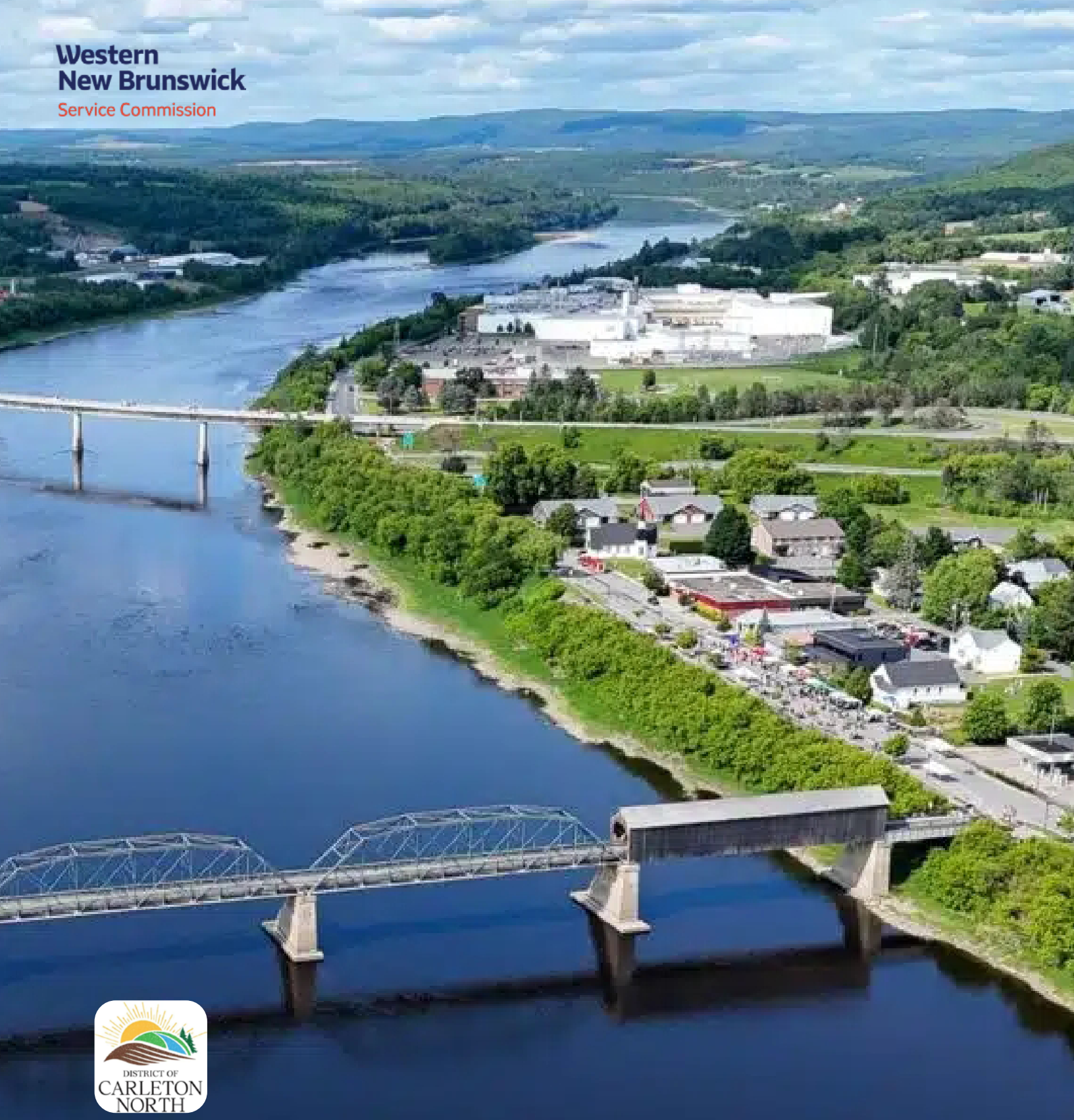
Western
New Brunswick
Service Commission



DISTRICT OF
CARLETON
NORTH

DISTRICT OF CARLETON NORTH
MUNICIPAL PLAN

BY-LAW #P-01

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1 ADMINISTRATION

This Municipal Plan has been prepared in accordance with Sections 24 to 27 of the Province of New Brunswick's Community Planning Act, SNB 2017, c. 19 (the "CPA"). The CPA requires municipalities to prepare a Municipal Plan to guide decisions affecting land use. Section 27 of the CPA explains that the adoption of a municipal plan does not commit a municipality or the Province to undertake a proposal outlined in the plan but shall prevent the municipality from undertaking a development in a manner that is inconsistent with a proposal or policy outlined or suggested in the plan.

A Municipal Plan is a living document and may be amended from time to time as determined to be appropriate by Council. The Municipal Plan is implemented through actioning the policies that lie within and through the Zoning and Subdivision By-laws. Should a conflict exist between the Municipal Plan and the Zoning or Subdivision By-law, the Municipal Plan prevails.

1.1 Title

This document may be referred to as the District of Carleton North Municipal Plan By-law #P-01 and shall be abbreviated throughout this document as "the Plan".

For ease of reading, the District of Carleton North is abbreviated throughout this document as "the District".

1.2 Area of Coverage

The statements of policies contained within the Plan apply to all areas within the District of Carleton North municipal boundary as outlined in regulation 2022-50 of the *Local Governance Act*.

1.3 How to Read the Plan

The Plan can be read in sequential order, from start to finish or readers can seek out information by section. The Plan is presented in the following sections for ease of reading:

Section 1: Administration

This section explains the legislative framework that requires the District to have a municipal plan and the sections whereby the Plan is adopted by District Council.

Section 2: Introduction

This section provides an overview of the process undertaken to create the Plan. It details the community's vision for development and outlines the objectives to be undertaken to achieve that vision.

Section 3: Land Use Designations and General Land Use Policies

This section presents the District's land use designations and details the general approach to land use that will be used to achieve the community's vision. The land use designations are visually represented in Schedule A, the Future Land Use Map.

As of the adoption of the Plan, the District's development process is facilitated by the Western NB Regional Service Commission (the Commission). The Commission will use Section 3 of the Plan to facilitate development throughout the District.

Sections 4-12: General Policies

Section 4 through 12 of the Plan provide the general approaches to Economic Development, Housing, Recreation, the Environment and Climate Change, Transportation, Infrastructure, Culture, Heritage and Tourism, as well as direction on the implementation of the Plan. These sections provide policy direction that supports Council achieving the Plan's vision and objectives in line with the community's expectations.

These sections are the responsibility of Council and are implemented with the support of its committees and partners.

2 INTRODUCTION

2.1 Community Context

The District of Carleton North (the District) is a culmination of many communities, places and spaces. In 2023, the Villages of Bath and Centreville, the Town of Florenceville-Bristol, the local service districts of Glassville, Upper Kent, Wicklow, Wilmot, Lakeville, Aberdeen and portions of the local service districts of Kent, Simonds and Peel were restructured under a single municipality. Although unified under a single local government, the District remains a collection of unique communities with individual identities. These unique characteristics will drive the District to be a leader in the region and charter a path to thoughtful and balanced growth during a time of unprecedented change.

The Municipal Plan (the Plan) is the primary guiding policy document for the District. The Plan is a result of work since 2023, when an initial background study was completed. Three open houses collected early feedback from residents, and after a draft plan was created in 2024 three additional openhouses were conducted within the Village of Centreville, Village of Bath, and Florenceville-Bristol. The Plan directs representative decision making regarding the management and development of lands over the next 10 years. It is intended to support efficient and sustainable land use development that results in a high-quality of life for all residents of the District.

2.2 Municipal Plan Vision and Objectives

A vision for the District was created using the community and stakeholder feedback collected during the Plan process. The vision is intended to be an aspirational statement describing where the community will be in 10 years after successful implementation of the Plan. It focuses on ensuring a high-quality of life for residents and managing future growth and development through the application of a policy framework that preserves natural resources, enhances economic development opportunities and respects the community's unique cultural heritage.

2.2.1 Municipal Plan Vision

The District of Carleton North is a network of communities that embrace their history while seeking opportunities to define their future together. The District champions its rural and small town character and stewards a flourishing arts and culture scene, unmatched natural assets and iconic landscapes. It is a place of friendly neighborhoods and a thriving rural economy where all residents enjoy a high-quality of life.

2.2.2 Municipal Plan Objectives

The Plan objectives direct a path to achieving the community's vision for the District. The statements below describe the general steps to shepherd the District into a sustainable and successful future.

1. Provide for orderly development without compromising the needs and values of the community;
2. Facilitate a development framework that respects the rural and village character of the area while embracing opportunities for innovative approaches to development;
3. Identify opportunities for gentle increases in density on lands serviced by municipal infrastructure;
4. Support high-quality economic development
5. Facilitate a community that allows residents to age in place;
6. Support the continued success of the local agricultural industry; and
7. Foster a culture of trust through a predictable and transparent development processes.

3
LAND USE DESIGNATIONS AND GENERAL POLICIES

The following sections describe the different land use types within the District. Lands are organized into land use designations and depicted on the Future Land Use map in Schedule A. These land use designations reflect the existing and historical use of lands while providing for reasonable expansion and flexibility through identifying projected land use. Land use designations are broad, generalized descriptions that provide the direction for detailed development standards and regulations in the Zoning By-law.

LU-1 Council shall adopt the Future Land Use Map (Schedule A) to direct future development that supports the community's vision for the District.

LU-2 Council shall ensure all proposed development is in keeping with the Zoning, Subdivision, and any other District by-laws deemed relevant to assessing a development application.

LU-3 Council shall consider passive recreation such as walking and nature trails, playgrounds, and municipal utilities in any land use designation and shall provide for their appropriate siting through provisions in the Zoning By-law.

LU-4 Council shall provide for the appropriate siting of cemeteries and crematoria through provisions of the Zoning By-law, as required by the *Community Planning Act*.

LU-5 Council shall, in conformance with the *Community Planning Act*, ensure any land use existing at the time of adoption of this Plan, that does not conform to this Plan and is subsequently a non-conforming use in the Zoning By-law, 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 discontinued for a consecutive period of 10 months, then any re-use must conform to the Municipal Plan and Zoning By-law

LU-6 Council shall encourage growth and development that is efficient and compatible with existing development, and incorporates sound environmental planning principles by:

1. concentrating new growth in areas that can be adequately serviced and properly planned;
2. encouraging development in areas that would be contiguous to, or infilling between, existing built-up areas;

3. promoting mixed-use developments that incorporate two or more land uses such as commercial and residential in appropriate areas of the District such as along Main Street and other established mixed-use areas;
4. requiring buffer areas and site designs that mitigate the impacts of industrial uses, large scale commercial and institutional uses on residential areas;
5. discouraging development in physically unsuitable or environmentally sensitive areas; and
6. restricting large-lot residential, commercial or mixed-use development in rural and unserviced areas.

3.1 Rural Land Use Designation

The Rural land use designation makes up the majority of the District's geography. These areas include a broad variety of lands uses including agricultural, resource and residential land uses. The intention of the Rural land use designation is to ensure the continuation and prioritization of the rural development pattern. It directs a permissive approach to land use to accommodate and protect the rural way of life that contributes to the identity of the community.

Rural Land Use Designation Objectives:

1. Encourage the preservation of rural character
2. Prioritize the preservation of agricultural lands
3. Encourage a mix of land uses that are compatible with rural areas
4. Limit suburban encroachment.

LU-7 Council shall create the Rural land use designation on the Future Land Use map in Schedule A.

LU-8 Council shall provide for a broad range of land uses, including yet not limited to: agriculture, resource extraction and processing, residential and commercial uses that are compatible with and typical of the established rural development pattern found throughout the District, through appropriate and flexible land use provisions in the Zoning By-law

LU-9 Council shall preserve agricultural land uses at a variety of scales through appropriate provisions in the Zoning By-law.

LU-10 Council shall identify prime agricultural areas through Schedule B: Prime Agricultural Areas Map and encourage agricultural uses within these areas.

LU-11 Council shall provide for a broad range of secondary and accessory uses in the rural areas through provisions in the Zoning By-law to accommodate the multi-use nature of the existing development pattern.

LU-12 Council shall ensure residential development within the Rural land use designation considers a broad variety of accessory, secondary, and incidental uses aligned with the rural way of life, including the keeping of livestock, cultivation of land, and storage of equipment through provisions in the Zoning By-law.

LU-13 Council shall encourage seasonal residential-type uses, campground uses, and outdoor recreation-type uses to be located within the Rural land use designation through appropriate provisions in the Zoning By-law.

LU-14 Council shall explore an approach to private road standards in the Rural land use designation through appropriate standards in the Subdivision By-law.

LU-15 Council shall provide a framework for industrial development in rural areas through provisions in the Zoning By-law, including accommodation for pits and quarries and moderate to heavy industrial uses.

LU-16 Council shall consider more intensive industrial development through the rezoning process directed through the Zoning By-law.

LU-17 Council shall permit more than one main building on a lot in the rural areas through appropriate provisions in the Zoning By-law, so long as the additional main buildings do not prejudice the future development of the remaining lot.

3.2 Community Node Land Use Designation

The Community Node land use designation is applied to the built-up areas of the District. Serviced lands, areas that were central to former villages, concentrations of developed land, and areas that are positioned for increased land use intensity form the Community Node land use designation. These areas are intended for a more compact development form and encourage a mix of commercial, residential, and industrial land uses. This broad land use designation is intended to capture the settlement areas of the District and ensure future growth is directed to areas where amenities exist. This further protects the rural areas from suburban encroachment.

Objectives:

1. Provide a framework for a broad range of housing types
2. Encourage density where municipal services exist
3. Direct a permissive and adaptable approach to housing
4. Ensure the continued vibrancy and resiliency of the community and village centres
5. Support mixed-use development in central spaces

6. Ensure concentrations of commercial development are identified and their continuation supported
7. Support existing areas of industrial development
8. Identify areas for industrial expansion
9. Provide a framework for evaluating future industrial development
10. To provide adequate and right-size recreation amenities for all residents
11. To identify lands appropriate for passive recreation opportunities throughout the District

LU-18 Council shall create the Community Node land use designation on the Future Land Use Map in Schedule A.

LU-19 Council shall apply the Community Node land use designation to the settled areas of the District and include additional lands beyond the settled areas to accommodate a reasonable level of future growth.

LU-20 Council shall prioritize the infilling of the lands within the Community Node before approving development that would intensify the rural areas.

3.2.1 Residential Development in the Community Node Land Use Designation

LU-21 Council shall provide for a broad range of housing types within the Community Node Land Use Designation through permissive and flexible land use provisions in the Zoning By-law.

LU-22 Council shall provide for secondary dwelling units in all residential zones through provisions in the Zoning By-law.

LU-23 Council shall encourage new residential development, including infill development, to consider the scale, form, and character of the existing neighbourhood in its design.

LU-24 Council shall provide for a broad range of land uses that are compatible with residential development and support the livability of the District's neighbourhoods, such as daycares, supportive housing, small-scale commercial uses, home occupations, home industry, and recreation amenities through appropriate provisions in the Zoning By-law.

LU-25 Council shall encourage new residential development that is proposed adjacent to agricultural lands, industry, commercial, or institutional uses to include buffering or screening as part of the site design.

LU-26 Council shall apply the Community Node Designation to established residential neighbourhoods, areas identified for future serviced residential subdivisions, and areas with concentrations of residential development on smaller lots along collector and arterial highways.

LU-27 Council shall accommodate high-density housing types in the Community Node land use designation through appropriate provisions in the Zoning By-law

LU-28 Council shall amend the Zoning By-law to accommodate a proposal for residential development in the Community Node land use designation only if satisfied that the proposal:

1. Is in keeping with the intention of the Plan;
2. Can be reasonably serviced and maintained by the District;
3. Is in keeping with the land use context of the general area;
4. Does not contribute to or exacerbate previously identified traffic hazards; or
5. Has considered opportunities to connect to the public trail network.

LU-29 Council shall encourage more dense housing types, such as multi-units, to be located on lands currently serviced by municipal infrastructure or where extension of these services is reasonably feasible. The extension of municipal services shall be at the cost of the developer.

LU-30 Council shall encourage gentle increases in density on lands adjacent to established lower density residential neighbourhoods to ensure a transition between development forms.

3.2.2 Mixed-Use and Commercial Development in the Community Node Land Use Designation

LU-31 Council shall provide for a mixture of commercial and residential uses within the Community Node land use designation through provisions in the Zoning By-law.

LU-32 Council shall encourage lands within the Community Node land use designation to continue the established mixed-use development pattern typical of a village or town centre and ensure these areas continue as the vibrant hubs of the community.

LU-33 Council shall encourage the implementation of high-quality design standards along Main Street, Florenceville, near the intersection of Curtis Road and Main Street in Bristol, and other areas identified by Council, which keep with the established land use pattern and ensure these area continue to evolve into the District's central neighbourhood.

LU-34 Council shall create a District Centre zone in the Zoning By-law, permitting a broad range of uses that support that area being the cultural and entrepreneurial heart of Carleton North.

LU-35 Council shall create a Local Centre zone in the Zoning By-law to ensure the continued investment in the former villages of Bath and Centreville's mixed-use village centres.

LU-36 Council shall encourage special events and festivals to be hosted in the Community Node land use designation.

LU-37 Council shall encourage high-quality infill along the Main Street in the District Centre zone, encouraging new development to be complementary in style and scale to the existing development pattern.

LU-38 Council shall explore opportunities to develop and implement design guidelines to encourage the continued high-quality look and feel of the District Centre.

LU-39 Council shall encourage the continuation of the commercial and mixed-use character of the District Centre through provisions in the Zoning By-law that limit the encroachment of low-density residential development into the core.

LU-40 Council shall encourage residential dwelling units to be located above the non-residential ground floor within the District Centre zone through the Zoning By-law.

3.2.3 Industrial Development in the Community Node Land Use Designation

LU-41 Council shall permit a broad range of industrial and appropriately compatible uses within the Community Node land use designation through provisions in the Zoning By-law with the intention of limiting potential for offensive and noxious industry that may impact the District's land, air or water.

LU-42 Council shall consider applications for more intensive industrial operations such as pits and quarries, through an amendment to the Zoning By-law.

3.2.4 Parks and Recreation in the Community Node Land Use Designation

LU-43 Council shall encourage a variety of recreation uses, including compatible accessory and secondary uses such as canteens, clubhouses, and storage uses with the Community Node land use designation through provisions in the Zoning By-law.

LU-44 Council shall ensure a variety of passive recreation uses including community gardens, parks, trails, and open space are permitted in every zone in the Zoning By-law.

3.3 Environmental Conservation Land Use Designation

The District is home to substantial natural beauty and the community strongly identifies with the rural character of the area. The Environmental Conservation land use designation provides a framework for protecting the District's most environmentally sensitive features. The land use designation is applied to wetlands area as determined by the Province's environmental data.

Objectives:

1. Identify, protect, enhance, and manage the District's biodiversity and network of significant natural ecosystems
2. Identify areas prone to flood risk or natural hazard to mitigate risks to future development and the natural environment
3. Support community design that adapts to a changing climate

LU-45 Council shall create the Environmental Conservation Land Use Designation on the Future Land Use map in Schedule A.

LU-46 Council shall establish a Watercourse and Wetland (WAWA) Overlay zone in the Zoning By-law and apply it to features identified in the NB Department of Environment and Local Government Reference Map (latest version).

LU-47 Council shall ensure new development within the Environmental Land Use Designation is limited to passive recreation uses such as trails, observation areas, boardwalks, and other structures designed to provide public access to the natural environment.

LU-48 Council shall accommodate existing agricultural uses within the Environmental Conservation Land Use Designation in alignment with Provincial regulatory framework.

LU-49 Council shall implement a minimum geodetic elevation measurement for habitable space through the Zoning By-law with the intention of reducing impacts to public safety from flooding events.

LU-50 Council shall establish a Flood Risk Overlay zone in the Zoning By-law to ensure development within the 1 in 100 year flood risk area, as determined by the appropriate and best available Provincial data set.

4
A BALANCED APPROACH TO GROWTH

The economic health of the District is a priority of the community. Encouraging a diverse offering of services and employment opportunities supports the sustainability of the community. The following chapter directs a balanced approach to economic development that considers community wellbeing and stewardship as critical components to manageable, long-term growth. Considerations for population growth and retention, ageing in place, growth through a regional lens, and supporting the District's cores are provided in the following policy sections. This framework provides Council with opportunities to explore and encourage programs that take into consideration the District's unique offerings while directing investment to critical initiatives and infrastructure that upholds the character of the community.

4.1 Economic Development and Growth

The resilience of the local economy is critical to the vibrancy of the community. The following policies support Council in their prioritization of business attraction and retention and direct the exploration of partnerships and programs that encourage a strong local economy with diverse employment opportunities. Implementation of the policy framework will continue the District's strong history of being an exceptional place to do business at any scale.

ED-1 Council shall support and advocate for a diversified and resilient local economy.

ED-2 Council shall explore opportunities to enhance their relationship and role with Provincial and Federal business development organizations in an effort to develop a proactive strategy to attract new and retain existing businesses to the District.

ED-3 Council shall work with business owners and entrepreneurs in identifying programs and funding to help them grow or start a business.

ED-4 Council shall work with Provincial and Federal business development organizations, neighbouring communities, and the Regional Service Commission in attracting commercial and industrial operations, and new developers to the region.

ED-5 Council shall explore opportunities to assist in identifying, developing, and promoting business partnership opportunities and the development and growth of small businesses and the service sector.

ED-6 Council shall explore programs to attract new and retain existing businesses and investment.

ED-7 Council shall provide a land use framework that ensures sufficient and appropriate lands are available for a broad range of employment uses.

4.2 Population Growth and Retention

New Brunswick is an ageing province. The District's population is also ageing and the demographics are evolving to create new community needs. Attracting new people to live and work in the District is critical to the long term sustainability of the area. An effort to retain those who currently live in the District -, particularly young professionals, families, and youth -, will be critical to the economic success and quality of life of residents. An approach to exploring innovative programs and services is offered in the policies below.

PGR-1 Council shall explore programs and funding opportunities to support initiatives that will attract new residents to the District.

PGR-2 Council shall explore strategies, including approaches to housing and business attraction, to increase the attraction and retention of families to the District.

PGR-3 Council shall explore opportunities to work with local developers, economic development agencies, government agencies, business owners, landowners, and all levels of government to promote population growth in the region.

4.3 Ageing in Place

Ensuring residents have access to the support and services they need as they age, allows residents to stay in their communities as they enter new stages of their lives. The following set of policies explores opportunities to create a community where older adults can age in place with comfort and confidence.

AP-1 Council shall explore the development of an age-friendly community strategy.

AP-2 Council shall explore funding opportunities to achieve an age-friendly status.

AP-3 Council shall encourage opportunities to incorporate age-friendly standards in District infrastructure guidelines like accessible sidewalk design, ramps, and public space design.

AP-4 Council shall explore opportunities to enhance public spaces to include appropriate amenities to enhance the comfort and accessibility for older residents.

AP-5 Council shall encourage ageing in place through permitting a variety of residential care uses through the provisions of the Zoning By-law to enable older adults to remain in their homes and communities.

AP-6 Council shall encourage social participation by supporting programming and services that provide older adults opportunities to participate in community activities, recreation programming, volunteer work, and learning initiatives.

4.4 Regional Cooperation

The Western NB Regional Service Commission has a broad mandate that captures a variety of topics that will impact the District and its community partners. The District will support the Commission through supporting the implementation of the Western NB Regional Strategy, the 5-year strategic plan focused on building a culture of collaboration between the regional communities.

RC-1 Council shall ensure continued representation on the Western NB Regional Service Commission board and committees to capture opportunities for regional cooperation.

RC-2 Council shall encourage the implementation of the Western NB Regional Plan through participation in mandate-specific regional committees and subcommittees.

RC-3 Council shall advocate to the Province for a clear and equitable regional funding model that supports sustainable collaboration at a regional scale.

4.5 The District Core and Local Centres

The District is made up of a combination of unique communities, all of which have important central spaces that help form their identity. These central areas are economic and cultural drivers of the District and are identified as clusters of amenities and services that attract residents and visitors. The Florenceville Downtown is the District's centre and has the unique character and high-quality design that supports a variety of small-scale retail and service shops, restaurants and cafes, and residential uses. The former villages of Bath and Centreville also have central areas with concentrations of mixed-use development patterns that are typical of a village centre. These areas have an important role in the economic vitality of the District. The policies offered in this section speak to the importance of maintaining these district and local centres and offer an approach to support them as cultural hubs of the community.

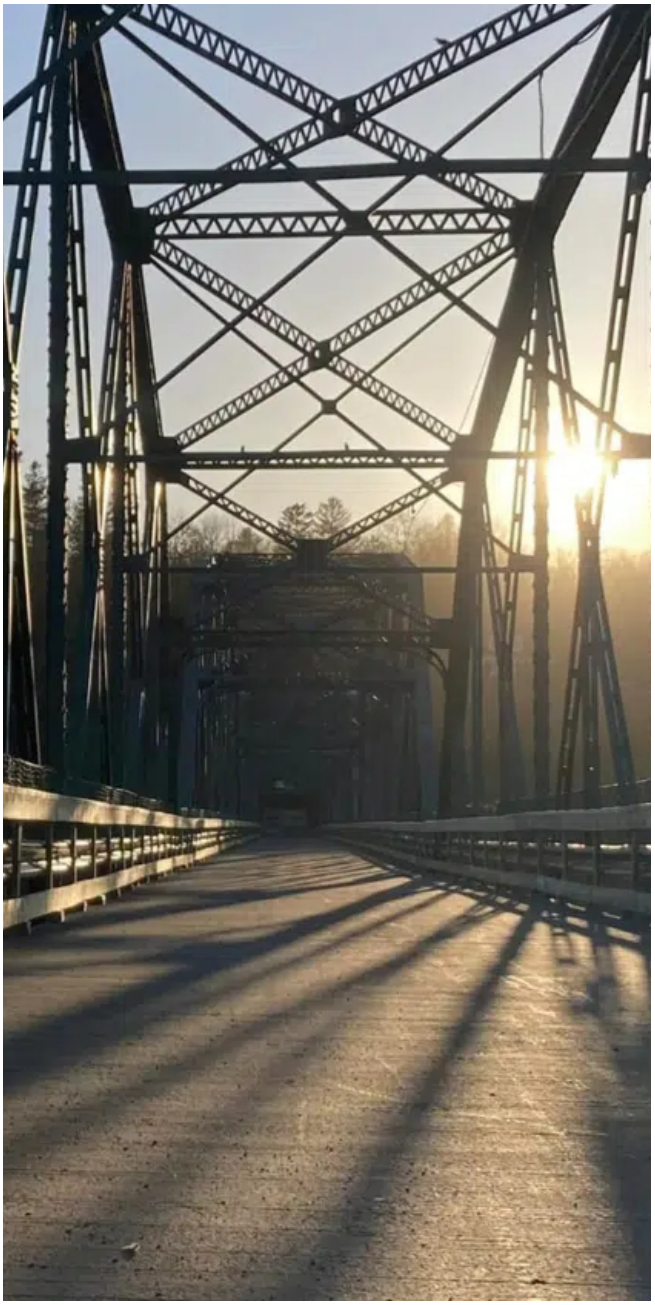
DC-1 Council shall continue to support the Florenceville Downtown as the District's thriving and diverse business and cultural centre.

DC-2 Council shall continue to support the former village centres as critical community assets and explore opportunities to maintain the village character of these areas.

DC-3 Council shall promote the District and Local Centres as vibrant community hubs for cultural and recreational activities including local festivals, markets, and events.

DC-4 Council shall continue to value and preserve the significant architectural heritage in the District and Local Centres, ensure new development is respectful of and contributes to the local character of the area.

DC-5 Council shall explore opportunities to incentivize beautification activities in the District and Local Centres to ensure the continuation of high-quality and inviting central community areas.



5
HOUSING FOR TODAY AND THE FUTURE

As the demographics of the District continue to evolve, housing needs will also continue to evolve. Older adults seeking to age in place, youth looking to rent their first apartment, new residents looking for adequate housing, residents entering the housing market for the first time, employers looking to house staff; all of these categories need to be reflected in the District's housing stock. Housing was identified as a critical priority of the community and questions of how the community will approach housing in the short, medium, and long-term were posed throughout the Plan process. The policy framework presented below sets out a common-sense approach to increasing housing stock over time in the District.

H-1 Council shall encourage the development of a wide variety of housing types to accommodate residents with a variety of incomes and social circumstances.

H-2 Council shall explore opportunities and programs that incentivize affordable housing, including such as rental housing and mixed market housing.

H-3 Council shall advocate to the Province for improved affordable-housing options and programs that would increase the long-term supply of affordable dwelling units within the District.

H-4 Council shall explore opportunities to work with the development community to identify barriers and possible solutions to increasing the local housing supply.

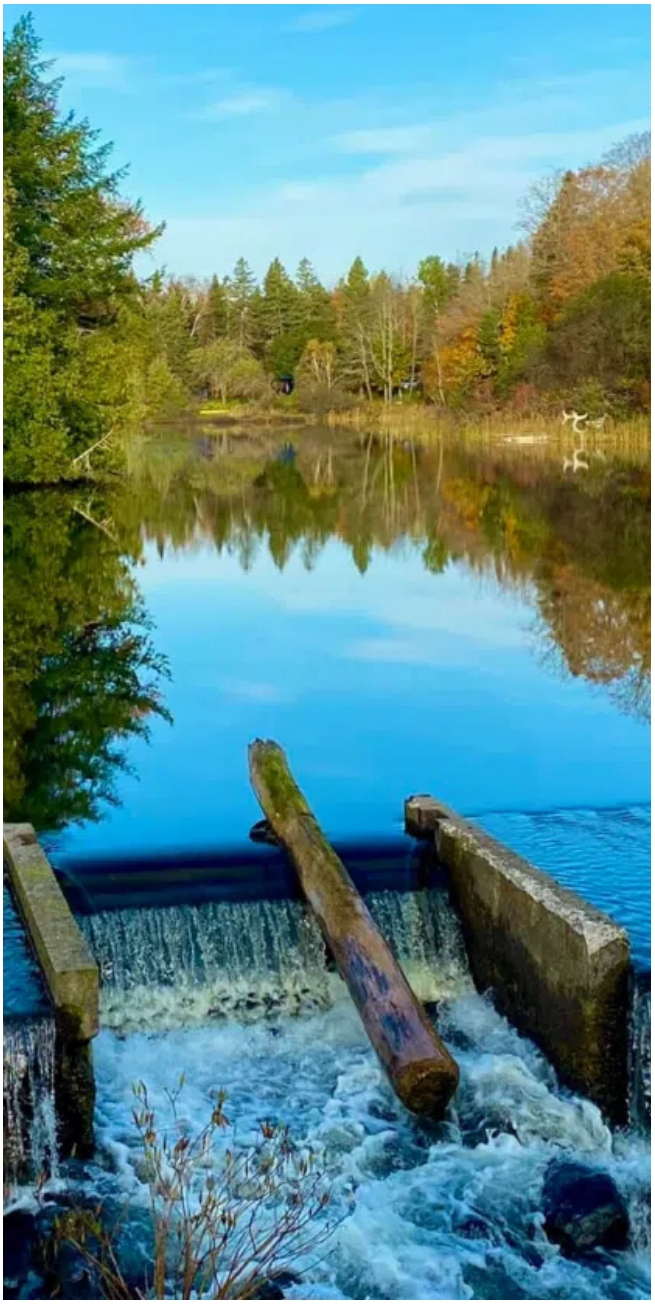
H-5 Council shall encourage and implement flexible development standards in the Zoning By-law that support a variety of housing types including mechanisms to adapt to new and innovative approaches to housing including the conversion of existing housing stock to accommodate additional dwelling units.

H-6 Council shall encourage a range of residential densities throughout the District with the highest density housing types being located in proximity to existing municipal infrastructure services and high-quality transportation connections.

H-7 Council shall explore opportunities to position municipally owned lands to be sold for the purposes of developing medium

to high-density residential development through a defined tendering process.

H-8 Council shall explore opportunities to access Provincial and Federal funding to support infrastructure improvements including increasing system capacity and extending services, that would increase residential development potential.



6
SUPPORTING THE RURAL LIFESTYLE

The District's identity is closely tied to its rural and agricultural roots. The District is home to agricultural operations at every scale, from hobby farms to international-scale industrial operations, and everywhere in between. The policy framework directed in the following section prioritizes the continuation of the rural lifestyle that makes the District a unique place to live through ensuring a permissive framework implemented through the Zoning By-law.

RU-1 Council shall discourage the redevelopment of viable agricultural properties by establishing requirements that limit uses and activities detrimental to agricultural operations.

RU-2 Council shall support local farmers through limiting development on or adjacent to agricultural land that could potentially impact the land's ability to produce agricultural products.

RU-3 Council shall advocate for the rural areas to be developed in a way that is consistent with the existing character and form, with a focus on low-density housing with on-site services and a combination of compatible commercial uses.

RU-4 Council shall limit the extension of municipal water, sanitary, and storm infrastructure into rural areas to limit suburban sprawl and preserve rural character.

RU-5 Council shall explore initiatives that promote the long-term sustainability of local agricultural operations and local food production.

RU-6 Council shall encourage programming and initiatives that support self-sufficiency in food supply.

RU-7 Council shall encourage hobby farming-type uses throughout the District through provisions in the Zoning By-law.

7 COMMUNITY RECREATION AND PROGRAMMING

The District's recreation offerings are a key part of what makes the community a vibrant and exciting place to live. Easy access to nature through proximity to untouched forests, nature trails, and waterways-as well as built facilities like sports fields and recreation complexes-increases the quality of life for residents of all ages. As the District grows, it will be critical for Council to evaluate how to right-size the recreation offerings to be responsive to existing populations while anticipating the needs of future residents. The policies in this section continue the legacy of high-quality recreation opportunities and an enhanced quality of life offered to all residents throughout the District.

CRP-1 Council shall ensure that new or expanded subdivisions provide a range of parks, trails and open spaces, including connections to existing networks and amenities, while preserving significant natural features.

CRP-2 Council shall continue its support for the physical and social development of residents of all ages and needs through thoughtful programming and well-maintained recreation amenities.

CRP-3 Council shall continue to work with the Province of New Brunswick in promoting the shared use of recreational amenities in educational facilities and surrounding properties.

CRP-4 Council shall explore opportunities to develop a series of boat landings in collaboration with neighbouring communities to provide increased access and use of the St. John River for recreational purposes.

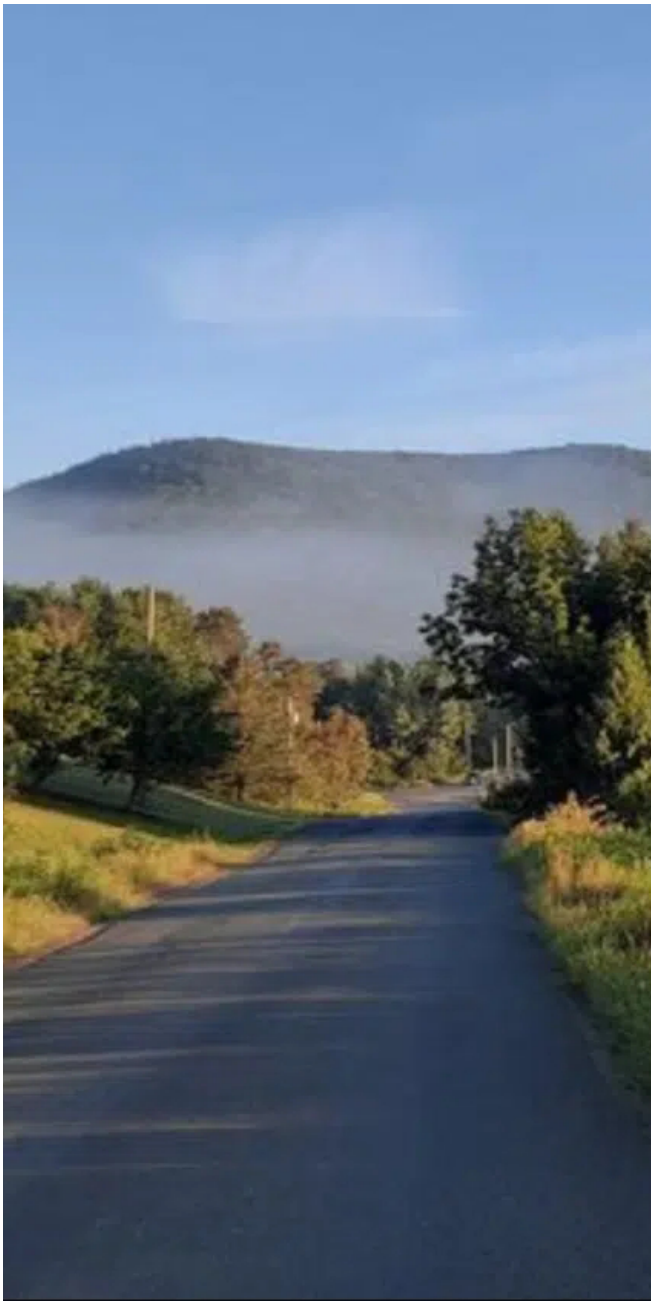
CRP-5 Council shall advocate for continued upgrades and enhancements to the Trans Canada Trail.

CRP-6 Council shall explore the development of an action-oriented recreation master plan that provides strategic direction for recreation programming and assets throughout the District.

CRP-7 Council shall collaborate with its regional partners to explore opportunities to share recreation programming, facility, and resourcing costs.

CRP-8 Council shall consider co-locating a variety of recreation amenities in an effort to create multi-purpose community hubs that enable multiple ages and interests to engage in activities in one space.

CRP-9 Council shall explore the development of a Lands for Public Purposes policy that seeks to acquire lands for extending public trail systems and considers a framework for accepting cash-in-lieu of lands for public purposes to support the maintenance of existing recreation amenities.



8 COMMUNITY SUSTAINABILITY, CLIMATE CHANGE MITIGATION AND PROTECTING THE NATURAL ENVIRONMENT

The natural environment is central to the identity of the District. Residents appreciate the proximity to nature and enjoy easy access to forests and waterways throughout the community. The following policy section outlines the general approach to protecting the District's natural assets, including an approach to climate change mitigation and community sustainability.

CCNE-1 Council shall encourage the incorporation of natural features in new developments.

CCNE-2 Council shall encourage a connected network of natural areas adjacent to the St. John River to ensure continued protection of riparian areas and increased public access to the waterfront.

CCNE-3 Council shall facilitate wildlife movement and habitat protection by conserving, enhancing and promoting wildlife corridors through connecting parks, trails, open spaces, and riparian areas where possible.

CCNE-4 Council shall discourage development that would negatively impact potable water resources.

CCNE-5 Council shall encourage protecting and enhancing biodiversity throughout the District, by encouraging infill development where services exist and using natural features as buffers between settlement areas and open space areas.

CCNE-6 Council shall encourage and promote the planting of native vegetation and trees throughout the District to increase overall tree canopy coverage and to enhance habitat quality.

CCNE-7 Council shall explore forming an environment committee to advise Council on issues and topics related to the local environment.

CCNE-8 Council shall work in conjunction with community groups to promote awareness and protection of the natural environment.

CCNE-9 Council shall encourage the preservation of trees and other vegetation where possible in new developments.

CCNE-10 Council shall encourage the use of natural methods of stormwater management in new larger scale new developments or when an upgrade of a stormwater management system is being considered.

CCNE-11 Council shall discourage development or land use that would negatively impact sensitive environmental areas or natural resources.

CCNE-12 Council shall work with environmental and recreation groups in promoting the preservation and use of the St. John River for recreational purposes.

CCNE-13 Council shall update floodplain mapping to reflect the most current provincial data set when the Municipal Plan and Zoning By-law are up for review.

CCNE-14 Council shall encourage the integration of renewable energy, energy conservation, and innovative energy storage solutions in District development projects to enhance local energy security.

CCNE-15 Council shall explore opportunities to produce, supply, and store energy at the local level.

CCNE-16 Council shall consider the potential impacts of climate change when evaluating and planning new or upgrading existing municipal infrastructure.

CCNE-17 Council shall explore the development of a District Climate Change Adaption Plan.

CCNE-18 Council shall explore opportunities to remediate and redevelop brownfield sites within the District.

9 MUNICIPAL INFRASTRUCTURE AND SERVICES

There are several municipal infrastructure systems managed by the District yet most lands are served by on-site well and septic systems. The responsibility for electrical, communications, and other utilities are facilitated by the District however the responsibility is shared between the service providers and Provincial regulators, with the District facilitating services where possible. Police, Fire, and emergency services are the direct responsibility of the District and ensure effective protection of life, property, and investment. As the District grows and regional cooperation grows with it, capital and operational planning will become increasingly critical to the success of the community. The following policies provide a framework for an efficient and effectively serviced community.

MI-1 Council shall continue to responsibly manage District-owned infrastructure and ensure the expansion of services are considered through a lens of environmental and fiscal sustainability.

MI-2 Council shall ensure infrastructure decisions evaluate and incorporate the state of existing infrastructure, level of service, risk, climate change, protection of the environment, economic growth, and fiscal capacity.

MI-3 Council shall incorporate natural asset management in infrastructure planning and consider the role of riparian buffers, wetlands, vegetated areas, and open spaces in mitigating risks to potable water, air quality, flood protection, climate regulation, and soil quality and stability.

MI-4 Council shall continue to undertake improvements and investment into the District's sanitary sewer collection, treatment, and disposal systems as well as stormwater infrastructure.

MI-5 Council shall ensure, when possible, municipal infrastructure improvements are coordinated with capital roadway upgrades.

MI-6 Council shall review the impacts of new development on existing municipal infrastructure to ensure sufficient system capacity. Any required updates or upgrades shall be at the expense of the developer.

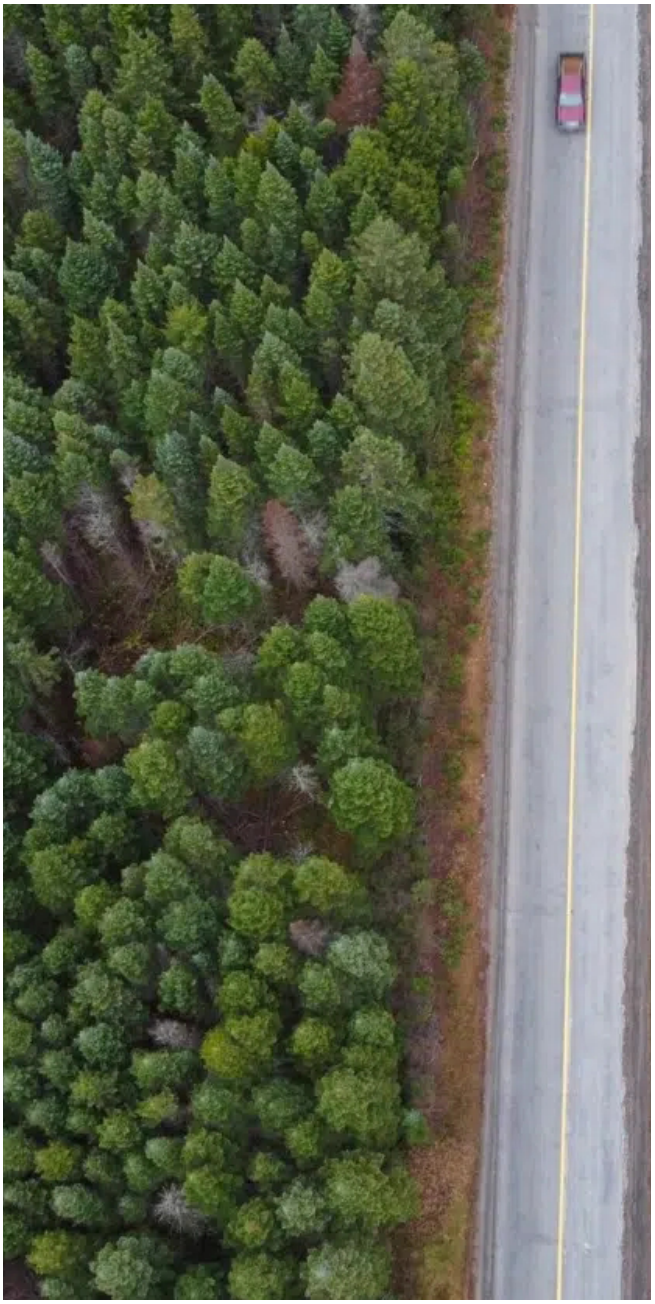
MI-7 Council shall work with electrical and communications utilities regarding the provision of their services while minimizing

impacts of their facilities on adjacent land uses as well as limiting visual impacts.

MI-8 Council shall ensure the continued cooperation with the Commission on the management of the District's solid waste.

MI-9 Council shall explore opportunities to collaborate with the Regional Service Commission on a regional waste management strategy.

MI-10 Council shall ensure the District is equitably served by emergency services including fire and police protection.



10 INTEGRATED MOBILITY

The District has a strong network of Provincial arterial and collector roads. These roads facilitate the movement of people, goods, and services throughout the District. There is increasing interest in incorporating active transportation routes into the existing road network while also creating connections between the road network and existing trails. The following set of policies directs Council to explore a variety of options to increase residents' access to multiple modes of transportation.

IM-1 Council shall encourage and facilitate a multi-modal transportation system, that provides a range of trails, sidewalks, and roadways that connect throughout the District.

IM-2 Council shall encourage areas for walking and cycling to lead from connected residential areas to activity areas like parks, central employment areas, shopping areas, and the District and Local Centres.

IM-3 Council shall collaborate with the Province to enhance the NB Trail and it's active transportation connections to existing transportation networks.

IM-4 Council shall provide a framework for sidewalk requirements through the Subdivision By-law.

IM-5 Council shall encourage the development of community amenities such as recreation facilities or schools to be located in highly walkable areas of the District and consider active transportation in the site design process.

IM-6 Council shall collaborate with the Department of Transportation and Infrastructure to explore opportunities to improve road safety.

IM-7 Council shall explore the development and implementation of a Transportation Master Plan to enhance connectivity throughout the District.

IM-8 Council shall explore opportunities to integrate Active Transportation infrastructure into the design of new roads and roadway improvement projects.

IM-9 Council shall require traffic studies for proposed developments or subdivisions that are proposed in areas of known traffic concerns or where the traffic impacts cannot be reasonably predicted.

11
CULTURE, HERITAGE, AND TOURISM

Celebrating the District as a unique cultural centre with an important history increases the vibrancy of the community while also attracting visitors. District residents are stewards of their cultural heritage and share it through art, festivals, events, and programming. The policies of this section serve to enhance and celebrate the cultural foundations of the District while welcoming new traditions that will support the evolving legacy of the community.

CHT-1 Council shall collaborate with the community and stakeholders to promote the District locally and internationally as a great place to live, work, and play.

CHT-2 Council shall work with the Multicultural Association of Carleton County to support programming and events and celebrate the cultural diversity of the District.

CHT-3 Council shall ensure communications regarding local programming are shared to the broadest audiences to ensure all residents are encouraged to participate in District programming and events.

CHT-4 Council shall continue to support and invest in expanded historical and cultural interpretation opportunities at the Bristol-Shiktehawk site.

CHT-5 Council shall examine economic development opportunities at and around the Shogomoc Railway Site that expand historical and cultural interpretation opportunities.

CHT-6 Council shall encourage and support cultural organizations and stakeholders in creating a strong sense of community and place within the District.

CHT-7 Council shall collaborate with community organizations and stakeholders to foster and grow the local creative community and provide opportunities to share local arts and culture with residents and visitors of the District.

CHT-8 Council shall support the operation of the library, and art gallery and the development of additional cultural programming and facilities to serve District residents and the greater region.

CHT-9 Council shall continue to work in partnership with the community and

stakeholders to beautify existing buildings and public spaces areas with public art and murals.

CHT-10 Council shall support local cultural organizations in obtaining financial aid and professional or technical support from the private and public sector.

CHT-11 Council shall explore opportunities to create a Cultural Plan for the District to identify priorities and actions to support, grow, and nurture the region's arts, culture, and heritage sectors.

CHT-12 Council shall market the District's natural beauty, culture, and heritage to potential tourists.

CHT-13 Council shall continue to work with the Province to enhance the District's visibility in marketing and advertising materials.

CHT-14 Council shall work with the Province to improve directional signage and advertisements to attractions throughout the District.

CHT-15 Council shall encourage the maintenance and preservation of architecturally and historically significant buildings and sites of natural interest within the District and explore opportunities to add significant places to the New Brunswick Register of Historic Places.

CHT-16 Council shall collaborate with Indigenous groups to promote and share the history of the area including archaeologically significant sites with residents and visitors.

CHT-17 Council shall explore opportunities to protect and enhance existing cultural and heritage resources located within District and Local Centres.

12
IMPLEMENTING THE MUNICIPAL PLAN

The Plan is primarily implemented through the Zoning and Subdivision By-laws. The Plan is also used to support Council's decision making processes and acts to direct positions of advocacy with other government agencies. District and Commission Staff use the Plan to facilitate development and make recommendations to Council on a variety of topics. The Plan is the first point of reference for decisions that impact the community.

IMP-1 Council shall advocate for the adherence to, and enforcement of, the policies presented in the Plan and when considering any amendments to the Plan, ensure the changes are in keeping with the spirit and intention of the Plan.

IMP-2 Council shall implement the Plan through Zoning and Subdivision By-laws and ensure the Plan is consulted for guidance with respect to all forms of development approval including zoning amendments, land subdivision, and construction.

IMP-3 Council shall ensure the Plan policies are implemented, where required, through the annual operating and five-year capital budget work program of the municipality.

IMP-4 Council shall enact by-laws respecting building, maintenance and occupancy, subdivision, unsightliness, and other matters deemed necessary, to achieve the intent of the Plan.

IMP-5 Council shall ensure that boundaries of land use designations on the Future Land Use Map (Schedule A) are understood to be approximate, except where they coincide with roads or other clearly defined physical features. Where general compliance with Plan policies can be maintained, minor adjustments to boundaries will not require a Municipal Plan amendment.

DISTRICT OF
CARLETON
NORTH

DISTRICT OF CARLETON NORTH
MUNICIPAL PLAN – BY-LAW #P-01

The Council of the District of Carleton North enacts the District of Carleton North Municipal Plan – By-law No. P-01.

READ FIRST TIME: February 10th, 2026

READ SECOND TIME: March 10th, 2026

READ THIRD TIME AND ENACTED THIS 10th DAY OF March, 2026

MAYOR

CLERK

DISTRICT OF CARLETON NORTH
INCORPORATED
JANUARY 1
2023

APPROVED
Pursuant to the
Community Planning Act

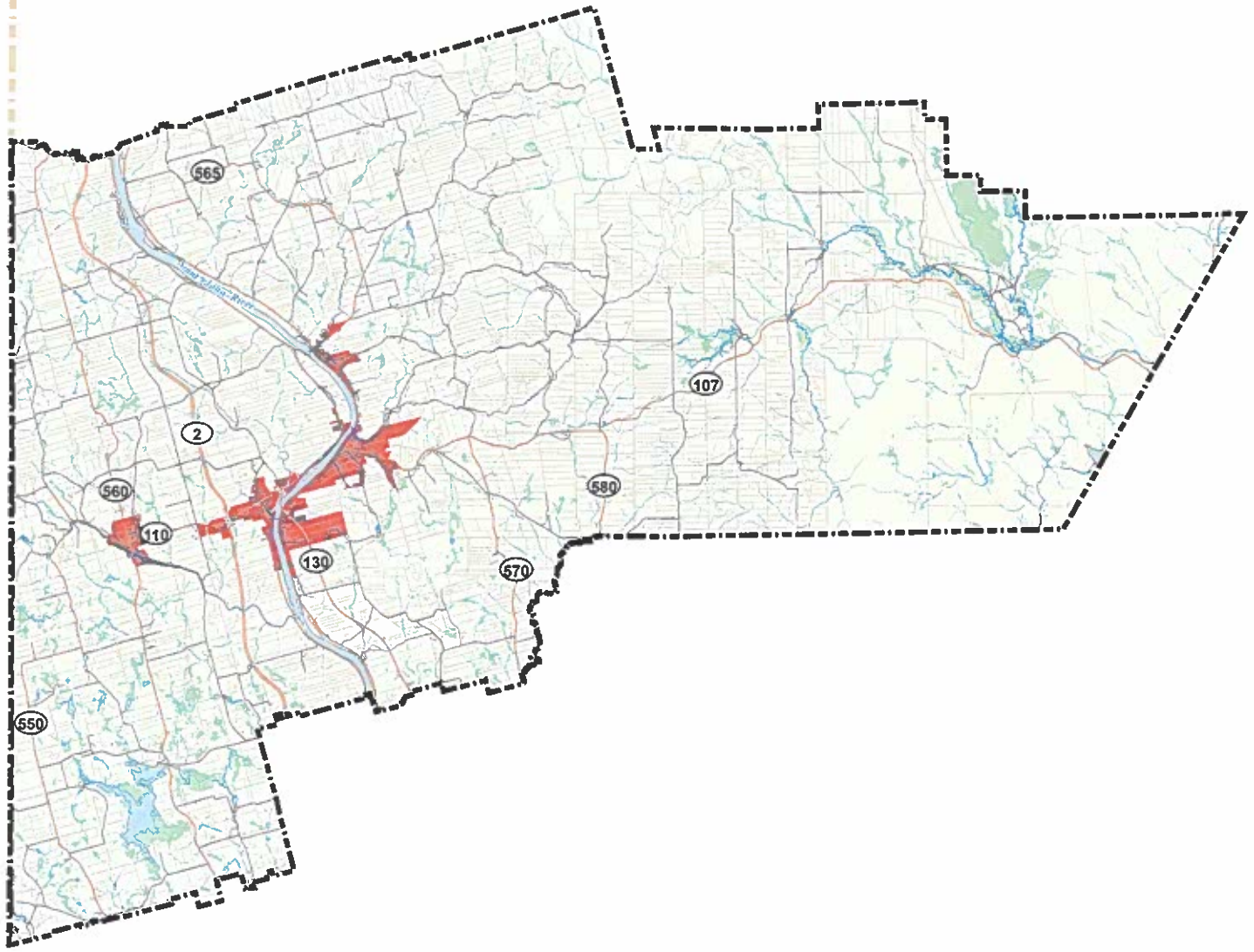
APPROUVÉ
En application de la
loi sur l'urbanisme

For - Minister / pour le/la Ministre
Local Government and Governance Reform
Gouvernements Locaux et de la Réforme de la gouvernance locale

April 10, 2026
Date

DISTRICT OF CARLETON NORTH

SCHEDULE A: DISTRICT OF CARLETON NORTH PLANNING AREA FUTURE LAND USE MAP



- District of Carleton North
- Canada - US Border
- Street
- Highway
- Watercourse
- Waterbody
- Parcel
- Wetlands (NBDELG 2022)

Future Land Use

- Rural
- Community Node
- Environmental Conservation

Note: For the original map, please refer to the Office of the Registrar or RSC - Pour la version originale de la carte, veuillez vous adresser au Bureau d'enregistrement ou à la CSR.

SCALE 1:300,000

0 3 6 Km

N W E S

MAP DRAWING INFORMATION:
DATA PROVIDED BY GEONB, WNBSC

MAP CREATED BY: RUJI RAJBHANDARI
MAP CHECKED BY: CONOR TRIPP, RPP MCIP
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic

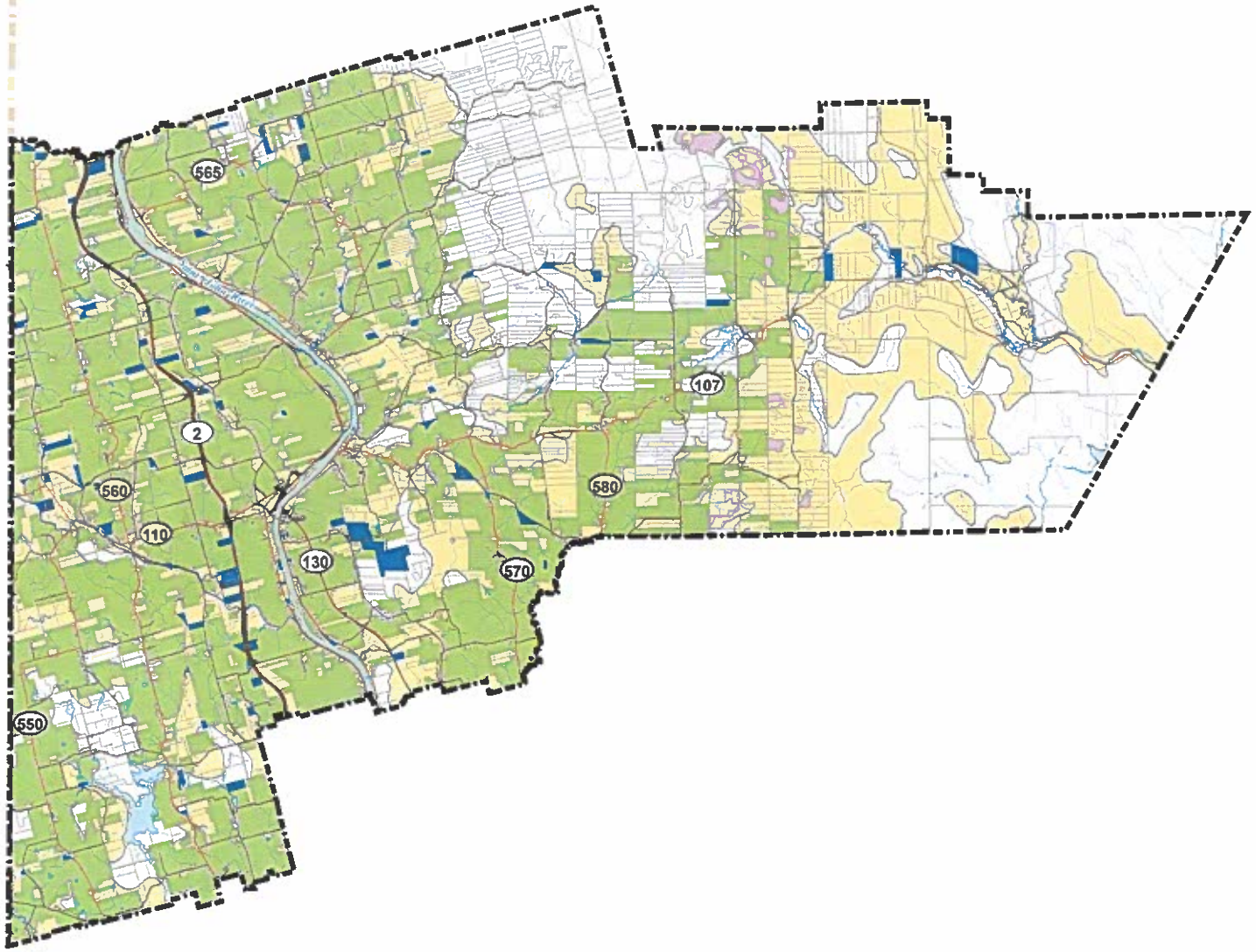
DISTRICT OF CARLETON NORTH

STATUS: FINAL

DATE: 2026-03-18

DISTRICT OF CARLETON NORTH

SCHEDULE B: DISTRICT OF CARLETON NORTH PLANNING AREA PRIME AGRICULTURAL AREAS MAP



- District of Carleton North
- Canada - US Border
- Watercourse
- Waterbody
- Parcel
- Road
- Canada Land Inventory Class 2,3 & 4

Prime Agricultural Lands

- Maple Sugaries (PAN)
- Farmland/Woodlot (PAN)
- Known Farms (ARMS)

Note: For the original map, please refer to the Office of the Registrar or RSC - Pour la version originale de la carte, veuillez vous adresser au Bureau d'enregistrement ou à la CSR.

SCALE 1:300,000

0 3 6 Km

N W E S

MAP DRAWING INFORMATION:
DATA PROVIDED BY GEONB, NB AGRICULTURE, AGRICULTURE AND AGRI-FOOD CANADA (OPEN DATA).

MAP CREATED BY: RUJI RAJBHANDARI
MAP CHECKED BY: CONOR TRIPP, RPP MCIP
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic

DISTRICT OF CARLETON NORTH

STATUS: FINAL

DATE: 2026-03-18

SCHEDULE A:

DISTRICT OF CARLETON NORTH
FIVE YEAR CAPITAL BUDGET SUMMARY
GENERAL OPERATING FUND

SERVICES	TERM	2026	2027	2028	2029	2030
TRANSPORTATION						
Road resurfacing		82,500.00	75,000.00	75,000.00	75,000.00	75,000.00
SUBTOTAL		82,500.00	75,000.00	75,000.00	75,000.00	75,000.00
RECREATION & SPORT						
NCCC Renovations		133,000.00	85,000.00			
Bath Pool - Upgrade		78,342.00				
FIRE SERVICE						
Renewal of fire protection equipment		20,000.00				
TOURISM / BEAUTIFICATION						
Bath Fairgrounds - Upgrade		27,500.00				
Boardwalk Renewal					535,000.00	
Riverside Park Upgrades						150,000.00
COMMON SERVICES						
Replacement of town vehicles			270,000.00			
CAPACITY BUILDING						
Drinking water & wastewater renewal plan				445,000.00		
TOTAL CAPITAL EXPENSE		**$341,342.00**	**$430,000.00**	**$520,000.00**	**$610,000.00**	**$225,000.00**
SOURCE OF FUNDS						
Grants/DOT Transfers						
Reserves						
Reserves-debentures pd off						
Gas Tax Transfers						
Capital Renewal Fund		341,342.00	430,000.00	520,000.00	610,000.00	225,000.00
Operating Fund						
Other						
Long Term Borrowing						
		341,342.00	430,000.00	520,000.00	610,000.00	225,000.00
TOTAL SOURCES OF FUNDS		**$341,342.00**	**$430,000.00**	**$520,000.00**	**$610,000.00**	**$225,000.00**