become available.
- (3) To find a new location for industrial operations outside of the Industrial Park if the additional lands needed to expand the Park cannot be obtained.
- (4) To seek to minimize the land use conflicts between residential and industrial land uses in the vicinity of the industrial park.
- (5) To attract a diversity of industry that is compatible with the Town's character and environment.

6.3 Policies

- (1) Industrial uses will be permitted on lands designated Industrial as shown on the Municipal Plan Map. Within this designation, it shall be the intent of Council to establish an I-1 (Industrial Park) 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) Council shall actively pursue an expansion of the existing Industrial Park through working with landowners, business owners, Enterprise Carleton, and Provincial authorities to make lands immediately east of the existing industrial park available for development.
- (3) 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.
- (4) Council shall develop a Master Plan prior to any expansion of the existing Industrial Park. This plan will address truck routes and other impacts on the residential neighborhoods of Hartland within this Master Plan.
- (5) Council shall encourage industrial operations to locate within the Industrial Park if it is expanded.
- (6) It shall be the intention of Council to establish a Light Industrial zone within the Industrial designation. Uses permitted in this zone will be generally similar (though not necessarily identical) to those in the Industrial Park zone.

- (7) Residential land uses are located around the edge of the existing Industrial Park, which presents the land-use conflicts between residential land uses and existing and future industrial uses. To minimize the potential for additional land use impacts, 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 should existing industrial uses be expanded.
- (8) Council shall consider less intensive industrial operations under the I-2 (Light Industrial) Zone, subject to a rezoning. In considering a rezoning Council shall have regard for:
 - (a) impact on adjacent land uses;
 - (b) noise and vibrations; and
 - (c) fumes or other noxious odours.
- (9) Council shall work with Enterprise Carleton to encourage additional companies to locate their industrial operations within Hartland.
- (10) In the interest of maintaining site design standards, the expansion or the construction of industrial uses containing more than 4,700 m² (50,591.8 ft²) of gross floor area, shall be considered subject to terms and conditions. In considering the imposition of terms and conditions, it shall be the intention of Council to direct the Planning Advisory Committee to have regard for the following applicable provisions:
 - (a) the impact on abutting residential areas is minimized through the appropriate use of setbacks, landscaping and site layout;
 - (b) the proposal has adequate access to collector or arterial streets of sufficient capacity to accommodate any increase in traffic;
 - (c) the proposal generates minimal lighting impacts on existing residential neighbourhoods and the wider community;
 - (d) the adequate provision for pedestrian access;
 - (e) the provision of adequate parking facilities;
 - (f) the provision of adequate municipal water and sewer services; and
 - (g) the design and aesthetic aspects of the proposed development.

7.0 COMMUNITY USE

Community uses within the Town include schools, churches, libraries, medical facilities, Town Hall, cemeteries, parks, trails, senior citizens housing and recreation facilities such as the arena. Lands for community 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.

The old High School site, located in Central Hartland, is a former institutional site that presents numerous development opportunities, but unfortunately poses significant risks and issues. The building is located within the Town's well field and therefore development is severely restricted. Any decisions regarding the future use of this site will require careful consideration by Town Staff and Council.

Recreation has always been important to Hartland residents and in the future, improving the facilities and programs available will be an important focus of Council. With that in mind, the Town is presently working towards procuring a new arena and recreation centre to replace the existing arena.

7.1 Goal

To foster existing areas for public buildings, healthcare, community and educational facilities as well as to support additional buildings and facilities where appropriate.

7.2 Objectives

- (1) To provide for additional development of institutional buildings within Hartland.
- (2) To encourage community use of Town and school facilities along with church halls.
- (3) To work with the School District and Provincial Government to achieve the highest possible quality of school facilities that are accessible and in central locations and to encourage the continued improvement of the Town's educational services and facilities.
- (4) To provide high quality programs, services and facilities that are responsive, accessible and affordable to all.
- (5) To encourage the provision of public and private health service providers in the community.

7.3 Policies

7.3.1 General

- (1) Council's policy is to ensure residents of the Town are provided with adequate community and institutional facilities and that these facilities are located within easy access to most Town residents.

7.3.2 Municipal and Educational Facilities

- (1) Within the Community Use Designation, Council shall establish an Institutional Zone. Permitted uses within this zone include schools, medical facilities, churches, municipal buildings and recreational facilities such as the arena.
- (2) 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 7.3.3 (2).
- (4) For approval of future church locations, Council will ensure the following conditions are met:
 - (a) the facility is located on a collector or arterial street;
 - (b) the facility if located on periphery of a residential neighborhood; and
 - (c) parking provided in compliance with standards set out in the Zoning By-law.
- (7) It shall be a policy of Council to permit cemeteries as a permitted use in the Institutional zone.
- (8) Council shall continue to work with the Provincial Government and the local school district to ensure the Hartland Community School continues to provide a high standard of educational facilities and services.
- (7) It shall be a policy of Council to ensure that arrangements are in place with the local school district for the community use of school facilities. Council shall also encourage community use of local church halls subject to any conditions imposed by the owners.
- (8) It shall be the policy of Council to direct the Planning Advisory Committee to have regard for the following criteria when permitting community uses such as parks, schools and churches within designated residential areas:
 - (a) that the use does not conflict with adjacent uses;
 - (b) that the dominate use within the area continues to be residential;
 - (c) that adequate pedestrian and vehicular access and the on-site parking can be provided;
 - (d) the location of the facility to serve all residents of the surrounding residential area; and
 - (e) provision of adequate trails or walkways to encourage walking or other active transportation modes to the facility.

7.3.3 Healthcare Facilities

- (1) Council shall encourage the continued improvement of existing seniors care homes and promote additional senior care homes in centralized locations.
- (2) It shall be a policy of Council to continue to support Regional Health Authority B, and to ensure the health care needs of the citizens of Hartland are being met.
- (3) It shall be a policy of Council to co-operate with government and community agencies to:
 - (a) improve public awareness of health and safety concerns;
 - (b) encourage quality health care facilities and services; and
 - (c) guide the location of health care facilities and medical clinics to convenient and accessible locations.

7.3.4 Library Policies

- (1) Council shall encourage the expansion or relocation of the Town's Public Library to an appropriate location and at a time deemed appropriate.
- (2) Council shall continue to work with citizen committees and the Province of New Brunswick to ensure the Library receives the adequate funding and support needed to continue providing a high level of programs and services to local residents.

8.0 RECREATION

The Town of Hartland has already established walking trails, programs and other recreational amenities that are of great benefit to its citizens. The scenic walkway following the Saint John River and the Becaguimac Nature Trail provide residents with some year round recreational opportunities. The Town also has the benefit of employing a recreation director who constantly works to enhance the recreational programs and facilities within the Town. The Town has also done an excellent job of developing a relationship with the Covered Bridge Golf and Country Club to provide winter recreational opportunities such as sliding and cross-country skiing.

Looking to the future, Hartland should continue to enhance recreational facilities and programs. If the Town can secure the necessary funding to develop a new arena and recreation facility it will go a long way in achieving its recreation goals. It will also be important for the Town to continue development of their trail network and establish at least one area that provides easy and safe access to the Saint John River. This would present the opportunity for a playground and/or picnic area.

8.1 Goal

To provide a full range of recreation facilities and programs that are well integrated into the community and available to a variety of age groups.

8.2 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.
- (4) To encourage the development of a new arena and recreational facility.
- (5) Increase recreation opportunities for all ages.
- (6) To ensure that sufficient space, facilities and properties are provided to meet the year round recreational and leisure needs of Town residents.
- (7) To develop a system of parks, linear parkways, trails, open spaces, and natural areas, throughout the Town.
- (8) To provide increased recreational opportunities for residents during the winter months.
- (9) To increase the public access and use of the Saint John River.
- (10) To recognize that recreational green spaces can play an important role in not only providing recreation for the community but also in alleviating flooding and assisting the Town with addressing the potential impact of climate change.

8.3 Policies

8.3.1 Recreation, Trails and Open Space

- (1) Within the Community Use designation, Council shall establish an Open Space Zone. Permitted uses within this zone will include parks, trails, boat landings and associated uses. Within this zone there will not be any substantial or habitable buildings erected.
- (2) Council shall continue to develop, enhance, and deliver high quality recreation and leisure services, programs, facilities, and opportunities for the benefit and enjoyment of all Town residents.

- (3) Council shall continue to monitor the changes in the population, including household size and composition and endeavour to meet the changing recreational and leisure needs of its residents.
- (4) Council shall endeavour to provide ample and sufficiently varied and diverse year round recreational and leisure opportunities for all residents and in particular the younger segments of the population.
- (5) Given that in the coming years an increasing proportion of Hartland's population will be in the older age sectors, Council shall endeavour to provide for recreation facilities and leisure activities in relatively close proximity to this segment of the population.
- (6) Council shall ensure that all Town owned parks and recreational facilities are safe and adequately maintained.
- (7) Council shall consider the establishment of criteria for assessing the need for park facilities and the location of such facilities.
- (8) Council shall continue to work with the various stakeholders including private landowners, institutions (school board, churches) so as to improve the park and trail system within the Town.
- (9) Council shall continue to work with the various stakeholders to ensure that existing facilities and resources of institutions such as schools are available for the recreational and leisure activities of the entire population.
- (10) It shall be the intention of Council to work with the Provincial and Federal Governments along with various stakeholders to have a new Civic Centre built within Town limits. Council shall also consider identifying lands around the Civic Centre for additional recreation facilities.
- (11) Council shall continue to work with the Covered Bridge Golf and Country Club to provide residents with winter recreational opportunities.

8.3.2 Lands for Public Purpose

- (1) Council shall acquire land for public purposes through the subdivision process, as required by the *Community Planning Act*.
- (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
 - (a) the potential for recreational lands to assist with protecting the environment and as a climate change adaptation tool.

9.0 NATURAL 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 that include initiatives such as designating land to protect the natural environment.

9.1 Goal

To protect and enhance the natural environment and to encourage development that employs measures to minimize impacts on the natural environment.

9.2 Objective

- (1) To protect areas of significant scenic, environmental and wildlife habitat value.
- (2) To encourage development that incorporates sound principles to protect the natural environment.
- (3) To encourage community awareness of the environmental challenges facing the Town and the planet and engage their participation in incorporating sustainable practices into their daily lives.
- (4) To encourage the implementation of energy efficiency, water conservation and recycling.

9.3 Policies

- (1) Council shall use the Open Space Zone to protect:
 - (a) areas along watercourses;
 - (b) areas with flooding risk;
 - (c) areas with significant development constraints;
 - (d) significant natural habitat;
 - (e) other areas of open space value; and
 - (f) wetlands.
- (2) It shall be the intention of Council to designate all undeveloped lands within 30 m (98.4 ft) of the edge of the Becaguimac Stream, Saint John River and other watercourses as Open Space and restrict development in these areas.
- (3) 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.
- (4) Council shall protect the water quality of local streams, rivers and significant wetlands by ensuring that all necessary Provincial approvals, including setback regulations from water courses and significant wetlands, have been obtained prior to the issuance of a building permit for development projects.
- (5) Further to policy 8.3.2 when the Town acquires land through the subdivision process or through negotiation, it shall be the intention of Council to give a priority to the following:
 - (a) acquiring land adjacent to any watercourses;
 - (b) acquiring land adjacent to any floodplain, or natural wetland;
 - (c) acquiring land that contains any environmentally sensitive features.
- (6) It shall be a priority of Council to actively participate and promote energy conservation efforts, including renewable energy mechanisms within the community such as, wind power and solar energy as well as building design and orientation.
- (7) Council will continue to monitor the impact of climate change and, where necessary, introduce new standards and operational approaches to reduce potential climate change impacts.
- (8) Council shall endeavor to protect the quality of the Town's ground water supply. Specifically, Council shall:

- (a) Implement measures to protect the Town's water supply;
 - (b) Seek to limit unserviced development;
 - (c) Encourage the provincial departments of Health and Wellness and Environment to enforce rigorous standards to protect ground water.
- (9) Given the sensitive nature of the old high school site, Council shall zone this site as Open Space to prevent any substantial development from occurring without studies and consideration being given through the rezoning process.
- (10) Council shall encourage the retention of mature, natural tree growth in new developments along with landscaping of the development site.
- (11) It shall be the intention of Council to consider the planning of street trees along existing streets within the Public Right-of-way.
- (12) It shall be a policy of Council to limit development on slopes steeper than 30 percent.

10.0 RURAL

Rural lands have development limited to agricultural forestry and resource uses. These lands also constitute the potential future development area for the Town. Given the limited amount of developable land within Town boundaries, it is undesirable to allow additional rural residential forms of development to occur within existing boundaries. Should the Town be successful in expanding its boundaries to include areas west of the Saint John River then it may become necessary to permit rural residential development until a time when water and sewer infrastructure can be extended to the area.

10.1 Goal

To permit existing agriculture uses to continue and to preserve land for future development within the Town.

10.2 Objectives

- (1) To allow existing agricultural operations to continue.
- (2) To preserve lands for future development.

10.3 Policies

- (1) In areas designated Rural on the Future Land Use Map, it shall be a policy of Council to permit agricultural uses, pits and quarries and recreational development through the establishment of the Rural Area (RA) Zone. Council shall only permit single-family dwellings as an accessory use to any permitted agricultural use.
- (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.

11.0 TRANSPORTATION

Currently, roadways in Hartland are generally in good condition and are upgraded on an ongoing basis with the Town being responsible for the maintenance of the majority of roadways and sidewalks. Other components of the Municipal Plan that influence transportation within the Town include policies related to parking and loading area requirements for new developments.

11.1 Goal

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

11.2 Objectives

- (1) To provide a roadway network that provides safe and efficient traffic flow in the Town.
- (2) To upgrade the Town’s transportation network on an ongoing basis.
- (3) To provide a network for non-motorized travel in the Town including modes such as walking and cycling.
- (4) To ensure adequate parking is provided in conjunction with new developments.
- (5) To promote active transportation in the Town.

11.3 Policies

11.3.1 Roadway Policies

- (1) Council shall provide and maintain a roadway network to meet transportation needs within Hartland. The Town’s roadway network will utilize the following roadway hierarchy in accordance with Table 11.0:
 - (a) Arterial streets – Roadways whose function is the movement of large volumes of vehicular traffic. These routes typically connect with collectors and other arterial roads.
 - (b) Collector streets – Roadways with a dual function of providing access to adjoining properties and moving traffic between local and arterial roads.
 - (c) Local Streets – Roadways whose main function is to provide direct access to individual properties. These roads generally accommodate low volumes of traffic, carry the traffic short distances and connect with other local and collector roads.

	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

Table 11.0 – Roadway Design Characteristics						
	Locals		Collectors		Arterials	
	Residential	Industrial / Commercial	Residential	Industrial / Commercial	Minor	Major
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 - 45	

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

Notes: Arterial right of way widths of 20 m (65.6 ft) are applicable to retrofit conditions only. Wider rights-of-way are often required to accommodate facilities such as bicycle lanes and landscaping.

- (2) It shall be the intention of Council to designate the following collector roadways within the Town: Rockland Road, Main Street, McLean Avenue, and Cloverdale Road.
- (3) It shall be a policy of Council to enforce the minimum right-of-way standards as outlined in Table 11.0 in future street construction.
- (4) It shall be a policy of Council to prepare and update annually a five-year plan for the upgrading of local streets and to undertake a street upgrading program in accordance with the five-year plan. These improvements should also be coordinated with the ongoing improvements to the water, sanitary sewer and stormwater infrastructure.
- (5) It shall be the intention of Council to pursue any available funding from senior levels of government for expansions or upgrades to the Town’s transportation and roadway network.

11.3.2 Parking Policies

- (1) It shall be a policy of Council to ensure off-street parking is provided for new developments in accordance with the provisions of the zoning by-law.
- (2) Where the required amount of off-street parking cannot be provided, it is proposed that Council require that cash-in-lieu of parking be paid by the developer. The Town shall keep such fees in a reserve fund to be used for providing parking.
- (3) It shall be a policy of Council that loading and unloading areas be provided for new developments in commercial and industrial areas in accordance with standards provided in the Zoning By-law.

11.3.3 Pedestrian and Non-motorized Transportation Policies

- (1) It shall be a policy of Council that sidewalks are installed on collector streets in new developments and on those local streets that serve schools, community facilities and commercial areas. As funding permits, Council shall provide sidewalks along existing collector roadways where they are not currently provided in conjunction with future roadway and infrastructure upgrades.
- (2) It shall be a policy of Council to encourage, where possible, the development of a trail network in conjunction with new residential subdivisions.
- (3) It shall be a policy of Council to provide pedestrian crosswalks at major roadway intersections and along future collector streets where warranted.
- (4) It shall be a policy of Council to consider developing infrastructure to support active transportation when resurfacing and reconstructing existing roads and constructing new roads.

12.0 MUNICIPAL INFRASTRUCTURE

The Town of Hartland provides Municipal infrastructure within the Town. This includes the Municipal water supply and distribution system, storm water collection and wastewater collection and treatment. Key components of municipal infrastructure within the Town include:

- Water Supply and Distribution - Water for the Town is supplied via wells located on the former high school site and Maple Street. These wellfields have been delineated but are not yet designated under the *Clean Water Act*. Pumping and storage facilities are located on MacLean Avenue and Rockland Road.
- Wastewater Collection and Treatment - Wastewater from the Town's sanitary sewer system is treated via an aerated lagoon.
- Stormwater Collection – Storm water is currently collected through a series of storm sewers and ditches.

Solid waste management in the Town involves collection of solid waste by a private contractor with the waste hauled to a transfer station operated by the Valley Regional Solid Waste Commission.

12.1 Goal

To maintain the Town's water, sanitary sewer, solid waste disposal and storm water management services and work with developers regarding their provision of municipal services in new developments.

12.2 Objectives

- (1) To maintain a Municipal water supply and water distribution system to provide water of adequate quality and quantity to meet domestic demands and required fire flows.
- (2) To provide sewage collection and treatment facilities for the Town.
- (3) To provide separate sanitary and storm sewers within the Town.
- (4) To provide storm sewer systems throughout the Town as streets are upgraded.
- (5) To provide solid waste collection services and to work with the Valley Regional Solid Waste Commission to increase waste diversion.

12.3 Policies

12.3.1 General Infrastructure Services Policies

- (1) It shall be the intention of Council to pursue any available funding from senior levels of government for expansions or upgrades to the water, sanitary sewer and storm sewer systems.
- (2) Council shall ensure that continued upgrades of the water, sanitary sewer and storm sewer systems occur to replace deficient sections of the Town's infrastructure.
- (3) Council shall ensure that the impacts of proposed new development projects on the Town's water, sanitary sewer and storm sewer systems are assessed.
- (4) Council shall seek to coordinate upgrades to the water, sanitary sewer and storm sewer systems with roadway upgrades in the Town.
- (5) It shall be the intention of Council to require that the provision of all new public infrastructure associated with new developments will be the responsibility of the developer.

12.3.2 Water System Policies

- (1) Council shall seek to replace sections of the Town's water distribution system where smaller diameter water mains restrict available fire flows.

- (2) Council shall ensure that efforts are made to protect the Town's water supply from contamination and shall work with the Provincial Department of Environment in this regard.

12.3.3 Wastewater System Policies

- (1) Council shall ensure that the Town's wastewater treatment facilities process wastewater in accordance with Provincial Department of Environment standards.
- (2) Council shall ensure that adequate reserve capacity exists for the treatment of wastewater prior to approving new developments.
- (3) Council shall ensure that combined storm and sanitary sewers are separated as part of the Town's ongoing infrastructure improvements.

12.3.4 Stormwater Management Policies

- (1) Council shall ensure that combined storm and sanitary sewers are separated as part of the Town's ongoing infrastructure improvements.
- (2) Council shall protect the water quality in watercourses by ensuring that all necessary provincial approvals including wetland and watercourse setbacks, have been obtained prior to issuance of building or development permits.
- (3) Council shall encourage alternative methods of storm water storage management such as grass swales, parking lot storage and other techniques that decrease run-off.

12.3.5 Solid Waste Management Policies

- (1) Council shall continue to have representation on the Valley Regional Solid Waste Commission allowing it to provide input into future planning and decisions regarding waste collection, diversion initiatives and disposal.
- (2) Council shall work with the Commission to improve the amount of materials being recycled and other waste stream diversion initiatives.

13.0 UTILITIES

Private and public corporations provide utilities such as electricity and telephone services that have impacts on adjacent land uses. These impacts can be minimized through careful planning of the location and site design of the facilities.

13.1 Goal

To work with private and public utilities in the provision of services such as electricity and telecommunications so that the impacts of their facilities on adjacent land uses and the environment are minimized.

13.2 Objectives

- (1) To minimize the conflicts between public and private utility uses, adjacent land uses and the natural environment.

13.3 Policies

- (1) It shall be a policy of Council to permit communication and utility uses in all zones.
- (2) It shall be a policy of Council that the location of electrical and communications utilities to serve new developments should be at the discretion of the developer and utility company. Above ground utilities should be located to minimize their visual impact, with rear lot servicing for above ground utilities implemented where feasible.
- (3) When the utility companies are proposing new facilities, such as transmission lines, sub stations or switching facilities, it shall be a policy of council to encourage the utility company to undertake consultation with area landowners.

14.0 PROTECTIVE SERVICES

The Hartland Fire Department provides fire protection services, with policing services provided through a contract with the RCMP.

No major issues were identified with criminal activity within the Town, although it was noted programs for youth could play a role in decreasing activities such as vandalism by youth.

Issues pertaining to fire protection include the need for ongoing equipment replacement and upgrades along with ongoing improvements to the Town's water distribution system.

14.1 Goal

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

14.2 Objectives

- (1) To provide an adequate level of fire protection services to all residents and businesses with Hartland.
- (2) To provide an adequate level of police service and protection through the provision of policing services by the RCMP.
- (3) To maintain a safe community environment.

14.3 Policies

- (1) It shall be a policy of Council to ensure that the fire fighting and emergency response functions of the Fire Department are maintained to ensure that residents and businesses in Hartland are well served.
- (2) It shall be a policy of Council to provide ongoing capital funding for the replacement of fire department equipment.
- (3) It shall be a policy of Council to continue to undertake improvements to the Town's water distribution system to provide adequate fire flows within the Town.
- (4) It shall be a policy of Council to continue to work with the RCMP to ensure policing services are provided to meet the Town's needs.
- (5) It shall be a policy of Council to support local groups that are working to improve safety within the community such as Neighbourhood Watch programs.
- (6) It shall be a policy of Council to seek to reduce emergency response times and ensure alternative access points when planning new roads or evaluating development proposals.

15.0 CULTURE AND HERITAGE

Structures of historic and natural significance within Hartland should be preserved and maintained as they provide a link to the region's settlement, and provide insight into the Town's Past.

15.1 Goal

To protect cultural and historic resources within Hartland.

15.2 Objectives

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

15.3 Policy

(1) It shall be a policy of Council to promote Hartland's heritage through the recognition and retention of buildings/ areas within the Town that have a known historical significance.

16.0 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 involves ongoing improvements to the existing infrastructure and municipal facilities.

Also, the Town recognizes that though every attempt will be made to create regulations that seek to achieve the objectives and policies of the Municipal Plan, it also recognizes that during the course of the next five years there will be a need to monitor the progress of its implementation. The monitoring will have the function of identifying the changes in the market/environment and technological developments that may benefit the community while also gauging if future development is succeeding in meeting the objectives. In this context it will be important to set up a monitoring system of the measuring the success or challenges the different regulatory instruments are creating and identify solutions in order to enable well managed growth and development.

16.1 Goal

To require that all future development be carried out within the general intent of the policies of the Municipal Plan and to monitor the ability of the Plan and associated by-laws in regulating development.

16.2 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.
- (5) To monitor the implementation of the Municipal plan and associated by-laws that may influence achieving the objectives set out in this plan.

16.3 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 Plan by means of powers conferred upon Council and the Planning Advisory Committee by the Municipal 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 that 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.

- (4) It shall be the intention of Council to monitor planning applications and development activity to:
- (a) ensure that Plan recommendations requiring Council direction are implemented; and
 - (b) evaluate the effectiveness of the Plan and associated by-laws over time.

17.0 REPEAL AND TRANSITION

- (1) By-Law B-10, Town of Hartland Municipal Plan By-Law, enacted on April 4, 1983 and all amendments, are hereby repealed.
- (2) The repeal of By-Law B-10, Town of Hartland 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: January 12, 2009

READ SECOND TIME: February 2, 2009

READ THIRD TIME AND ENACTED: February 2, 2009

Mayor

Town Clerk

**APPENDIX A
5-YEAR CAPITAL PLAN**

**Town of Hartland
5-Year Capital Program
2009 – 2013
(in \$000's)**

	2009	2010	2011	2012	2013
<u>Infrastructure Program</u>					
Sidewalks	184	140	23	68	44
Roads	-	50	50	70	70
Water	-	-	-	150	100
Sanitary Sewer	23	-	-	-	-
Building	-	-	6,300	-	-
Total	207	190	6,373	288	214
<u>Equipment</u>					
Public Works	-	-	275	-	-
Fire	-	-	-	225	-
Total	-	-	275	225	-
Total Capital Program	207	190	6,648	513	214

<u>Year</u>	<u>Project</u>	<u>Cost</u>
2009	Replace concrete curb and gutter and reinforced sidewalk on the north side of Rockland Road from McLean Avenue to the 2006 sidewalk construction (approx. 485 metres)	\$184,000
	Install new control panel at lower Main Street Wastewater Pumping Station	\$ 23,000
2010	Replace concrete curb and gutter and reinforced sidewalk on the north side of Rockland Road from High Street to Rockland Road (approx. 365 metres)	\$140,000
	Resurface McLean Avenue from the Co-op Road to Walton Court.	\$ 50,000
2011	Install concrete curb and asphalt sidewalk on Hillcrest Avenue from High Street to Elm Street (approx. 95 metres)	\$ 23,000
	Resurface McLean Avenue from Walton Court to Cloverdale Road.	\$ 50,000
	Construction of new recreation complex to replace existing arena.	\$6.3 million

2011	Purchase of new Public Works equipment – truck, plow truck and sidewalk plow.	\$275,000
2012	Install concrete curb and sidewalk on Hillcrest Avenue from Elm Street to McLean Avenue (approx. 290 metres)	\$ 68,000
	Install new asphalt surface on Hagerman Street and resurface one half of Hillcrest Avenue (approx. 0.33 km)	\$ 70,000
	Install new 250mm water main from Rosedale Drive to the Industrial Park.	\$150,000
	Purchase of new fire department equipment.	\$225,000
2013	Install concrete curb and sidewalk on Hillcrest Avenue from McLean Avenue to Clark Street (approx. 185 metres)	\$ 44,000
	Install new asphalt surface on Birmingham Street and resurface the remainder of Hillcrest Avenue (approx. 0.327 km)	\$ 70,000
	Replace water mains on Monty and Elm Street.	\$100,000